



*The City of New York  
Department of Citywide  
Administrative Services*

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**Asset Information  
Management System  
(AIMS) Report**

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*Fiscal Year 2004*

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The City of New York

**Asset Information  
Management System  
(AIMS)**

Condition and Maintenance Schedules For  
Major Portions of the City's  
Fixed Assets and Infrastructure

Fiscal Year 2004

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## Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Bridge surveys were performed by Washington Group International and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published in the Spring of 2004 to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

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## Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the structural integrity of the asset as defined by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping and outdoor elements
- Statuary or ornamental edifices

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- Components not readily observable or accessible by field engineers
  - Fire alarm and security systems
  - Handicapped access requirements
  - Information obtained through testing or probing
  - Asbestos, lead paint, and other hazardous material identification and removal
  - Programmatic needs not related to structural integrity
  - Efficiency improvements
  - Swing space costs/phasing costs, or premium time costs
  - Components deficient in code or local law compliance but which do not impact on the integrity of the asset
  - Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. There is a general prioritization presented within individual assets to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

# Report Organization

## Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

## Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

<i>Cost Item</i>	<i>Budget Classification</i>
Repairs greater than \$35,000 AND remaining component life of 5 years or greater Replacements greater than \$35,000 Major Maintenance programs greater than \$35,000 at the component type level	Capital
Repairs less than \$35,000 OR remaining component life less than 5 years Replacements less than \$35,000 Major Maintenance programs less than \$35,000 at the component type level	Expense

## Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years  
grouped by periods of four and six years

It should be noted that for reporting purposes all asset repairs are presented in the funding need for FY 2005. This in essence reflects the amounts estimated to “catch up” and bring all assets to a “state of good repair”. In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

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### **Priorities for Repair, Replacement and Major Maintenance**

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher priorities than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

### **Condition Information**

The summary maintenance schedules presented in this citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

### **Professional Certification**

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Office of Management and Budget, the Department of Design and Construction, the Department of Transportation, and Washington Infrastructure Services.

**Table A**  
**Citywide Asset Classes by Agency**

<b>New York, Brooklyn, Queens Public Libraries</b>		Court Buildings	1
Libraries	24	Shelters	1
<b>Department of Education</b>		<b>Department of Health &amp; Mental Hygiene</b>	
Primary Schools	758	Clinics	18
Intermediate/Junior High Schools	198	<b>Health and Hospitals Corporation</b>	
High Schools	140	Hospital Buildings	112
Administrative Buildings	15	<b>Department of Sanitation</b>	
<b>City University</b>		Transfer Stations	20
Community College Buildings	82	Vehicle Maint./Storage Facilities	38
<b>Police Department</b>		Incinerators	3
Precinct Houses	78	Fresh Kills Facilities	18
Police Buildings Non-Precinct	18	Piers/Bulkheads	19
<b>Fire Department</b>		<b>Department of Transportation</b>	
Fire Department Buildings	20	Bridge/Waterways	37
<b>Administration for Children's Services</b>		Highway Bridge and Tunnels	67
Administrative Buildings	1	Highway Facilities	42
Shelters	2	Streets and Arterials (miles)	6,500
Non-Shelters	2	Pier Facilities	5
Day Care Center	5	Parking Garages	10
<b>Department of Homeless Services</b>		Traffic Signal Systems	1
Shelters	60	Street Lighting Systems	1
<b>Department of Correction</b>		Ferry Terminal Facilities	12
Rikers Island Facilities	32	Piers/Bulkheads	13
Correction Facilities	6	Ferries	7
<b>Human Resources Administration</b>		<b>Department of Parks and Recreation</b>	
Shelters	11	Large Park Facilities	209
Non-Shelters	11	Major Park Facilities	119
<b>Department of Cultural Affairs</b>		Regional Park Facilities	311
Museum/Gallery Facilities	64	Stadium Facilities	6
Cultural Facilities	215	Vehicle Maint./Storage Facilities	7
<b>Department of Juvenile Justice</b>		Piers/Bulkheads	55
Juvenile Justice Buildings	3	<b>Department of Citywide Administrative Services</b>	
<b>Department of Small Business Services</b>		Court Buildings	21
Museum/Gallery Facilities	3	Piers/Bulkheads	31
Terminals/Markets	81	Police Buildings Non-Precinct	1
Piers/Bulkheads	88	Public Office Buildings	22
Parking Garages	1	Terminals/Markets	4

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## Exhibits A - C

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- A. Component Priority Codes for Repair, Replacement and Major Maintenance
- B. Technical Notes and Project Methodology
- C. Legend for Individual Survey Report

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Exhibit A  
Component Priorities  
Codes for Repair,  
Replacement and Major  
Maintenance

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## Exhibit A

### Component Priorities Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.2.5	Architecture	Interior	Floors	C
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.5.10	Electrical	Lighting	General Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heating Exchanger	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.14	Mechanical	Plumbing	Non-Water Piping	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	C
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
6.1.1	Bridges	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridges	Abutments	Backwall	C
6.1.9	Bridges	Abutments	Brngs,Ancr blts,Pads	A
6.1.17	Bridges	Abutments	Joint with Deck	B
6.1.20	Bridges	Abutments	Mat (scour & erosion)	B
6.1.24	Bridges	Abutments	Pedestals	A
6.1.31	Bridges	Abutments	Stem (breastwall)	B
6.1.32	Bridges	Abutments	Walls	A
6.2.20	Bridges	Wingwalls	Mat (scour & erosion)	C
6.2.32	Bridges	Wingwalls	Walls	C
6.3.8	Bridges	Stream Channel	Bank Protection	C
6.3.20	Bridges	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridges	Stream Channel	Pier Protection	B
6.4.4	Bridges	Approaches	Pavement	C
6.4.11	Bridges	Approaches	Curbs	A

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
6.4.13	Bridges	Approaches	Embankment	C
6.4.16	Bridges	Approaches	Guide Railing	A
6.4.20	Bridges	Approaches	Mat (scour & erosion)	A
6.4.30	Bridges	Approaches	Sidewalks/Fascias	C
6.5.2	Bridges	Piers	Cap Beam	A
6.5.5	Bridges	Piers	Pier,Columns	B
6.5.6	Bridges	Piers	Stem,Solid Pier	B
6.5.9	Bridges	Piers	Brngs,Ancr blts,Pads	A
6.5.14	Bridges	Piers	Footings	B
6.5.20	Bridges	Piers	Mat (scour & erosion)	A
6.5.24	Bridges	Piers	Pedestals	B
6.6.11	Bridges	Deck Elements	Curbs	A
6.6.15	Bridges	Deck Elements	Gratings	A
6.6.16	Bridges	Deck Elements	Guide Railing	A
6.6.21	Bridges	Deck Elements	Median	A
6.6.22	Bridges	Deck Elements	Mono Deck Surface	C
6.6.28	Bridges	Deck Elements	Railings/Parapets	A
6.6.30	Bridges	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridges	Deck Elements	Wearing Surface	C
6.7.12	Bridges	Superstructure	Deck,Structural	A
6.7.18	Bridges	Superstructure	Joints	C
6.7.27	Bridges	Superstructure	Primary Member	A
6.7.29	Bridges	Superstructure	Secondary Member	B
6.7.50	Bridges	Superstructure	Vertical Lift Tower	A
6.8.45	Bridges	Movable bridges	Swing Span Truss	A
6.8.46	Bridges	Movable bridges	Swing Span Pivot Pier	A
6.8.47	Bridges	Movable bridges	Bascule Span	A
6.8.48	Bridges	Movable bridges	Bascule Span Pier	A
6.8.49	Bridges	Movable bridges	Vertical Lift Span	A
6.8.50	Bridges	Movable bridges	Vertical Lift Tower	A
6.8.51	Bridges	Movable bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	A
12.1.5	Bridge-Electrical	Communication Electrical	Communications	B
12.1.18	Bridge-Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge-Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge-Electrical	Communication Electrical	Jack	B
12.2.6	Bridge-Electrical	Control System Electrical	Computer	B
12.2.8	Bridge-Electrical	Control System Electrical	Control Console	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
12.2.9	Bridge-Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge-Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge-Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge-Electrical	Control System Electrical	Local Starter	B
12.3.25	Bridge-Electrical	Drive	Machinery Brake	B
12.3.27	Bridge-Electrical	Drive	Motor Brake	B
12.3.33	Bridge-Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge-Electrical	Drive	Wedge Motor	B
12.4.24	Bridge-Electrical	Electric Power	MCC	B
12.4.28	Bridge-Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge-Electrical	Electric Power	Service Equipment	B
12.4.43	Bridge-Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge-Electrical	Electric Power	Transformer	B
12.4.51	Bridge-Electrical	Electric Power	Heating	B
12.4.54	Bridge-Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.19	Bridge-Electrical	Exterior Lighting	Lighting Contractor	B
12.5.20	Bridge-Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge-Electrical	Exterior Lighting	Pole	B
12.5.34	Bridge-Electrical	Exterior Lighting	Spot Lighting	B
12.6.17	Bridge-Electrical	Ground/Lightning Protection	Ground Wire	B
12.7.11	Bridge-Electrical	Interior Lighting	Exit Lighting	B
12.7.20	Bridge-Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge-Electrical	Interior Lighting	Wiring Device	B
12.8.1	Bridge-Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge-Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge-Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge-Electrical	Navigation Lighting	Span Lighting	B
12.9.44	Bridge-Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge-Electrical	Raceway	Box	B
12.10.4	Bridge-Electrical	Raceway	Collector Ring	B
12.10.5	Bridge-Electrical	Raceway	Communications	B
12.10.7	Bridge-Electrical	Raceway	Conduit	B
12.10.35	Bridge-Electrical	Raceway	Submarine Ctrl Cable	B
12.10.36	Bridge-Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge-Electrical	Raceway	Trough	B
12.10.48	Bridge-Electrical	Raceway	Wires	B
12.10.52	Bridge-Electrical	Raceway	Wiring	B
12.11.26	Bridge-Electrical	Span Lock	Motor	B
12.12.13	Bridge-Electrical	Stand-by Power	Generator	B
12.12.43	Bridge-Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge-Electrical	Traffic System Electrical	Barrier Gate Ltg	B
12.13.39	Bridge-Electrical	Traffic System Electrical	Traffic Gate Ltg	B
12.13.40	Bridge-Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge-Electrical	Traffic System Electrical	Traffic Sign	B
12.13.42	Bridge-Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge-Electrical	Lighting	Lighting Devices	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
13.1.7	Bridge-Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge-Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge-Mechanical	Bascule	Fuel tanks	B
13.1.13	Bridge-Mechanical	Bascule	Houses	B
13.1.14	Bridge-Mechanical	Bascule	Lock bars	B
13.1.15	Bridge-Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge-Mechanical	Bascule	Rack	B
13.1.20	Bridge-Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge-Mechanical	Bascule	Track	B
13.1.23	Bridge-Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge-Mechanical	Bascule	Trunnion	B
13.2.3	Bridge-Mechanical	Retractile	Carriage	B
13.2.9	Bridge-Mechanical	Retractile	Emergency Drive	B
13.2.12	Bridge-Mechanical	Retractile	Fuel tanks	B
13.2.13	Bridge-Mechanical	Retractile	Houses	B
13.2.15	Bridge-Mechanical	Retractile	Main Drive System	B
13.2.17	Bridge-Mechanical	Retractile	Rails	B
13.2.18	Bridge-Mechanical	Retractile	Ropes	B
13.2.20	Bridge-Mechanical	Retractile	Structural Bearings	B
13.2.23	Bridge-Mechanical	Retractile	Traffic Devices	B
13.3.10	Bridge-Mechanical	Swing	End Lift	B
13.3.4	Bridge-Mechanical	Swing	Center Latch	B
13.3.6	Bridge-Mechanical	Swing	Center Pivot	B
13.3.9	Bridge-Mechanical	Swing	Emergency Drive	B
13.3.12	Bridge-Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge-Mechanical	Swing	Houses	B
13.3.15	Bridge-Mechanical	Swing	Main Drive System	B
13.3.16	Bridge-Mechanical	Swing	Rack	B
13.3.20	Bridge-Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge-Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge-Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge-Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge-Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge-Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge-Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge-Mechanical	Vertical Lift	End Locks	B
13.4.13	Bridge-Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge-Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge-Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge-Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge-Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge-Mechanical	Vertical Lift	Traffic Devices	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
16.1.1	Park Bridges	Abutments	Bridge Seat&pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.25	Park Bridges	Abutments	Piles	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	A
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement base	C
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	C
16.5.2	Park Bridges	Piers	Cap beam	A
16.5.5	Park Bridges	Piers	Pier, Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B

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<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Williamsburg Bridge			A
	Queensboro Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A

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Exhibit B  
Technical Notes and  
Project Methodology

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# Exhibit B

## Technical Notes and Project Methodology

### Asset Definition

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an “asset” generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial “asset” was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the “asset”, but which has several significant individual structures. Bellevue Hospital is numbered as the “asset” and individual buildings are numbered as “sub-assets”. Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

### Criteria for Survey Selection

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than \$1 million regardless of size
- Sub-assets valued at greater than \$250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an “average cost” group.
- Special requests from agencies.

### Repair, Replacement and Major Maintenance

Repairs, replacements and “major maintenance” costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

### Cost Estimating

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

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asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

### **Quantity Estimating and Modeling Procedures**

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

### **Average Cost Methods**

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

### **Life Cycle Projections**

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

### **Major Maintenance**

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

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nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the “Consortium Report.”

*Major Maintenance Programming:*

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

*Major Maintenance Costing:*

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

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*Note on City Vessels Maintenance:*

The City's major vessels owned by DOT require regular maintenance in order to satisfy U.S. Coast Guard, other regulatory agencies, and operating requirements. Such costs and tasks have been identified by the agency and are included in this report.

**Component Observations**

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

**Special Systems and Reports**

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Williamsburg, Queensboro) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for DOT's marine vessels and DOC's underground utilities were provided by the respective agencies.

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Exhibit C  
Legend for Individual  
Survey Report

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## Exhibit C Legend For Individual Survey Report

Print Date: <sup>a</sup>	AGENCY <sup>b</sup> – Fiscal Year <sup>c</sup>	Page: <sup>d</sup>
Asset Name: <sup>1</sup>		
Address: <sup>2</sup>		
Borough: <sup>3</sup>	Agency's Number: <sup>8</sup>	
Program/Asset #: <sup>4</sup>	Yr Built/Renovated: <sup>9</sup>	
Area Sq Ft: <sup>5</sup>	Project Type: <sup>10</sup>	
Date of Survey: <sup>6</sup>	Landmark Status: <sup>11</sup>	
Areas Surveyed: <sup>7</sup>		

### Header

- |           |                  |  |
|-----------|------------------|--|
| <b>a.</b> | Print Date:      | Date of report printing  |
| <b>b.</b> | Agency:          | Name of agency being reported  |
| <b>c.</b> | Fiscal Year:     | Fiscal year of report creation   |
| <b>d.</b> | Page:            | Page number of agency report   |
| <b>1.</b> | Asset Name:      | The asset name/description   |
| <b>2.</b> | Address:         | Self explanatory   |
| <b>3.</b> | Borough:         | Self explanatory   |
| <b>4.</b> | Program/Asset #: | The unique number assigned to every sub-asset in the study   |
| <b>5.</b> | Area Sq Ft:      | The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender.   |
| <b>6.</b> | Date of Survey:  | Date of last survey  |
| <b>7.</b> | Areas Surveyed:  | Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse. |

Print Date: <sup>a</sup>	AGENCY <sup>b</sup> – Fiscal Year <sup>c</sup>	Page: <sup>d</sup>
Asset Name: <sup>1</sup>		
Address: <sup>2</sup>		
Borough: <sup>3</sup>	Agency's Number: <sup>8</sup>	
Program/Asset #: <sup>4</sup>	Yr Built/Renovated: <sup>9</sup>	
Area Sq Ft: <sup>5</sup>	Project Type: <sup>10</sup>	
Date of Survey: <sup>6</sup>	Landmark Status: <sup>11</sup>	
Areas Surveyed: <sup>7</sup>		

**Header (continued)**

- 8. Agency's Number: For cross reference, the internal number within the agency
- 9. Yr Built/Renovated: Year of construction and last major renovation or addition
- 10. Project Type: NYC Capital Budget designation
- 11. Landmark Status: Whether the asset is associated with a landmark designation:
  - I – Interior Landmark*
  - E – Exterior Landmark*
  - H – Historical Landmark District*
  - B – Interior and Exterior Landmark*
  - C – Exterior Landmark in Historical District*
  - D – Interior, Exterior Landmark in Historical District*
  - N – Not a Landmark*

Discipline <sup>1</sup>	Current Repair		Future Replacement		Maintenance			
System <sup>2</sup>								
Component	% of <sup>3</sup>	Fail Date <sup>4</sup>	Estimated <sup>5</sup>	Year <sup>6</sup>	Estimated <sup>7</sup>	Cycle <sup>8</sup>	Estimated <sup>9</sup>	Priority <sup>10</sup>
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as “disciplines” (i.e. piers, bulkheads, bridges).
  
2. System: The system that is being rated  
 Component: The component of the system  
 Type: The primary type(s) of material or equipment
  
3. % of Total: The percentage of the total component that is represented by the type.
  
4. Fail Date (Years): Indicates the component rating as follows:  
**Now:** The Component has failed or is inoperative at the time of the survey.  
**0-2:** It is predicted, based solely on observation, that the component may fail or cease to operate within two years of the survey.  
**2-4:** It is predicted, based solely on observation, that the component may fail or cease to function within a period of two to four years after the survey.  
**4+:** It is predicted, based solely on observation, that the component may fail or cease to function beyond four years after the survey.
  
5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline <sup>1</sup>	Current Repair		Future Replacement		Maintenance			
System <sup>2</sup>								
Component	% of <sup>3</sup>	Fail Date <sup>4</sup>	Estimated <sup>5</sup>	Year <sup>6</sup>	Estimated <sup>7</sup>	Cycle <sup>8</sup>	Estimated <sup>9</sup>	Priority <sup>10</sup>
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

- 6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining; with the assumption that recommended repairs and maintenance activities are performed. Some “life” components are expected to last for the life of the asset and are not normally replaced.
- 7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of “life” are not costed and are shown as \*\*. Only components that have replacement dates projected within the next ten years are shown as cost items.
- 8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.
- 9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.
- 10. Priority Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

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## Observations

System <sup>1</sup> Component Type	Observation <sup>2</sup> Location <sup>3</sup>	Extent <sup>4</sup>	Area Affected <sup>5</sup>
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1. System, Component, Type: Same as previous report sections.
2. Observation: Observation made by surveyor regarding components of the Asset.
3. Location: Location is given as needed for an observation.
4. Extent: Light, Medium, or Severe.
5. Area Affected: Extent of observed condition expressed as a percentage of the component or component type.

**DEPT. OF CITYWIDE ADMIN. SERV.**

<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
<b>BUILDINGS</b>		
<b>COURTS</b>		
DGS0024.000 / 2036 Name : APPELLATE DIVISION COURT	BROOKLYN	1
DGS0017.000 / 2058 Name : BRONX FAMILY/CRIMINAL COURT	BRONX	6
DGS0041.000 / 4374 Name : BRONX HOUSING COURT	BRONX	12
DGS0021.000 / 2061 Name : BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS	BROOKLYN	17
DGS0022.000 / 2047 Name : BROOKLYN FAMILY COURT	BROOKLYN	23
DGS0019.000 / 1573 Name : BROOKLYN SUPREME COURT	BROOKLYN	27
DGS0002.000 / 2072 Name : CRIMINAL COURTS BUILDING	MANHATTAN	32
DGS0037.000 / 4167 Name : HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER	MANHATTAN	37
DGS0004.000 / 2049 Name : MANHATTAN CIVIL COURT	MANHATTAN	42
DGS0003.000 / 2048 Name : MANHATTAN FAMILY COURT	MANHATTAN	47
DGS0006.000 / 2051 Name : MANHATTAN SUPREME COURT	MANHATTAN	53
DGS0016.000 / 2057 Name : MARIO MEROLA BUILDING	BRONX	59
DGS0042.000 / 4375 Name : QUEENS CIVIL/HOUSING COURT	QUEENS	64
DGS0026.000 / 2764 Name : QUEENS CRIMINAL COURTS	QUEENS	69
DGS0030.000 / 2040 Name : QUEENS FAMILY COURT	QUEENS	75
DGS0027.000 / 2038 Name : QUEENS SUPREME COURT	QUEENS	81
DGS0038.000 / 4166 Name : STATEN ISLAND CIVIL COURT	STATEN ISLAND	85
DGS0039.000 / 4165 Name : STATEN ISLAND CRIMINAL COURT	STATEN ISLAND	89
DGS0032.000 / 2042 Name : STATEN ISLAND SUPREME COURT	STATEN ISLAND	93

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<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
DGS0029.000 / 2793	QUEENS	97
Name : SUPREME COURT - LONG ISLAND CITY		
DGS0007.000 / 2052	MANHATTAN	102
Name : SURROGATES COURT MUNICIPAL ARCHIVES		
<b>POLICE</b>		
NYP0056.000 / 2782	BROOKLYN	107
Name : INTELLIGENCE DIVISION INTERNAL AFFAIRS BUREAU		
<b>PUBLIC BUILDINGS</b>		
DGS0044.000 / 13453	MANHATTAN	111
Name : 100 GOLD STREET OFFICE BUILDING		
DGS0035.000 / 49	MANHATTAN	116
Name : 253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.		
DGS0013.000 / 160	MANHATTAN	122
Name : ADMINISTRATION BUILDING EMIGRANT BUILDING		
DGS0018.000 / 2059	BRONX	127
Name : BERGEN BUILDING		
DGS0023.000 / 2035	BROOKLYN	132
Name : BROOKLYN BOROUGH HALL		
DGS0020.000 / 2060	BROOKLYN	136
Name : BROOKLYN MUNICIPAL BUILDING		
DGS0012.000 / 1572	MANHATTAN	142
Name : CHIEF MEDICAL EXAMINERS BUILDING		
DGS0008.000 / 153	MANHATTAN	148
Name : CITY HALL		
DGS0033.000 / 161	MANHATTAN	153
Name : CITY PLANNING BUILDING		
DGS0010.000 / 154	MANHATTAN	158
Name : CLOCK TOWER OFFICE BUILDING		
DGS0015.000 / 2056	MANHATTAN	164
Name : COURT SQUARE BUILDING 2 LAFAYETTE		
DGS0011.000 / 2054	MANHATTAN	169
Name : EXCELSIOR BUILDING		
DGS0005.000 / 2050	MANHATTAN	175
Name : HEALTH BUILDING		
DGS0025.000 / 2037	BROOKLYN	180
Name : KENT AVENUE SHOPS		
DGS0034.000 / 2043	BROOKLYN	184
Name : KINGS SUPREME CIVIL COURT OFFICE BUILDING		
DGS0001.000 / 2071	MANHATTAN	190
Name : MUNICIPAL BUILDING		

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<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
DGS0043.000 / 4381 Name : OFFICE BUILDING	STATEN ISLAND	195
DGS0036.000 / 4126 Name : POLICE MUSEUM (OLD 1ST PRECINCT)	MANHATTAN	199
DGS0028.000 / 2039 Name : QUEENS BOROUGH HALL	QUEENS	203
DGS0031.000 / 2041 Name : STATEN ISLAND BOROUGH HALL	STATEN ISLAND	208
DGS0014.000 / 2055 Name : SUN BUILDING	MANHATTAN	213
DGS0009.000 / 2053 Name : TWEED COURT BUILDING	MANHATTAN	219
<b>REAL ESTATE</b>		
DGSP030.000 / 2135 Name : 23RD ST. MARINA PARKING GARAGE	MANHATTAN	224
DGSP005.000 / 2405 Name : PIERS 35 & 36 EMS BUILDING	MANHATTAN	228
DGSP005.010 / 2402 Name : PIERS 35 & 36 POLICE OFFICES	MANHATTAN	232
DGSP005.020 / 2403 Name : PIERS 35 & 36 SANITATION DIST. 3/3A GARAGE	MANHATTAN	236
<b>PIERS</b>		
<b>REAL ESTATE</b>		
DGSPR30.002 / 2582 Name : 23RD ST. MARINA DOCK PIER PIER	MANHATTAN	240
DGSPR30.001 / 2666 Name : 23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION	MANHATTAN	242
DGS0047.030 / 13504 Name : NAVY HOME PORT NAVY CONCRETE PIER	STATEN ISLAND	244
DGSPR25.067 / 4086 Name : PIER E. 35TH ST. PIER	MANHATTAN	246
DGSP003.010 / 1769 Name : PIER 16, EAST RIVER	MANHATTAN	249
DGSP005.031 / 1770 Name : PIER 35	MANHATTAN	251
DGSP005.032 / 1771 Name : PIER 36	MANHATTAN	253
DGSP007.000 / 1773 Name : PIER 84	MANHATTAN	255

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<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
DGSP008.000 / 1774 Name : PIER 86	MANHATTAN	257
DGSP025.068 / 4110 Name : PIER, PLATFORM	MANHATTAN	259
DGSPR25.056 / 1752 Name : PLATFORM	MANHATTAN	261
DGSP003.020 / 2858 Name : PLATFORM AT PIERS 15, 16 PLATFORM	MANHATTAN	263
<b>BULKHEADS</b>		
<b>ECONOMIC DEVELOPMENT</b>		
DBS0025.047 / 1746 Name : BULKHEAD NORTHSIDE PIER36 TO E. RIVER PK.	MANHATTAN	265
DBS0025.022 / 1760 Name : BULKHEAD, PIER 81,83	MANHATTAN	267
DBS0025.023 / 1761 Name : BULKHEAD, PIER 84	MANHATTAN	269
DBS0025.024 / 1762 Name : BULKHEAD, PIER 86	MANHATTAN	271
DBS0025.028 / 4160 Name : BULKHEAD, PIER 98	MANHATTAN	273
DBS0025.026 / 1764 Name : BULKHEAD, PIERS 95 & 96	MANHATTAN	275
<b>REAL ESTATE</b>		
DGSPR30.022 / 2583 Name : 23RD ST. MARINA DOCK BULKHEAD	MANHATTAN	277
DGSPR30.011 / 2584 Name : 23RD ST. MARINA PKG. GARAGE BULKHEAD	MANHATTAN	279
DGSP025.044 / 1743 Name : BULKHEAD	MANHATTAN	281
DGSP025.045 / 1744 Name : BULKHEAD	MANHATTAN	283
DGSP025.043 / 1742 Name : BULKHEAD ALONG SOUTH STREET	MANHATTAN	285
DGS0046.000 / 13501 Name : BULKHEAD FORMER WESTSIDE RAIL YARD	MANHATTAN	287
DGSP025.011 / 1757 Name : BULKHEAD GRAVITY WALL	MANHATTAN	289
DGSP025.046 / 1745 Name : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM	MANHATTAN	291

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<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
DGS0047.020 / 13503 Name : NAVY HOME PORT RIP-RAP	STATEN ISLAND	293
DGS0047.010 / 13502 Name : NAVY HOME PORT WHARFS, BULKHEAD, SEAWALL	STATEN ISLAND	295
DGSP025.048 / 1747 Name : PIER 35 BULKHEAD	MANHATTAN	297
DGSP025.049 / 2948 Name : PIER 36 BULKHEAD	MANHATTAN	299
DGSP131.010 / 4261 Name : PIER 7 STATEN ISLAND STEEL SHEET PILE BULKHEAD	STATEN ISLAND	301

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : APPELLATE DIVISION COURT  
**Address** : 45 MONROE PLACE @ PIERREPONT ST.  
**Borough** : BROOKLYN **Agency's Number** : 312-319  
**Program / Asset #** : DGS0024.000 / 2036 **Yr Built/Renovated** : 1937 / 1990  
**Area Sq Ft** : 123,317 **Project Type** : COURTS  
**Date of Survey** : 23-Oct-2000 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$272,300	\$263,300
Interior Architecture	\$454,800	\$634,400
Electrical		\$596,200
Mechanical	\$72,700	\$386,800
<b>Total</b>	<b>\$799,700</b>	<b>\$1,880,800</b>
Priority A	\$272,300	\$263,300
Priority B	\$72,700	\$983,000
Priority C	\$454,800	\$634,400
<b>Total</b>	<b>\$799,700</b>	<b>\$1,880,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture				\$220,100
Interior Architecture	\$26,100		\$3,100	\$15,500
Electrical	\$2,500	\$51,400	\$2,900	\$50,800
Mechanical	\$42,700		\$63,600	\$24,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$79,200</b>	<b>\$59,300</b>	<b>\$77,400</b>	<b>\$318,900</b>
Priority A				\$220,100
Priority B	\$53,100	\$59,300	\$74,300	\$83,300
Priority C	\$26,100		\$3,100	\$15,500
<b>Total</b>	<b>\$79,200</b>	<b>\$59,300</b>	<b>\$77,400</b>	<b>\$318,900</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	15%	Now	\$58,500	LIFE	**	5	\$31,600	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT PENTHOUSE AND WATER TANK BULKHEAD</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT PENTHOUSE AND WATER TANK BULKHEAD</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$36,100	A
Masonry: Limestone	80%			LIFE	**	3-5	\$602,600	A
<b>Windows</b>								
Bronze/Brass	100%	4+	\$165,100	2022	**	5	\$43,800	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : LIBRARY</i>								
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	3	\$65,200	A
Masonry: Limestone	50%			LIFE	**	3	\$68,600	A
<b>Roof</b>								
Single Ply Membrane	25%	Now	\$37,500	2022	**			A
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER PENTHOUSE</i>								
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER PENTHOUSE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT LIBRARY</i>								
Single Ply Membrane	75%	Now	\$11,200	2012	\$112,500			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER LIBRARY</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : OVER LIBRARY</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2011	\$212,300	3	\$62,100	C
Ceramic Tile	5%			2040	**	5	\$7,300	C
Cork Tile	25%	Now	\$107,800	2022	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : SECOND FLOOR CORRIDOR</i>								
Marble Panels	20%			LIFE	**	5	\$29,800	C
Quarry Tile	5%			2017	**	5	\$6,200	C
Terrazzo	5%			LIFE	**	8	\$6,000	C
Vinyl Tile	10%			2040	**	5	\$3,000	C
Wood	5%			2040	**	5	\$10,800	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$24,600	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
Gypsum Board	10%			LIFE	**	5	\$5,000	C
Marble Panels	15%			LIFE	**	5	\$47,000	C
Plaster	30%			LIFE	**	5	\$37,100	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Stucco Cement	10%	Now	\$346,900	2028	**	5	\$338,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : MAIN COURT ROOM</i>								
Wood	20%			LIFE	**	5	\$18,700	C
<b>Ceilings</b>								
Exposed Concrete	10%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : PENTHOUSE</i>								
Plaster	25%			LIFE	**	5	\$5,900	B
Plaster	65%			LIFE	**	5	\$15,400	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : LIBRARY</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Molded Case Bkrs	90%			2012	\$76,500	3-5	\$4,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN AIR CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
Molded Case Bkrs	10%			2032	**	3-5	\$600	B
<b>Raceway</b>								
Conduit	90%			2032	**			B
Conduit	10%			2012	\$10,000			B
<b>Panelboards</b>								
Molded Case Bkrs	90%			2028	**	3	\$4,600	B
Molded Case Bkrs	10%			2011	\$8,600	3	\$700	B
<b>Wiring</b>								
Thermoplastic	70%			2032	**			B
Thermoplastic	10%			2038	**			B
Thermoplastic	20%			2022	**			B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2025	**	5	\$900	B
Motor Control Center	80%			2025	**	5	\$3,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2017	**			B
Lighting								
General Lighting								
Emergency	3%			2012	\$2,300	2	\$800	B
Emergency	2%			2020	**	2	\$500	B
Exit	3%			2012	\$1,800	2	\$700	B
Exit	2%			2020	**	2	\$500	B
Fluorescent	78%			2012	\$444,200	2	\$217,000	B
HID	2%			2012	\$8,000	2	\$5,600	B
Incandescent	10%			2012	\$56,900	2	\$27,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	90%			2032	**	4	\$3,100	B
Natural Gas	10%	Now	\$1,800	2032	**	3	\$200	B
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i> <i>Location : GAS LINE NOT INSTALLED</i>								
Conversion Equipment								
Steam Boiler	100%			2025	**	3	\$37,400	B
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$18,900	B
Terminal Devices								
Air Handler	40%			2017	**			B
Convactor/Radiator	60%			2025	**	2	\$41,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$1,000	B
Conversion Equipment								
Reciprocating Compr	100%			2021	**	5	\$145,300	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$21,900	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$12,200	B
Heat Rejection								
Water Cool Tower	100%			2010	\$314,200			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$87,600	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$50,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$21,700	B
Hot Water Heater								
Single Type	100%			2013	\$25,500	3-5	\$26,600	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$2,300	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BRONX FAMILY/CRIMINAL COURT  
**Address** : 215 E. 161 STREET SHERMAN AVE.  
**Borough** : BRONX **Agency's Number** : 312-202  
**Program / Asset #** : DGS0017.000 / 2058 **Yr Built/Renovated** : 1977 / 1990  
**Area Sq Ft** : 502,000 **Project Type** : COURTS  
**Date of Survey** : 08-Jan-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,8,9,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$3,045,200	\$407,600
Interior Architecture	\$2,714,000	\$122,900
Electrical	\$420,800	\$2,969,700
Mechanical	\$726,400	\$9,222,300
<b>Total</b>	<b>\$6,906,300</b>	<b>\$12,722,500</b>
Priority A	\$3,045,200	\$407,600
Priority B	\$1,347,700	\$12,192,000
Priority C	\$2,513,500	\$122,900
<b>Total</b>	<b>\$6,906,300</b>	<b>\$12,722,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$700		\$627,200
Interior Architecture	\$93,800		\$51,300	\$70,600
Electrical	\$77,100	\$196,700	\$54,300	\$201,300
Mechanical	\$117,700	\$48,400	\$115,900	\$88,600
Elevators/Escalators	\$126,100	\$126,100	\$126,100	\$126,100
<b>Total</b>	<b>\$414,600</b>	<b>\$372,000</b>	<b>\$347,500</b>	<b>\$1,113,900</b>
Priority A		\$700		\$627,200
Priority B	\$352,200	\$371,200	\$296,300	\$416,100
Priority C	\$62,400		\$51,300	\$70,600
<b>Total</b>	<b>\$414,600</b>	<b>\$372,000</b>	<b>\$347,500</b>	<b>\$1,113,900</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$120,600	LIFE	**	5	\$12,900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sally Port</i>								
Concr Masonry Unit	3%	Now	\$38,900	LIFE	**	3-5	\$64,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : COOLING TOWER</i>								
Masonry: Brick	10%			LIFE	**	5	\$74,200	A
Panel/Paver: Limestone	82%	2-4	\$1,900,300	LIFE	**	3-5	\$2,085,300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2020	**	5	\$73,300	A
<b>Parapets</b>								
Cast in Place Concrete	40%			LIFE	**	3	\$35,300	A
Masonry: Brick	5%			LIFE	**	3	\$4,600	A
Metal Rail	10%			2015	**	3	\$2,100	A
Panel/Paver: Limestone	45%	2-4	\$230,800	LIFE	**	5	\$2,900	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	90%	0-2	\$628,800	2022	**			A
<i>Alligatoring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : .,Throug</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Traffic Topping	10%	Now	\$89,100	2022	**	5	\$2,200	A
<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lower Roof at garage</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Lower Roof at garage</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Lower Roof at garage</i>								
Interior								
Floors								
Carpet	22%			2008	\$780,500	3	\$249,600	C
Cast in Place Concrete	8%	Now	\$438,900	LIFE	**	5	\$19,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout all parking levels</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st Floor parking level</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout all parking levls</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout all parking levels</i>								
Ceramic Tile	5%			2027	**	5	\$33,200	C
Terrazzo	15%			LIFE	**	8	\$81,600	C
Vinyl Tile	50%			2027	**	5	\$69,400	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$9,700	C
Concr Masonry Unit	10%			LIFE	**	5	\$10,400	C
Fabric on Framing	10%			2008	\$1,294,000	5	\$16,400	C
Gypsum Board	30%			LIFE	**	5	\$16,500	C
Masonry: Brick	5%			LIFE	**	5	\$16,700	C
Granite Panels	5%			LIFE	**	5	\$15,200	C
Plaster	30%			LIFE	**	5	\$41,300	C
Wood	5%			LIFE	**	5	\$5,200	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTile,Adhered	10%			2015	**	5	\$15,700	B
AcousTileConcealSpLn	30%			2015	**	5	\$47,000	B
AcousTileSusp.Lay-In	25%	Now	\$200,500	2021	**	5	\$19,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$10,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Transformers								
Dry Type	100%			2010	\$25,000	5	\$50,700	B
Switchgear								
Fused Disc Sw	100%			2012	\$259,300	3-5	\$22,300	B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	100%			2012	\$351,400			B
Panelboards								
Fused Disc Sw	20%			2020	**	3	\$5,500	B
Fused Disc Sw	20%			2011	\$70,700	3	\$5,500	B
Molded Case Bkrs	30%			2020	**	3	\$8,300	B
Molded Case Bkrs	30%			2011	\$106,100	3	\$8,300	B
Wiring								
Thermoplastic	100%			2012	\$397,600			B
Motor Controllers								
Locally Mounted	30%			2017	**	5	\$5,500	B
Motor Control Center	70%			2017	**	5	\$12,900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	\$9,400	3-5	\$16,900	B
Generators								
Diesel	100%			2008	\$63,900	5	\$3,100	B
Batteries								
Nickel Cadium	100%			2005	\$600			B

## Lighting

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

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

## Lighting

General Lighting								
Emergency	5%			2012	\$16,100	2	\$6,000	B
Exit	5%			2012	\$12,700	2	\$5,300	B
Fluorescent	75%			2012	\$1,784,500	2	\$953,100	B
Incandescent	15%			2007	\$356,900	2	\$190,600	B

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

## Heating

Energy Source								
Fuel Oil	100%			2022	**	4	\$20,700	B

## Conversion Equipment

Heat Exchanger	70%	Now	\$3,000	2015	**	3	\$6,500	B
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*Malfunctioning, Extent : Moderate, Area Affected : 5%*

*Location : Boiler Room*

Steam Boiler	30%	Now	\$29,800	2017	**	3	\$45,600	B
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*Other Observation, Extent : Severe, Area Affected : 5%*

*Location : Boiler Room*

*Explanation : COTROLS DAMAGED*

## Distribution

Hot Wtr Piping/Pump	70%			2020	**	3-4	\$50,800	B
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Steam Piping/Pump	30%			2022	**	3	\$17,300	B
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## Terminal Devices

Air Handler	10%	Now	\$11,000	2012	\$219,800			B
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*Other Observation, Extent : Severe, Area Affected : 20%*

*Location : 10TH FL.*

*Explanation : AUTOMATIC DAMPERS BROKEN*

Fan Coil Unit/Heat	90%	4+	\$109,800	2012	\$5,492,400	4	\$29,700	B
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*Other Observation, Extent : Severe, Area Affected : 10%*

*Location : 10TH FL.*

*Explanation : CLOGGED*

## Air Conditioning

Energy Source								
Electricity	100%			2020	**	5	\$4,000	B

## Conversion Equipment

Centrifugal Compr El	100%			2022	**	5	\$4,600	B
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## Distribution

Chilled Wtr Pipe/Pmp	100%	Now	\$597,600	2022	**	3-4	\$73,000	B
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*Malfunctioning, Extent : Moderate, Area Affected : 30%*

*Location : 10th fl.*

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

*Maintenance \$ are aggregated over a ten-year period.*

*\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Terminal Devices								
Air Handler/Cool	100%			2012	\$1,731,200	4	\$33,000	B
Heat Rejection								
Water Cool Tower	100%			2010	\$1,169,900			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$356,500	B
Exhaust Fans								
Interior	95%			2012	\$428,100	3-10	\$170,100	B
Roof	5%			2012	\$16,200	2-10	\$10,800	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$103,000	B
Hot Water Heater								
Single Type	100%			2010	\$94,900	3-5	\$108,300	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%	Now	\$28,500	2022	**			B
<i>Corroded, Extent : Moderate, Area Affected : 10% Location : GARAGE, MECHANICAL ROOM</i>								
Sump Pump(s)								
Single Type	100%			2010	\$9,000	4	\$2,000	B
Non-Water Piping								
Single Type	10%			2022	**	3	\$700	B
No Component	90%							D

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BRONX HOUSING COURT  
**Address** : 1118 GRAND CONCOURSE  
**Borough** : BRONX Agency's Number : 312-210  
**Program / Asset #** : DGS0041.000 / 4374 Yr Built/Renovated : 1997 /  
**Area Sq Ft** : 100,000 Project Type : COURTS  
**Date of Survey** : 14-Apr-2003 Landmark Status : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6,8,9,10

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$264,500	\$130,700
Interior Architecture			\$127,600
<b>Total</b>		<b>\$264,500</b>	<b>\$258,300</b>
Priority A		\$264,500	\$130,700
Priority C			\$127,600
<b>Total</b>		<b>\$264,500</b>	<b>\$258,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$11,700	\$1,100	\$500	\$7,700
Interior Architecture	\$55,000		\$17,500	\$8,500
Electrical	\$44,400	\$1,700	\$53,300	\$300
Mechanical	\$27,000	\$6,800	\$45,900	\$14,400
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
<b>Total</b>	<b>\$204,100</b>	<b>\$75,500</b>	<b>\$183,300</b>	<b>\$96,800</b>
Priority A	\$11,700	\$1,100	\$500	\$7,700
Priority B	\$141,300	\$74,400	\$165,200	\$89,100
Priority C	\$51,100		\$17,500	
<b>Total</b>	<b>\$204,100</b>	<b>\$75,500</b>	<b>\$183,300</b>	<b>\$96,800</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$261,500	A
Pre-Cast Concrete	5%			LIFE	**	3-5	\$31,800	A
Window Wall	20%	Now	\$48,300	2027	**	6	\$12,700	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Stair</i>								
<hr/>								
<b>Windows</b>								
Aluminum	90%	Now	\$85,500	2030	**	5	\$13,100	A
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor, West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Upper Floors</i>								
Glass Block	10%			LIFE	**	5	\$3,100	A
<hr/>								
<b>Parapets</b>								
Metal Rail	75%			2023	**	3	\$2,800	A
Stucco Cement	25%			2030	**	3-5	\$4,200	A
<hr/>								
<b>Roof</b>								
IRMA/Protected Membrane	85%			2019	**	5	\$18,800	A
Modified Bitumen	10%			2019	**			A
Skylight, Plastic	5%			2034	**	3	\$1,600	A
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2013	\$127,600	3	\$30,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$8,900	C
Ceramic Tile	5%			2042	**	5	\$6,000	C
Granite Panels	10%			LIFE	**	5	\$13,900	C
Terrazzo	20%			LIFE	**	8	\$39,100	C
Vinyl Tile	35%			2042	**	5	\$8,700	C
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$2,900	C
Concr Masonry Unit	15%			LIFE	**	5	\$4,600	C
Glass: Single Pane	5%			LIFE	**	5	\$6,900	C
Gypsum Board	50%			LIFE	**	5	\$8,200	C
Masonry: Brick	15%			LIFE	**	5	\$14,800	C
Wood	10%			LIFE	**	5	\$3,100	C

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	60%			2023	**	5	\$16,900	B
Exposed Concrete	10%			LIFE	**			B
Gypsum Board	30%			LIFE	**	5	\$7,700	B

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2034	**	5	\$6,100	B
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## Transformers

Dry Type	100%			2027	**	5	\$10,100	B
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## Switchgear

Molded Case Bkrs	100%			2034	**	3-5	\$4,400	B
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## Raceway

Conduit	100%			2034	**			B
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## Panelboards

Molded Case Bkrs	100%			2030	**	3	\$4,100	B
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## Wiring

Thermoplastic	100%			2034	**			B
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## Motor Controllers

Locally Mounted	5%			2027	**	5	\$200	B
Motor Control Center	95%			2027	**	5	\$3,500	B

## Ground

## Grounding Devices

Metal Water Pipe	100%			2027	**			B
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## Stand-by Power

## Transfer Switches

Automatic	100%			2027	**	3-5	\$3,400	B
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## Generators

Diesel	100%			2023	**	5	\$600	B
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## Batteries

Nickel Cadium	100%			2009	\$600			B
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## Lighting

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

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

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

**Lighting**

General Lighting								
Exit	3%			2019	**	2	\$600	B
Fluorescent	90%			2019	**	2	\$205,600	B
HID	5%			2019	**	2	\$11,400	B
Incandescent	2%			2019	**	2	\$4,600	B

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

**Heating**

Energy Source								
Fuel Oil	5%			2040	**	4	\$100	B
Natural Gas	95%			2040	**	3	\$1,300	B
Conversion Equipment								
Hot Water Boiler	100%			2031	**	3	\$26,200	B
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	3-4	\$13,700	B
Terminal Devices								
Air Handler	50%			2022	**			B
Convactor/Radiator	50%			2031	**	2	\$27,900	B

**Air Conditioning**

Energy Source								
Electricity	100%			2036	**	5	\$800	B
Conversion Equipment								
Centrifugal Compr El	100%			2040	**	5	\$900	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2040	**	3-4	\$14,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	**	4	\$9,900	B
Heat Rejection								
Water Cool Tower	100%			2018	**			B

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$88,800	B
Exhaust Fans								
Interior	80%			2022	**	3-10	\$25,300	B
Roof	20%			2022	**	2-10	\$7,800	B

**Plumbing**

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	* *	3-5	\$15,200	B
Hot Water Heater Gas Fired	100%			2013	\$18,900	3-5	\$21,600	B
Sanitary Piping Cast Iron	100%			2040	* *			B
Storm Drain Piping Cast Iron	100%			2040	* *			B
Sump Pump(s) Rigid Piping	100%			2022	* *	4	\$2,000	B
Sewage Ejector(s) Electric	100%			2022	* *	4	\$2,000	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : **BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Address** : **120 SCHERMERHORN STREET**  
**Borough** : **BROOKLYN** **Agency's Number** : **312-304**  
**Program / Asset #** : **DGS0021.000 / 2061** **Yr Built/Renovated** : **1932 / 1993**  
**Area Sq Ft** : **264,100** **Project Type** : **COURTS**  
**Date of Survey** : **13-Dec-1999** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,3,5,7,8,11,12**

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$227,200	\$1,873,200
Interior Architecture	\$440,100	\$159,600
Electrical		\$2,293,500
Mechanical	\$201,900	\$1,731,000
<b>Total</b>	<b>\$869,200</b>	<b>\$6,057,400</b>
Priority A	\$227,200	\$1,873,200
Priority B	\$240,400	\$4,092,700
Priority C	\$401,600	\$91,500
<b>Total</b>	<b>\$869,200</b>	<b>\$6,057,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$18,600		\$30,600	\$439,500
Interior Architecture	\$8,800	\$23,300	\$21,200	
Electrical	\$216,700	\$19,200	\$176,800	\$2,200
Mechanical	\$60,600	\$54,800	\$66,900	\$68,100
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
<b>Total</b>	<b>\$458,600</b>	<b>\$251,300</b>	<b>\$449,500</b>	<b>\$663,700</b>
Priority A	\$18,600		\$30,600	\$439,500
Priority B	\$440,000	\$228,000	\$397,700	\$224,200
Priority C		\$23,300	\$21,200	
<b>Total</b>	<b>\$458,600</b>	<b>\$251,300</b>	<b>\$449,500</b>	<b>\$663,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$64,300	LIFE	**	5	\$13,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : EMERGENCY GENERATOR AREA</i>								
Masonry: Brick	40%	Now	\$107,100	LIFE	**	5	\$316,300	A
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : WALLS ENCLOSING 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	20%			LIFE	**	3-5	\$542,400	A
Masonry: Limestone	35%			LIFE	**	3-5	\$990,000	A
<b>Windows</b>								
Aluminum	65%			2027	**	5	\$61,300	A
Steel	35%			2014	\$1,303,800	5	\$66,300	A
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	3	\$34,900	A
Masonry: Limestone	10%			LIFE	**	3	\$4,100	A
<b>Roof</b>								
Copper/Terne	60%	Now	\$55,800	2026	**	5	\$13,000	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 12TH FLOOR</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12TH FLOOR ROOF</i>								
Modified Bitumen	40%	Now	\$18,600	2016	**			A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 11TH FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOMS 1102A,1103</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2007	\$265,000	3	\$63,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$18,400	C
Ceramic Tile	5%			2039	**	5	\$24,800	C
Cork Tile	10%			2021	**			C
Marble Panels	10%			LIFE	**	5	\$50,800	C
Terrazzo	10%			LIFE	**	8	\$40,600	C
Vinyl Tile	45%			2026	**	5	\$46,700	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concr Masonry Unit	5%			LIFE	**	5	\$2,000	C
Gypsum Board	10%			LIFE	**	5	\$2,200	C
Masonry: Brick	5%			LIFE	**	5	\$6,500	C
Marble Panels	5%	Now	\$60,400	LIFE	**	5	\$6,800	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : AT CORRIDOR WINDOW NEAR EXIT F ON 11TH FLOOR</i>								
Marble Panels	20%			LIFE	**	5	\$27,300	C
Plaster	30%	Now	\$76,100	LIFE	**	5	\$16,200	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : CORRIDOR NEAR ROOM 1103</i>								
SGFT/Glazed Masonry	15%			LIFE	**			C
Wood	10%			LIFE	**	5	\$4,100	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2020	**	5	\$17,600	B
Plaster	5%			LIFE	**	5	\$4,000	B
Plaster	10%	Now	\$38,500	LIFE	**	5	\$8,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : CORRIDOR NEAR ROOMS 1103 AND 1102A</i>								
Plaster	70%			LIFE	**	5	\$56,100	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2011	\$53,200	5	\$19,100	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2011	\$181,500	3-5	\$13,700	B
<b>Raceway</b>								
Conduit	90%			2011	\$210,900			B
Conduit	10%			2037	**			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2019	**	3	\$1,100	B
Fused Knife Sw	5%	2-4	\$11,800	2036	**	3	\$500	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	20%			2019	**	3	\$2,200	B
Molded Case Bkrs	65%			2010	\$153,300	3	\$7,100	B

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

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

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Under 600 Volts									
Wiring									
Braided Cloth	10%	2-4	\$26,500	2036	**				B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	80%			2021	**				B
Thermoplastic	10%			2037	**				B
Motor Controllers									
Locally Mounted	15%			2009	\$66,600	5	\$1,500		B
Locally Mounted	75%			2016	**	5	\$7,300		B
Locally Mounted	10%			2024	**	5	\$1,000		B
Ground									
Grounding Devices									
Metal Water Pipe	50%			2009	\$3,200				B
Metal Water Pipe	50%	2-4	\$3,200	2031	**				B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
Stand-by Power									
Transfer Switches									
Automatic	100%			2016	**	3-5	\$8,900		B
Generators									
Diesel	100%			2014	\$63,900	5	\$1,600		B
Batteries									
Lead/Acid	100%			2005	\$600				B
Lighting									
General Lighting									
Emergency	5%			2011	\$12,000	2	\$4,400		B
Exit	5%			2011	\$9,500	2	\$4,000		B
Fluorescent	88%			2011	\$1,564,200	2	\$835,400		B
HID	2%			2011	\$25,000	2	\$19,000		B

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Heating									
Energy Source									
Fuel Oil	10%			2031	**	4	\$700		B
Natural Gas	90%			2031	**	3	\$3,300		B
Conversion Equipment									
Steam Boiler	100%	Now	\$52,200	2016	**	3	\$80,000		B
<i>Broken, Extent : Moderate, Area Affected : 5%</i> <i>Location : SURFACE BLOWDOWN PIPES</i>									

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

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

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%	Now	\$149,700	2021	**	3	\$30,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
Terminal Devices								
Air Handler	20%			2011	\$231,200			B
Convactor/Radiator	80%			2016	**	2	\$118,000	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2027	**	5	\$2,100	B
Conversion Equipment								
Int Pkg Unit - Cool	40%			2012	\$1,104,600			B
Reciprocating Compr	20%			2014	\$145,600	5	\$62,300	B
No Component	40%							D
Distribution								
Chilled Wtr Pipe/Pmp	20%			2021	**	3-4	\$9,000	B
No Component	80%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2011	\$109,300	4	\$3,500	B
No Component	80%							D
Heat Rejection								
Water Cool Tower	20%			2009	\$73,900			B
No Component	80%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$187,600	B
Exhaust Fans								
Interior	100%			2016	**	3-10	\$83,700	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%	Now	\$32,000	2016	**	3-5	\$38,000	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i> <i>Location : HOUSE PUMPS</i>								
HW Heat Exchanger								
Single Type	100%	Now	\$3,300	2014	\$66,500			B
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : NEEDS BY-PASS FROM HIGH PRESSURE HEADER TO HEAT EXCHANGER</i>								
Sanitary Piping								
Single Type	100%	Now	\$23,300	2021	**			B
<i>Damaged, Extent : Light, Area Affected : 5%</i> <i>Location : SEWER EJECTORS</i>								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Storm Drain Piping Single Type	100%			2021	**			B
Sump Pump(s) Single Type	100%			2009	\$9,000	4	\$2,000	B
Non-Water Piping Single Type	100%			2031	**	3	\$3,600	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : **BROOKLYN FAMILY COURT**  
**Address** : **283-289 ADAMS STREET**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **312-323**  
**Program / Asset #** : **DGS0022.000 / 2047**                      **Yr Built/Renovated** : **1955 / 1993**  
**Area Sq Ft** : **138,000**                      **Project Type** : **COURTS**  
**Date of Survey** : **13-Dec-1999**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,2,4,6,PH**

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$460,500	\$90,300
Interior Architecture		\$310,900
Electrical	\$63,400	\$805,900
Mechanical		\$564,500
<b>Total</b>	<b>\$524,000</b>	<b>\$1,771,500</b>
Priority A	\$460,500	\$90,300
Priority B	\$63,400	\$1,524,100
Priority C		\$157,100
<b>Total</b>	<b>\$524,000</b>	<b>\$1,771,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture				\$169,500
Interior Architecture	\$6,100		\$12,600	
Electrical	\$51,400	\$9,300	\$52,600	\$1,300
Mechanical	\$15,600	\$37,500	\$26,800	\$25,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$88,900</b>	<b>\$62,600</b>	<b>\$107,700</b>	<b>\$212,100</b>
Priority A				\$169,500
Priority B	\$88,900	\$62,600	\$95,200	\$42,500
Priority C			\$12,600	
<b>Total</b>	<b>\$88,900</b>	<b>\$62,600</b>	<b>\$107,700</b>	<b>\$212,100</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN FAMILY COURT**  
**Asset # : 2047**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Granite	10%			LIFE	**	3-5	\$54,200	A
Masonry: Limestone	90%	4+	\$179,900	LIFE	**	3-5	\$508,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT STAIR BULKHEADS</i>								
<b>Windows</b>								
Aluminum	100%			2019	**	5	\$56,600	A
<b>Parapets</b>								
Masonry: Brick	35%			LIFE	**	3	\$14,900	A
Masonry: Limestone	65%			LIFE	**	3	\$29,100	A
<b>Roof</b>								
Modified Bitumen	100%			2006	\$280,600			A
<b>Interior</b>								
Floors								
Carpet	20%			2010	\$157,100	3	\$37,700	C
Cast in Place Concrete	10%			LIFE	**	5	\$5,500	C
Ceramic Tile	5%			2039	**	5	\$7,300	C
Terrazzo	25%			LIFE	**	8	\$30,100	C
Vinyl Tile	40%			2039	**	5	\$12,300	C
<b>Interior Walls</b>								
Concr Masonry Unit	10%			LIFE	**	5	\$4,000	C
Marble Panels	10%			LIFE	**	5	\$13,400	C
Plaster	45%			LIFE	**	5	\$23,900	C
SGFT/Glazed Masonry	25%			LIFE	**			C
Wood	10%			LIFE	**	5	\$4,000	C
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2014	\$153,800	5	\$5,200	B
AcousTileSusp.Lay-In	35%			2020	**	5	\$12,100	B
Exposed Concrete	10%			LIFE	**			B
Plaster	40%			LIFE	**	5	\$9,500	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Transformers								
Dry Type	100%			2016	**	5	\$13,900	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN FAMILY COURT**  
**Asset # : 2047**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear								
Air Circuit Breaker	75%			2011	\$58,400	3-5	\$5,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-1600A AIR CIRCUIT BREAKER IN THE SWITCHBOARD.</i>								
Fused Disc Sw	25%			2031	**	3-5	\$1,500	B
Raceway								
Conduit	90%			2011	\$82,100			B
Conduit	10%			2031	**			B
Panelboards								
Fused Disc Sw	10%			2010	\$7,900	3	\$600	B
Molded Case Bkrs	80%			2010	\$62,900	3	\$4,600	B
Molded Case Bkrs	10%			2033	**	3	\$600	B
Wiring								
Braided Cloth	60%	2-4	\$63,400	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	10%			2031	**			B
Thermoplastic	30%			2021	**			B
Motor Controllers								
Locally Mounted	30%			2009	\$41,600	5	\$1,500	B
Motor Control Center	70%			2009	\$97,200	5	\$3,500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2009	\$6,500			B
Lighting								
General Lighting								
Emergency	5%			2016	**	2	\$1,300	B
Exit	5%			2016	**	2	\$1,200	B
Fluorescent	88%			2011	\$463,600	2	\$247,600	B
Incandescent	2%			2011	\$10,500	2	\$5,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2011	\$24,900	4	\$300	B
Natural Gas	90%			2031	**	3	\$1,500	B
Conversion Equipment								
Steam Boiler	100%			2024	**	3	\$37,800	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN FAMILY COURT**  
**Asset # : 2047**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%			2021	**	3	\$14,300	B
Terminal Devices								
Air Handler	40%			2016	**			B
		<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>						
Convactor/Radiator	60%			2016	**	2	\$41,800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2027	**	5	\$1,000	B
Conversion Equipment								
Centrifugal Compr El	90%			2021	**	5	\$1,000	B
Int Pkg Unit - Cool	10%			2012	\$130,400			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2021	**	3-4	\$21,200	B
Terminal Devices								
Air Handler/Cool	100%			2016	**	4	\$8,200	B
Heat Rejection								
Remote Air Cond	10%			2011	\$60,500			B
Water Cool Tower	90%			2012	\$261,600			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$88,600	B
Exhaust Fans								
Interior	100%			2011	\$112,000	3-10	\$51,400	B
		<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>						
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$18,900	B
		<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>						
Hot Water Heater								
Single Type	100%			2012	\$23,600	3-5	\$23,900	B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B
Sump Pump(s)								
Single Type	100%			2009	\$9,000	4	\$2,000	B

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	10%	Now	\$113,800	LIFE	**	5	\$67,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT FOURTH FLOOR PENTHOUSE</i>								
Masonry: Limestone	70%	Now	\$1,489,000	LIFE	**	3-5	\$1,683,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT FOURTH FLOOR</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : SOUTH FACADE</i>								
Metal Panel	10%			2032	**	5	\$30,600	A
Granite Panels	5%			LIFE	**	3-5	\$115,300	A
Window Wall	5%			2025	**	6	\$24,500	A
<b>Windows</b>								
Aluminum	100%			2028	**	5	\$105,200	A
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	3	\$60,900	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>								
Panel/Paver: Limestone	50%			LIFE	**	5	\$4,400	A
<b>Roof</b>								
Modified Bitumen	100%			2020	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Interior</b>								
Floors								
Carpet	10%			2011	\$345,400	3	\$110,500	C
Cast in Place Concrete	10%			LIFE	**	5	\$24,000	C
Ceramic Tile	5%			2040	**	5	\$32,300	C
Terrazzo	15%			LIFE	**	8	\$79,400	C
Vinyl Tile	10%	Now	\$111,400	2040	**	5	\$6,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT LIBRARY</i>								
Vinyl Tile	50%			2040	**	5	\$67,600	C
<b>Interior Walls</b>								
Concr Masonry Unit	10%			LIFE	**	5	\$11,400	C
Marble Panels	10%			LIFE	**	5	\$38,100	C
Plaster	60%			LIFE	**	5	\$90,300	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	15%			LIFE	**	5	\$17,100	C

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

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

## Interior

## Ceilings

AcousTileConcealSpLn	10%	Now	\$90,200	2021	**	5	\$7,600	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*  
*Location : AT LIBRARY*

AcousTileConcealSpLn	35%			2021	**	5	\$53,400	B
AcousTileSusp.Lay-In	20%			2021	**	5	\$30,500	B
Exposed Concrete	15%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$7,000	B
Plaster	10%			LIFE	**	5	\$10,500	B

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2038	**	5	\$39,600	B
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## Transformers

Dry Type	100%			2029	**	5	\$55,400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Explanation : VARIOUS SIZES*

## Switchgear

Molded Case Bkrs	100%			2038	**	3-5	\$28,500	B
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## Raceway

Conduit	40%			2038	**			B
Conduit	60%			2012	\$210,900			B

## Panelboards

Molded Case Bkrs	50%			2034	**	3	\$11,300	B
Molded Case Bkrs	50%			2011	\$176,900	3	\$15,100	B

## Wiring

Braided Cloth	30%	2-4	\$119,300	2037	**			B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

Thermoplastic	50%			2038	**			B
Thermoplastic	20%			2022	**			B

## Motor Controllers

Locally Mounted	10%			2010	\$66,600	5	\$2,000	B
Locally Mounted	10%			2029	**	5	\$2,000	B
Motor Control Center	10%			2025	**	5	\$2,000	B
Motor Control Center	40%			2029	**	5	\$8,100	B
Motor Control Center	30%			2010	\$199,900	5	\$6,000	B

## Ground

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

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

## Ground

Grounding Devices Not Accessible	100%							D
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## Lighting

General Lighting								
Emergency	2%			2007	\$6,300	2	\$2,300	B
Exit	5%			2020	**	2	\$5,200	B
Fluorescent	92%			2020	**	2	\$1,138,200	B
HID	1%			2012	\$16,300	2	\$12,400	B

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

## Heating

Energy Source								
Fuel Oil	10%			2032	**	4	\$1,500	B
Natural Gas	90%			2032	**	3	\$9,100	B

## Conversion Equipment

Steam Boiler	100%			2025	**	3	\$166,200	B
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*Recent Replace Evident, Extent : Moderate, Area Affected : 20%*

## Distribution

Hot Wtr Piping/Pump	20%			2028	**	3-4	\$15,000	B
Steam Piping/Pump	80%			2032	**	3	\$67,100	B

## Terminal Devices

Air Handler/Cool/Ht	60%			2017	**	4	\$37,000	B
Convactor/Radiator	20%			2025	**	2	\$61,300	B
Fan Coil Unit/Heat	20%			2017	**	4	\$10,800	B

## Air Conditioning

Energy Source								
Electricity	100%			2028	**	5	\$4,400	B

## Conversion Equipment

Centrifugal Compr El	100%			2038	**	5	\$5,000	B
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## Distribution

Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$97,400	B
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## Terminal Devices

Air Handler/Cool/Ht	100%			2017	**	4	\$54,100	B
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## Heat Rejection

Water Cool Tower	100%			2016	**			B
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## Ventilation

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$389,500	B
Exhaust Fans								
Interior	95%			2017	**	3-10	\$214,500	B
Roof	5%			2017	**	2-10	\$11,800	B
Plumbing								
H/C Water Piping								
Single Type	100%	2-4	\$133,000	2017	**	3-5	\$78,900	B
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,000	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2032	**	3	\$10,100	B

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : CRIMINAL COURTS BUILDING  
**Address** : 100 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-135  
**Program / Asset #** : DGS0002.000 / 2072 **Yr Built/Renovated** : 1938 / 2001  
**Area Sq Ft** : 836,154 **Project Type** : COURTS  
**Date of Survey** : 13-Feb-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,11,15,17,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$74,200	\$3,168,700
Interior Architecture	\$332,200	\$1,768,700
Electrical	\$1,361,300	\$5,284,900
Mechanical	\$2,031,300	\$7,147,900
<b>Total</b>	<b>\$3,799,000</b>	<b>\$17,370,200</b>
Priority A	\$74,200	\$3,168,700
Priority B	\$3,437,300	\$12,581,700
Priority C	\$287,500	\$1,619,800
<b>Total</b>	<b>\$3,799,000</b>	<b>\$17,370,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$223,100			\$1,716,600
Interior Architecture		\$81,900	\$27,200	\$21,700
Electrical	\$377,700	\$11,000	\$376,900	\$46,200
Mechanical	\$87,000	\$202,800	\$215,700	\$142,500
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
<b>Total</b>	<b>\$1,078,600</b>	<b>\$686,500</b>	<b>\$1,010,600</b>	<b>\$2,317,800</b>
Priority A	\$223,100			\$1,716,600
Priority B	\$855,500	\$604,600	\$1,010,600	\$579,500
Priority C		\$81,900		\$21,700
<b>Total</b>	<b>\$1,078,600</b>	<b>\$686,500</b>	<b>\$1,010,600</b>	<b>\$2,317,800</b>



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Aluminum	15%			2023	**	3	\$798,100	A
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>							
Masonry: Limestone	70%			LIFE	**	3-5	\$4,404,400	A
Granite Panels	15%			LIFE	**	3-5	\$904,900	A
<b>Windows</b>								
Aluminum	99%			2029	**	5	\$2,257,500	A
Aluminum	1%	2-4	\$74,200	2029	**	5	\$11,400	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : PENTHOUSE FLOORS</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : PENTHOUSE FLOORS</i>							
<b>Parapets</b>								
Aluminum	15%			2023	**	3	\$30,800	A
	<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>							
	<i>Explanation : CAST ALUMINUM PANELS</i>							
Masonry: Brick	65%			LIFE	**	3	\$98,200	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>							
Masonry: Limestone	20%	Now	\$15,900	LIFE	**	3	\$31,800	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : PENTHOUSE ON WEST SIDE</i>							
<b>Roof</b>								
Modified Bitumen	100%			2021	**			A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2009	\$830,300	3	\$199,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$19,200	C
Ceramic Tile	3%			2041	**	5	\$31,000	C
Marble Panels	2%			LIFE	**	5	\$21,200	C
Terrazzo	5%	Now	\$140,200	LIFE	**	8	\$42,400	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : STAIRS E AND F ON PENTHOUSE</i>							
Terrazzo	50%			LIFE	**	8	\$424,400	C
Vinyl Tile	20%			2028	**	5	\$43,300	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Metal Panel	5%			LIFE	**	5	\$15,200	C
Marble Panels	15%			LIFE	**	5	\$118,900	C
Plaster	5%	Now	\$147,200	LIFE	**	5	\$15,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STAIRS E AND F IN PENTHOUSE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : STAIRS E AND F IN PENTHOUSE</i>								
Plaster	60%			LIFE	**	5	\$188,100	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	10%			LIFE	**	5	\$23,700	C
<b>Ceilings</b>								
AcousTile,Adhered	20%			2022	**	5	\$54,400	B
Plaster	5%	Now	\$44,700	LIFE	**	5	\$9,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STAIRS E AND F IN PENTHOUSE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : STAIRS E AND F IN PENTHOUSE</i>								
Plaster	75%			LIFE	**	5	\$139,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2013	\$132,900	5	\$60,400	B
<b>Switchgear</b>								
Air Circuit Breaker	40%			2013	\$166,000	3-5	\$15,900	B
Fused Disc Sw	10%			2013	\$41,500	3-5	\$3,700	B
Fused Disc Sw	10%			2033	**	3-5	\$3,700	B
Molded Case Bkrs	40%			2013	\$166,000	3-5	\$14,800	B
<b>Raceway</b>								
Conduit	80%			2013	\$468,600			B
Conduit	20%			2033	**			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2012	\$59,000	3	\$3,500	B
Molded Case Bkrs	10%			2029	**	3	\$4,600	B
Molded Case Bkrs	80%			2012	\$798,700	3	\$27,600	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$532,200	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Rubber	40%	2-4	\$532,200	2038	**			B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2033	**			B
<b>Motor Controllers</b>								
Locally Mounted	35%			2018	**	5	\$10,800	B
Locally Mounted	35%			2030	**	5	\$10,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Locally Mounted	20%	2-4	\$86,900	2033	**	5	\$3,100	B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
Motor Control Center	10%	2-4	\$209,900	2033	**	5	\$1,500	B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2030	**			B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	2%			2021	**	2	\$3,700	B
Exit	5%			2021	**	2	\$8,300	B
Fluorescent	93%			2013	\$3,452,400	2	\$1,843,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
District Steam	5%			2023	**	5	\$7,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : NO LONGER IN USE BUT SERVICE STILL AVAILABLE</i>								
Fuel Oil	5%			2033	**	4	\$1,700	B
Natural Gas	90%			2039	**	3	\$10,400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Conversion Equipment</b>								
Steam Boiler	100%			2030	**	3	\$253,400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MULTIPLE BOILERS IN USE</i>								

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%			2023	**	3	\$128,000	B
Terminal Devices								
Air Handler	25%			2013	\$915,100			B
Convactor/Radiator	75%			2018	**	2	\$350,400	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	5	\$6,700	B
Conversion Equipment								
Centrifugal Compr El	90%			2033	**	5	\$6,900	B
Reciprocating Compr	10%			2022	**	5	\$98,600	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$148,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2013	\$2,883,600	4	\$82,600	B
Heat Rejection								
Water Cool Tower	100%			2007	\$1,948,700			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$593,900	B
Exhaust Fans								
Interior	100%			2013	\$750,500	3-10	\$298,200	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$147,200	B
HW Heat Exchanger								
Single Type	100%			2016	**			B
Sanitary Piping								
Single Type	100%			2013	\$1,474,700			B
Storm Drain Piping								
Single Type	100%			2013	\$948,000			B
Sump Pump(s)								
Single Type	100%			2011	\$9,000	4	\$1,300	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER  
**Address** : 170 EAST 121 ST  
**Borough** : MANHATTAN **Agency's Number** : 310-110  
**Program / Asset #** : DGS0037.000 / 4167 **Yr Built/Renovated** : 1891 / 2001  
**Area Sq Ft** : 25,700 **Project Type** : COURTS  
**Date of Survey** : 06-Dec-2002 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$298,500	\$96,400
Interior Architecture	\$444,000	\$93,900
<b>Total</b>	<b>\$742,500</b>	<b>\$190,300</b>
Priority A	\$298,500	\$96,400
Priority B	\$71,000	
Priority C	\$373,000	\$93,900
<b>Total</b>	<b>\$742,500</b>	<b>\$190,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$32,000			\$45,700
Interior Architecture	\$2,900		\$11,700	\$1,900
Electrical	\$1,200	\$24,000	\$300	\$23,300
Mechanical	\$26,800	\$5,200	\$12,300	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$66,900</b>	<b>\$33,200</b>	<b>\$28,200</b>	<b>\$75,400</b>
Priority A	\$32,000			\$45,700
Priority B	\$32,700	\$33,200	\$16,500	\$29,700
Priority C	\$2,200		\$11,700	
<b>Total</b>	<b>\$66,900</b>	<b>\$33,200</b>	<b>\$28,200</b>	<b>\$75,400</b>

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	15%			LIFE	**	3-5	\$106,100	A
Masonry: Brick	65%	Now	\$135,600	LIFE	**	5	\$96,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Brownstone	10%	Now	\$89,300	LIFE	**	3-5	\$41,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Masonry: Granite	10%	Now	\$56,200	LIFE	**	3-5	\$50,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
<b>Windows</b>								
Wood	100%			2030	**	5	\$12,400	A
<b>Parapets</b>								
Cast Stone/Terra Cotta	90%			LIFE	**	3	\$5,700	A
Copper/Terne	10%			2029	**	3	\$300	A
<b>Roof</b>								
Clay Tile	70%			LIFE	**	5	\$13,000	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Modified Bitumen	30%			2019	**			A
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2013	\$93,900	3	\$20,600	C
Ceramic Tile	15%			2042	**	5	\$9,600	C
Mosaic Tile	5%			2024	**	5	\$8,000	C
Vinyl Tile	55%	Now	\$66,600	2029	**	5	\$3,700	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : 4th Floor</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$2,400	C
Gypsum Board	15%			LIFE	**	5	\$2,000	C
Masonry: Brick	10%	Now	\$64,100	LIFE	**	5	\$4,100	C
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$242,300	LIFE	**	5	\$11,800	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 4th Floor And Main Stair</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 4th Floor And Main Stair</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2023	**	5	\$3,800	B
Gypsum Board	10%			LIFE	**	5	\$1,400	B
Plaster	65%	Now	\$71,000	LIFE	**	5	\$6,800	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2040	**	5	\$1,900	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2040	**	3-5	\$1,100	B
<b>Raceway</b>								
Conduit	100%			2040	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2036	**	3	\$1,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : EXISTING NON-FUNCTIONAL KNIFE-SWITCH PANELS RETAINED FOR HISTORICAL PURPOSES</i>								
<b>Wiring</b>								
Thermoplastic	100%			2040	**			B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2031	**	5	\$800	B
Locally Mounted	20%			2012	\$3,000	5	\$200	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2031	**			B
Lighting								
General Lighting								
Emergency	3%			2022	**	2	\$300	B
Exit	3%			2022	**	2	\$300	B
Fluorescent	90%			2022	**	2	\$110,800	B
HID	1%			2022	**	2	\$1,200	B
Incandescent	3%			2022	**	2	\$3,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2034	**	4	\$100	B
Natural Gas	90%			2034	**	3	\$300	B
Conversion Equipment								
Steam Boiler	100%			2027	**	3	\$7,800	B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$3,000	B
Terminal Devices								
Convactor/Radiator	100%	Now	\$21,500	2027	**	2	\$11,500	B
<i>Corroded, Extent : Severe, Area Affected : 10% Location : HOLDING CELL AREA</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	5	\$200	B
Conversion Equipment								
Ext Pkg Unit - Cool	30%			2023	**			B
No Component	70%							D
Heat Rejection								
Remote Air Cond	100%			2019	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$22,800	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Interior	100%			2019	**	3-10	\$9,200	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2027	**	3-5	\$3,900	B
Hot Water Heater Gas Fired	100%			2012	\$5,300	3-5	\$4,900	B
HW Heat Exchanger Low Temp	100%	Now	\$700	2024	**			B
<i>Leak Evident, Extent : Moderate, Area Affected : 20% Location : Boiler Room</i>								
Sanitary Piping Cast Iron	100%			2024	**			B
Storm Drain Piping Cast Iron	100%			2014	\$31,900			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping Natural Gas	100%			2034	**	3	\$400	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : MANHATTAN CIVIL COURT  
**Address** : 111 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-138  
**Program / Asset #** : DGS0004.000 / 2049 **Yr Built/Renovated** : 1960 / 1993  
**Area Sq Ft** : 430,751 **Project Type** : COURTS  
**Date of Survey** : 29-Nov-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,7,10,12,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$2,536,600	\$246,800
Interior Architecture	\$442,400	\$217,600
Electrical	\$409,000	\$3,159,300
Mechanical	\$55,400	\$4,560,300
<b>Total</b>	<b>\$3,443,400</b>	<b>\$8,184,100</b>
Priority A	\$2,536,600	\$246,800
Priority B	\$499,800	\$7,719,600
Priority C	\$407,000	\$217,600
<b>Total</b>	<b>\$3,443,400</b>	<b>\$8,184,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$15,000	\$241,000
Interior Architecture	\$65,500		\$41,900	\$32,500
Electrical	\$25,300	\$168,500	\$16,600	\$171,100
Mechanical	\$45,200	\$37,400	\$95,400	\$33,100
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
<b>Total</b>	<b>\$277,100</b>	<b>\$347,000</b>	<b>\$310,000</b>	<b>\$619,000</b>
Priority A			\$15,000	\$241,000
Priority B	\$244,600	\$347,000	\$253,100	\$345,400
Priority C	\$32,500		\$41,900	\$32,500
<b>Total</b>	<b>\$277,100</b>	<b>\$347,000</b>	<b>\$310,000</b>	<b>\$619,000</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	10%	Now	\$159,300	LIFE	**	5	\$47,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
Metal/Glass Curt Wall	40%			2022	**	3-5	\$138,100	A
Panel/Paver: Limestone	50%	4+	\$1,470,300	LIFE	**	3-5	\$806,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<b>Windows</b>								
Aluminum	100%			2020	**	5	\$76,900	A
<b>Parapets</b>								
Masonry: Brick	60%	Now	\$456,300	LIFE	**	3	\$31,200	A
<i>Cracking/Crumbling, Extent : Severe, 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 : 55%</i>								
<i>Location : Inside Face</i>								
Panel/Paver: Limestone	40%			LIFE	**	5	\$1,500	A
<b>Roof</b>								
Built-Up (BUR)	100%	0-2	\$365,700	2022	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,Penthouse</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout,Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout,Penthouse</i>								
<b>Interior</b>								
Floors								
Carpet	15%			2005	\$407,000	3	\$130,200	C
Ceramic Tile	5%			2027	**	5	\$25,400	C
Terrazzo	25%			LIFE	**	8	\$104,000	C
Vinyl Tile	55%			2027	**	5	\$58,400	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$8,800	C
Marble Panels	20%			LIFE	**	5	\$63,500	C
Plaster	40%			LIFE	**	5	\$50,200	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Wood	25%			LIFE	**	5	\$23,700	C
<b>Ceilings</b>								
AcousTile,Adhered	55%			2015	**	5	\$65,900	B
Exposed Concrete	10%	Now	\$35,400	LIFE	**			B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Underside of ramp.</i>								
Plaster	35%			LIFE	**	5	\$28,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Air Circuit Breaker	80%			2012	\$207,500	3-5	\$16,400	B
Fused Disc Sw	20%			2012	\$51,900	3-5	\$3,800	B
<b>Raceway</b>								
Conduit	100%			2012	\$351,400			B
<b>Panelboards</b>								
Molded Case Bkrs	80%			2011	\$283,000	3	\$19,000	B
Molded Case Bkrs	20%			2020	**	3	\$4,700	B
<b>Wiring</b>								
Braided Cloth	80%	2-4	\$318,100	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2012	\$79,500			B
<b>Motor Controllers</b>								
Locally Mounted	40%			2010	\$266,500	5	\$6,300	B
Motor Control Center	60%			2010	\$399,800	5	\$9,500	B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2017	**	2	\$4,600	B
Exit	5%			2017	**	2	\$4,100	B
Fluorescent	80%			2012	\$1,455,700	2	\$777,500	B
HID	5%			2012	\$64,000	2	\$48,600	B
Incandescent	5%			2007	\$91,000	2	\$48,600	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
District Steam	100%			2032	**	5	\$76,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2021	**			B
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$65,900	B
Terminal Devices								
Air Handler	95%			2012	\$1,791,400			B
Convactor/Radiator	5%			2010	\$165,200	2	\$12,000	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	**	5	\$3,400	B
Conversion Equipment								
Centrifugal Compr El	90%			2032	**	5	\$3,600	B
Int Pkg Unit - Cool	10%			2010	\$450,400			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$73,200	B
Terminal Devices								
Air Handler/Cool/Ht	40%			2017	**	4	\$17,000	B
Induction Unit	60%			2017	**			B
Heat Rejection								
Air Condenser Unit	10%			2015	**			B
Water Cool Tower	90%			2010	\$903,500			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$305,900	B
Exhaust Fans								
Interior	100%			2012	\$386,600	3-10	\$153,600	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$88,300	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2012	\$759,700			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,000	4	\$2,000	B

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

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : MANHATTAN FAMILY COURT  
**Address** : 60 LAFAYETTE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-136  
**Program / Asset #** : DGS0003.000 / 2048 **Yr Built/Renovated** : 1975 /  
**Area Sq Ft** : 491,000 **Project Type** : COURTS  
**Date of Survey** : 12-Jun-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,9,10,11,12,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$15,782,800	\$235,000
Interior Architecture	\$247,400	\$410,300
Electrical		\$2,658,500
Mechanical	\$461,500	\$3,278,700
<b>Total</b>	<b>\$16,491,600</b>	<b>\$6,582,600</b>
Priority A	\$15,782,800	\$235,000
Priority B	\$586,400	\$5,937,200
Priority C	\$122,500	\$410,300
<b>Total</b>	<b>\$16,491,600</b>	<b>\$6,582,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$500	\$557,500
Interior Architecture		\$58,400	\$33,200	\$24,100
Electrical	\$196,500	\$20,100	\$187,200	\$49,700
Mechanical	\$57,900	\$11,000	\$137,100	\$71,900
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
<b>Total</b>	<b>\$361,100</b>	<b>\$196,000</b>	<b>\$464,600</b>	<b>\$809,800</b>
Priority A			\$500	\$557,500
Priority B	\$361,100	\$137,600	\$464,100	\$228,100
Priority C		\$58,400		\$24,100
<b>Total</b>	<b>\$361,100</b>	<b>\$196,000</b>	<b>\$464,600</b>	<b>\$809,800</b>



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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal Coiling Doors	5%	Now	\$93,000	2026	**	3	\$161,100	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
Granite Panels	80%	Now	\$14,692,100	LIFE	**	3-5	\$1,651,600	A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : VARIOUS LOCATIONS THROUGHOUT</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : MAJOR FACADE PROJECT IN BIDDING STAGE, EXISTING GRANITE PANELS TO BE REPLACED</i>							
Stainless Steel	5%			LIFE	**			A
Window Wall	10%			2026	**	6	\$43,800	A
<b>Windows</b>								
Aluminum	95%	Now	\$266,000	2029	**	5	\$20,400	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>							
	<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>							
Metal Louvers	5%			2029	**	5	\$37,200	A
<b>Parapets</b>								
Metal Rail	20%			2022	**	3	\$1,600	A
Granite Panels	80%	Now	\$395,400	LIFE	**	3-5	\$31,700	A
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : West Facade, East Facade</i>							

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Single Ply Membrane	25%	Now	\$84,100	2023	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : OVER 9TH FLOOR</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER 9TH FLOOR</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 9TH FLOOR</i>								
<i>Explanation : PAVERS ON ROOF ARE CRACKED</i>								
Single Ply Membrane	75%	Now	\$252,200	2023	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER 12TH FLOOR</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : OVER 12TH FLOOR</i>								
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER 12TH FLOOR</i>								
Interior								
Floors								
Carpet	15%			2012	\$410,300	3	\$98,400	C
Cast in Place Concrete	15%			LIFE	**	5	\$28,500	C
Ceramic Tile	10%			2041	**	5	\$51,100	C
Panel/Paver: Cer/Brk	15%			2029	**	5	\$67,100	C
Vinyl Tile	45%			2028	**	5	\$48,200	C
Interior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$18,800	C
Concr Masonry Unit	20%	Now	\$122,500	LIFE	**	5	\$9,600	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 12TH FLOOR CORRIDOR</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : PARKING AREA IN BASEMENT</i>								
Glass: Single Pane	5%			LIFE	**	5	\$10,700	C
Gypsum Board	25%			LIFE	**	5	\$6,300	C
Granite Panels	5%			LIFE	**	5	\$7,000	C
Travertine Panels	20%			LIFE	**	5	\$33,200	C
Plaster	10%			LIFE	**	5	\$6,300	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	5%	Now	\$35,700	2022	**	5	\$3,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 12TH FLOOR CORRIDOR</i>								
AcousTileConcealSpLn	55%			2022	**	5	\$66,500	B
Exposed Concrete	5%	Now	\$89,200	LIFE	**			B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : STEAM ROOM</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STEAM ROOM</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STEAM ROOM</i>								
Exposed Concrete	20%			LIFE	**			B
Plaster	15%			LIFE	**	5	\$12,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	70%			2013	\$55,800	5	\$24,800	B
Fused Disc Sw	30%			2039	**	5	\$10,600	B
<b>Transformers</b>								
Dry Type	100%			2018	**	5	\$49,600	B
<b>Switchgear</b>								
Fused Disc Sw	30%			2039	**	3-5	\$6,500	B
Molded Case Bkrs	70%			2013	\$181,500	3-5	\$15,300	B
<b>Raceway</b>								
Conduit	95%			2023	**			B
Conduit	5%			2039	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2021	**	3	\$1,000	B
Molded Case Bkrs	95%			2021	**	3	\$19,300	B
<b>Wiring</b>								
Thermoplastic	95%			2023	**			B
Thermoplastic	5%			2039	**			B
<b>Motor Controllers</b>								
Locally Mounted	5%			2030	**	5	\$900	B
Motor Control Center	95%			2011	\$633,000	5	\$17,100	B

Ground

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.  
\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,500	2033	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	80%			2030	**	3-5	\$13,200	B
Automatic	20%			2011	\$1,900	3-5	\$3,600	B
<b>Generators</b>								
Diesel	100%			2009	\$63,900	5	\$3,000	B
<b>Batteries</b>								
Nickel Cadium	100%			2006	\$600			B
<b>Lighting</b>								
General Lighting								
Emergency	1%			2021	**	2	\$900	B
Exit	4%			2008	\$7,800	2	\$3,300	B
Exit	1%			2021	**	2	\$800	B
Fluorescent	94%			2013	\$1,724,300	2	\$920,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
District Steam	100%			2023	**	5	\$87,200	B
<b>Conversion Equipment</b>								
Heat Exchanger	40%			2016	**	3	\$3,600	B
PRV/L.P. Steam	60%			2022	**			B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 20%</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%	0-2	\$160,200	2021	**	3-4	\$26,900	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
Steam Piping/Pump	60%			2023	**	3	\$45,100	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	80%			2013	\$1,026,800	4	\$44,200	B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>								
Convactor/Radiator	20%			2018	**	2	\$54,900	B
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2033	**	5	\$36,100	B

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$87,200	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2013	\$1,693,300	4	\$48,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$348,700	B
Exhaust Fans								
Interior	100%			2013	\$440,700	3-10	\$175,100	B
Plumbing								
H/C Water Piping								
Single Type	100%	2-4	\$238,100	2018	**	3-5	\$70,600	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
HW Heat Exchanger								
Single Type	100%			2016	**			B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Sump Pump(s)								
Single Type	100%			2007	\$9,000	4	\$1,300	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : MANHATTAN SUPREME COURT  
**Address** : 60 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-103  
**Program / Asset #** : DGS0006.000 / 2051 **Yr Built/Renovated** : 1925 / 1993  
**Area Sq Ft** : 473,393 **Project Type** : COURTS  
**Date of Survey** : 17-Oct-2002 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,6,7

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$929,500	\$876,500
Interior Architecture	\$558,700	\$879,500
Electrical	\$43,500	\$2,209,800
Mechanical	\$59,700	\$1,661,400
<b>Total</b>	<b>\$1,591,400</b>	<b>\$5,627,200</b>
Priority A	\$929,500	\$876,500
Priority B	\$205,200	\$3,973,100
Priority C	\$456,800	\$777,500
<b>Total</b>	<b>\$1,591,400</b>	<b>\$5,627,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$490,500		\$13,400	\$490,500
Interior Architecture	\$40,300		\$49,700	
Electrical		\$210,100	\$13,900	\$205,300
Mechanical	\$143,700	\$43,500	\$199,800	\$4,800
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$757,400</b>	<b>\$336,500</b>	<b>\$359,800</b>	<b>\$783,400</b>
Priority A	\$490,500		\$13,400	\$490,500
Priority B	\$226,600	\$336,500	\$296,600	\$293,000
Priority C	\$40,300		\$49,700	
<b>Total</b>	<b>\$757,400</b>	<b>\$336,500</b>	<b>\$359,800</b>	<b>\$783,400</b>



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$925,000	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	50%			LIFE	**	3-5	\$2,265,400	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<b>Windows</b>								
Bronze/Brass	25%	Now	\$94,900	2024	**	5	\$42,000	A
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : WEST SIDE</i>							
Metal Louvers	5%			2030	**	5	\$111,400	A
Steel	70%			2017	**	5	\$181,200	A
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	3	\$31,300	A
	<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	45%			LIFE	**	3	\$29,700	A
Marble Panels	5%			LIFE	**	3	\$3,600	A
<b>Roof</b>								
Copper/Terne	30%			2029	**	5	\$36,200	A
Copper/Terne	5%			2042	**	5	\$6,000	A
Modified Bitumen	50%			2019	**			A
	<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
Skylight, Metal/Glass	5%			2034	**	3	\$31,300	A
Sloped Glazing	10%			LIFE	**	3	\$83,400	A

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	15%			2013	\$488,900	3	\$107,300	C	
Cast in Place Concrete	10%	Now	\$84,000	LIFE	**	5	\$20,700	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Sub Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : SUB BASEMENT</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Sub Basement</i>									
<i>Explanation : Evidence Of Ground Water</i>									
Ceramic Tile	5%			2042	**	5	\$27,900	C	
Cork Tile	10%			2024	**			C	
Marble Panels	10%			LIFE	**	5	\$114,400	C	
Terrazzo	5%			LIFE	**	8	\$45,700	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
Vinyl Tile	45%			2029	**	5	\$52,500	C	
<b>Interior Walls</b>									
Cast in Place Concrete	5%	Now	\$84,200	LIFE	**	5	\$22,900	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Lunch Room, Chief Engineer Room</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Lunch Room , Chief Engineer Room</i>									
Marble Panels	10%			LIFE	**	5	\$116,700	C	
Plaster	75%			LIFE	**	5	\$346,100	C	
Wood	10%			LIFE	**	5	\$34,900	C	
<b>Ceilings</b>									
Masonry: Marble	10%			LIFE	**			B	
Plaster	15%			LIFE	**	5	\$34,000	B	
Plaster	75%			LIFE	**	5	\$169,900	B	

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	70%			2024	**	5	\$23,900	B	
Fused Disc Sw	30%			2034	**	5	\$10,300	B	
<b>Switchgear</b>									
Fused Disc Sw	70%			2024	**	3-5	\$14,700	B	
Fused Disc Sw	30%			2034	**	3-5	\$6,300	B	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	30%			2034	**			B
Conduit	70%			2024	**			B
Panelboards								
Fused Disc Sw	5%			2030	**	3	\$1,000	B
Molded Case Bkrs	30%			2030	**	3	\$5,900	B
Molded Case Bkrs	40%			2022	**	3	\$7,800	B
Molded Case Bkrs	25%			2013	\$96,700	3	\$4,900	B
Wiring								
Braided Cloth	10%	2-4	\$43,500	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	90%			2034	**			B
Motor Controllers								
Locally Mounted	20%			2027	**	5	\$3,500	B
Locally Mounted	50%			2019	**	5	\$8,700	B
Locally Mounted	5%			2012	\$36,400	5	\$900	B
Motor Control Center	25%			2019	**	5	\$4,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2019	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$15,900	B
Generators								
Diesel	100%			2023	**	5	\$2,900	B
Batteries								
Lead/Acid	100%			2007	\$600			B
Lighting								
General Lighting								
Exit	5%			2014	\$11,700	2	\$4,500	B
Fluorescent	85%			2014	\$1,858,100	2	\$907,900	B
Incandescent	10%			2014	\$218,600	2	\$106,800	B

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

Heating

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
District Steam	90%			2034	**	5	\$75,600	B
Fuel Oil	10%	Now	\$20,700	2014	\$103,500	4	\$1,300	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i> <i>Location : Sub-Basement</i>								
Conversion Equipment								
PRV/L.P. Steam	90%			2023	**			B
Steam Boiler	10%	Now	\$40,900	2012	\$204,500	3	\$14,300	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i> <i>Location : Sub-Basement</i>								
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$54,300	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2019	**	4	\$10,700	B
Convactor/Radiator	70%			2027	**	2	\$185,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	**	5	\$3,800	B
Conversion Equipment								
Centrifugal Compr El	100%			2034	**	5	\$4,300	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2034	**	3-4	\$80,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$31,200	B
Heat Rejection								
Water Cool Tower	100%			2012	\$1,206,000			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$420,300	B
Exhaust Fans								
Interior	100%			2019	**	3-10	\$168,800	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$71,700	B
HW Heat Exchanger								
Low Temp	100%			2040	**			B
<i>Recent Replace Evident, Extent : Light, Area Affected : 60%</i> <i>Location : Sub-Basement</i>								
Sanitary Piping								
Cast Iron	100%			2034	**			B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			2034	**			B
Sump Pump(s) Rigid Piping	100%			2019	**	4	\$1,300	B
Sewage Ejector(s) Compressed Air	2%	Now	\$100	2024	**	4		B
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-Basement</i>							
Electric	98%			2019	**	4	\$1,300	B

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : MARIO MEROLA BUILDING  
**Address** : 851 GRAND CONCOURSE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DGS0016.000 / 2057 **Yr Built/Renovated** : 1933 / 1991  
**Area Sq Ft** : 555,600 **Project Type** : COURTS  
**Date of Survey** : 27-Oct-1999 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,6,7,9

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$689,200	\$1,199,600
Interior Architecture		\$38,200	\$2,795,800
Electrical		\$1,294,700	\$2,198,000
Mechanical		\$318,900	\$2,207,300
<b>Total</b>		<b>\$2,341,100</b>	<b>\$8,400,700</b>
Priority A		\$689,200	\$1,199,600
Priority B		\$1,613,700	\$6,439,600
Priority C		\$38,200	\$761,500
<b>Total</b>		<b>\$2,341,100</b>	<b>\$8,400,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$26,600	\$758,900
Interior Architecture		\$30,800		\$14,000
Electrical	\$135,300	\$126,900	\$122,200	\$116,200
Mechanical	\$14,300	\$144,600	\$144,900	\$114,300
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
<b>Total</b>	<b>\$327,200</b>	<b>\$480,000</b>	<b>\$471,300</b>	<b>\$1,181,000</b>
Priority A			\$26,600	\$758,900
Priority B	\$327,200	\$449,200	\$444,700	\$408,100
Priority C		\$30,800		\$14,000
<b>Total</b>	<b>\$327,200</b>	<b>\$480,000</b>	<b>\$471,300</b>	<b>\$1,181,000</b>



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Copper/Terne	5%			2039	**	5	\$16,400	A
Masonry: Brick	30%	Now	\$572,200	LIFE	**	5	\$309,200	A
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout courtyard.</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$176,700	A
Masonry: Limestone	60%			LIFE	**	3-5	\$2,211,900	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<b>Windows</b>								
Aluminum	50%			2027	**	5	\$53,300	A
Bronze/Brass	50%			2031	**	5	\$138,900	A
<b>Parapets</b>								
Masonry: Brick	35%			LIFE	**	3	\$104,100	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
Masonry: Brick	10%	Now	\$47,600	LIFE	**	3	\$29,700	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : PARAPETS FACING COURTYARD</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : AT COURTYARD</i>								
Masonry: Granite	5%			LIFE	**	3	\$15,700	A
Masonry: Limestone	50%			LIFE	**	3	\$156,600	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
<b>Roof</b>								
Built-Up (BUR)	50%			2011	\$428,100			A
Granite Panels	50%			LIFE	**	5	\$28,800	A
<b>Interior</b>								
Floors								
Carpet	5%	Now	\$38,200	2010	\$191,000	3	\$41,900	C
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i> <i>Location : Various Locations</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Various Locations</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$12,100	C
Marble Panels	15%			LIFE	**	5	\$100,600	C
Terrazzo	30%			LIFE	**	8	\$160,800	C
Vinyl Tile	45%			2026	**	5	\$61,500	C

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

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

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

## Interior

## Interior Walls

Cast Stone/Terra Cotta	5%			LIFE	**	5	\$44,900	C
Gypsum Board	10%			LIFE	**	5	\$9,100	C
Metal Panel	5%			LIFE	**	5	\$11,000	C
Marble Panels	30%			LIFE	**	5	\$173,000	C
Plaster	40%			LIFE	**	5	\$91,200	C
Wood	10%			LIFE	**	5	\$17,200	C

## Ceilings

AcousTileConcealSpLn	5%			2014	\$249,300	5	\$7,700	B
AcousTileSusp.Lay-In	40%			2014	\$1,726,900	5	\$61,800	B
Plaster	55%			LIFE	**	5	\$58,200	B

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

## Under 600 Volts

## Switchgear

Air Circuit Breaker	50%	2-4	\$141,700	2041	**	3-5	\$9,800	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Fused Disc Sw	25%			2021	**	3-5	\$6,200	B
Molded Case Bkrs	25%			2011	\$70,900	3-5	\$7,200	B

## Raceway

Conduit	100%			2011	\$384,200			B
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## Panelboards

Fused Knife Sw	5%	2-4	\$19,300	2036	**	3	\$1,100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	45%			2019	**	3	\$10,300	B
Molded Case Bkrs	50%			2010	\$193,300	3	\$11,500	B

## Wiring

Rubber	60%			2010	\$260,800			B
Thermoplastic	40%			2011	\$173,800			B

## Motor Controllers

Locally Mounted	100%			2016	**	5	\$20,400	B
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## Lighting

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lighting								
General Lighting								
Emergency	5%			2011	\$17,300	2	\$5,900	B
Exit	5%			2011	\$13,700	2	\$5,200	B
Fluorescent	40%			2011	\$1,024,900	2	\$500,800	B
HID	5%			2011	\$90,100	2	\$62,600	B
Incandescent	45%			2006	\$1,153,000	2	\$563,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2031	**	4	\$15,300	B
Conversion Equipment								
Steam Boiler	100%			2024	**	3	\$168,200	B
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$63,700	B
Terminal Devices								
Air Handler	25%	Now	\$66,400	2011	\$663,800			B
Convactor/Radiator	60%			2024	**	2	\$186,000	B
Fan Coil Unit/Heat	10%			2016	**	4	\$3,700	B
Fan Coil Unit/Heat	5%			2016	**	4	\$1,800	B

Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$4,400	B
Conversion Equipment								
Centrifugal Compr El	100%			2031	**	5	\$5,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%	Now	\$120,300	2021	**	3-4	\$80,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$104,600	2016	**	4	\$36,500	B
Heat Rejection								
Water Cool Tower	100%			2012	\$1,413,600			B

## Ventilation

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Maintenance \$ are aggregated over a ten-year period.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$394,100	B
Exhaust Fans								
Interior	50%	Now	\$13,600	2016	**	3-6	\$56,900	B
	<i>Broken, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 9TH FLOOR</i>							
Roof	50%			2016	**	2-10	\$108,300	B
Plumbing								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$84,100	B
Hot Water Heater								
Single Type	100%			2012	\$114,600	3-5	\$106,200	B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2021	**			B
Sump Pump(s)								
Single Type	100%			2009	\$9,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2021	**	3	\$7,600	B

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : QUEENS CIVIL/HOUSING COURT  
**Address** : 89-17 SUTPHIN BLVD.  
**Borough** : QUEENS **Agency's Number** : 312-420  
**Program / Asset #** : DGS0042.000 / 4375 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 319,135 **Project Type** : COURTS  
**Date of Survey** : 25-Oct-1999 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,PH

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$36,600	\$377,000
Interior Architecture			\$444,600
Mechanical		\$186,500	\$186,500
<b>Total</b>		<b>\$223,100</b>	<b>\$1,008,100</b>
Priority A		\$36,600	\$377,000
Priority B		\$186,500	\$186,500
Priority C			\$444,600
<b>Total</b>		<b>\$223,100</b>	<b>\$1,008,100</b>

<b>EXPENSE BUDGET</b>		<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$1,300	\$58,800	\$348,100
Interior Architecture			\$56,800		
Electrical		\$136,300	\$4,900	\$155,100	\$25,900
Mechanical		\$41,900	\$28,800	\$116,700	\$37,900
Elevators/Escalators		\$54,300	\$54,300	\$54,300	\$54,300
<b>Total</b>		<b>\$232,400</b>	<b>\$146,100</b>	<b>\$384,900</b>	<b>\$466,200</b>
Priority A			\$1,300	\$58,800	\$348,100
Priority B		\$232,400	\$88,000	\$326,100	\$118,100
Priority C			\$56,800		
<b>Total</b>		<b>\$232,400</b>	<b>\$146,100</b>	<b>\$384,900</b>	<b>\$466,200</b>



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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Granite	7%			LIFE	**	3-5	\$126,100	A
Masonry: Limestone	50%			LIFE	**	3-5	\$939,700	A
Metal Panel	10%			2037	**	5	\$23,900	A
Metal Coiling Doors	5%			2028	**	3	\$140,600	A
Window Wall	28%			2028	**	6	\$53,600	A
Windows								
Aluminum	100%			2033	**	5	\$73,100	A
Parapets								
Masonry: Granite	10%			LIFE	**	3	\$18,200	A
Masonry: Limestone	80%			LIFE	**	3	\$145,200	A
Metal Rail	10%			2024	**	3	\$4,000	A
Roof								
IRMA/Protected Membrane	100%			2019	**	5	\$120,000	A
<b>Interior</b>								
Floors								
Carpet	20%			2012	\$398,700	3	\$95,600	C
Cast in Place Concrete	20%			LIFE	**	5	\$27,700	C
Ceramic Tile	5%			2046	**	5	\$18,600	C
Terrazzo	15%			LIFE	**	8	\$45,900	C
Vinyl Tile	40%			2046	**	5	\$31,200	C
Interior Walls								
Concr Masonry Unit	20%			LIFE	**	5	\$19,900	C
Glass: Single Pane	5%			LIFE	**	5	\$22,400	C
Gypsum Board	55%			LIFE	**	5	\$29,000	C
Granite Panels	5%			LIFE	**	5	\$14,600	C
Marble Panels	10%			LIFE	**	5	\$33,300	C
Wood	5%			LIFE	**	5	\$5,000	C
Ceilings								
AcousTileConcealSpLn	25%			2024	**	5	\$22,000	B
AcousTileSusp.Lay-In	40%			2024	**	5	\$35,200	B
Exposed Concrete	20%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$6,000	B

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

Under 600 Volts

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$23,100	B
Transformers								
Dry Type	100%			2028	**	5	\$32,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : VARIOUS SIZES</i>								
Switchgear								
Air Circuit Breaker	100%			2037	**	3-5	\$15,100	B
Raceway								
Conduit	100%			2037	**			B
Panelboards								
Fused Disc Sw	10%			2033	**	3	\$1,300	B
Molded Case Bkrs	90%			2033	**	3	\$11,900	B
Wiring								
Thermoplastic	100%			2037	**			B
Motor Controllers								
Locally Mounted	5%			2028	**	5	\$600	B
Motor Control Center	95%			2028	**	5	\$11,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2028	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	3-5	\$10,700	B
Generators								
Diesel	100%			2024	**	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 400 KW CATERPILLAR</i>								
Batteries								
Lead/Acid	100%			2006	\$600			B
Lighting								
General Lighting								
Exit	5%			2019	**	2	\$3,000	B
Fluorescent	95%			2019	**	2	\$678,400	B

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

Heating

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
<b>Heating</b>									
Energy Source									
Fuel Oil	10%			2041	**	4	\$1,300	B	
Natural Gas	90%			2041	**	3	\$5,200	B	
Conversion Equipment									
Hot Water Boiler	100%			2031	**	3	\$82,800	B	
Distribution									
Hot Wtr Piping/Pump	100%			2036	**	3-4	\$43,300	B	
Terminal Devices									
Air Handler/Cool/Ht	60%			2021	**	4	\$21,400	B	
Convector/Radiator	10%			2031	**	2	\$17,700	B	
Fan Coil Unit/Heat	30%			2021	**	4	\$9,400	B	
<b>Air Conditioning</b>									
Energy Source									
Electricity	100%			2036	**	5	\$2,500	B	
Conversion Equipment									
Reciprocating Compr	100%			2026	**	5	\$373,000	B	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Penthouse</i>					
				<i>Explanation : ROTARY SCREW</i>					
Distribution									
Chilled Wtr Pipe/Pmp	100%			2041	**	3-4	\$64,000	B	
Terminal Devices									
Air Handler/Cool/Ht	50%			2021	**	4	\$15,600	B	
Fan Coil - Cool/Heat	50%			2021	**			B	
Heat Rejection									
Water Cool Tower	100%			2016	**			B	
<b>Ventilation</b>									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2	\$224,800	B	
Exhaust Fans									
Interior	80%			2021	**	3-10	\$80,200	B	
Roof	20%			2021	**	2-10	\$24,700	B	
<b>Plumbing</b>									
H/C Water Piping									
Single Type	100%			2031	**	3-5	\$48,000	B	
Hot Water Heater									
Single Type	100%			2016	**	3-5	\$60,600	B	
Sanitary Piping									
Single Type	100%			2041	**			B	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Storm Drain Piping Single Type	100%			2041	**			B
Sump Pump(s) Single Type	100%			2016	**	4	\$1,300	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : QUEENS CRIMINAL COURTS  
**Address** : 125-01 QUEENS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-418  
**Program / Asset #** : DGS0026.000 / 2764 **Yr Built/Renovated** : 1961 / 1995  
**Area Sq Ft** : 619,000 **Project Type** : COURTS  
**Date of Survey** : 18-Oct-1999 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,6,8,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$1,212,600	\$798,800
Interior Architecture	\$53,800	\$806,300
Electrical	\$185,500	\$2,763,200
Mechanical	\$106,200	\$1,867,500
<b>Total</b>	<b>\$1,558,200</b>	<b>\$6,235,700</b>
Priority A	\$1,212,600	\$798,800
Priority B	\$291,800	\$4,681,900
Priority C	\$53,800	\$755,100
<b>Total</b>	<b>\$1,558,200</b>	<b>\$6,235,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$500	\$16,500	\$812,800
Interior Architecture	\$58,800	\$62,600		\$3,000
Electrical	\$180,800	\$130,500	\$182,600	\$116,500
Mechanical		\$48,200	\$200,800	\$50,300
Elevators/Escalators	\$94,700	\$94,700	\$94,700	\$94,700
<b>Total</b>	<b>\$334,300</b>	<b>\$336,600</b>	<b>\$494,600</b>	<b>\$1,077,300</b>
Priority A		\$500	\$16,500	\$812,800
Priority B	\$334,300	\$273,400	\$478,100	\$264,500
Priority C		\$62,600		
<b>Total</b>	<b>\$334,300</b>	<b>\$336,600</b>	<b>\$494,600</b>	<b>\$1,077,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Aluminum	2%			2037	**	3	\$49,400	A
Masonry: Brick	10%			LIFE	**	5	\$109,000	A
Masonry: Brick	13%	Now	\$119,900	LIFE	**	5	\$141,700	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSE AT WEST WING</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : PENTHOUSE AT EAST WING</i>								
Masonry: Limestone	10%			LIFE	**	3-5	\$389,900	A
Masonry: Limestone	60%	4+	\$827,600	LIFE	**	3-5	\$2,339,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : NORTH AND SOUTH FACADES</i>								
Window Wall	5%			2028	**	6	\$19,800	A
<b>Windows</b>								
Aluminum	25%			2033	**	5	\$45,300	A
Aluminum	70%			2027	**	5	\$126,800	A
Glass Block	5%			LIFE	**	5	\$4,800	A
<b>Parapets</b>								
Concr Masonry Unit	20%			LIFE	**	3	\$22,200	A
Masonry: Brick	20%			LIFE	**	3	\$27,000	A
Masonry: Brick	20%	Now	\$39,600	LIFE	**	3	\$27,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1961 PENTHOUSE</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1961 PENTHOUSE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1961 PENTHOUSE</i>								
Masonry: Limestone	35%	Now	\$62,200	LIFE	**	3	\$49,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT COPING 1961 WING</i>								
Metal Rail	5%			2024	**	3	\$1,600	A
<b>Roof</b>								
Built-Up (BUR)	10%			2016	**			A
IRMA/Protected Membrane	25%			2019	**	5	\$55,600	A
Modified Bitumen	65%	Now	\$99,900	2019	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER MECHANICAL ROOM AT EAST WING</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER MECHANICAL ROOM AT EAST WING</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOMS 833 AND 851 AT WEST WING</i>								

**Interior**

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2012	\$634,600	3	\$152,200	C
Cast in Place Concrete	7%			LIFE	**	5	\$20,500	C
Ceramic Tile	3%			2046	**	5	\$23,700	C
Granite Panels	5%			LIFE	**	5	\$23,000	C
Terrazzo	5%			LIFE	**	8	\$32,400	C
Vinyl Tile	15%			2046	**	5	\$24,800	C
Vinyl Tile	50%			2046	**	5	\$82,800	C
<b>Interior Walls</b>								
Concr Masonry Unit	5%			LIFE	**	5	\$3,900	C
Gypsum Board	15%			LIFE	**	5	\$6,200	C
Masonry: Brick	5%			LIFE	**	5	\$12,400	C
Marble Panels	5%			LIFE	**	5	\$13,000	C
Plaster	65%			LIFE	**	5	\$66,700	C
Wood	5%			LIFE	**	5	\$3,900	C
<b>Ceilings</b>								
AcousTileConcealSpLn	17%			2024	**	5	\$31,800	B
AcousTileConcealSpLn	30%			2020	**	5	\$56,100	B
Exposed Struc: Steel	5%			LIFE	**			B
Glass: Susp Panels	3%			2028	**	10	\$3,000	B
Gypsum Board	5%			LIFE	**	5	\$4,300	B
Plaster	35%			LIFE	**	5	\$44,800	B
Plaster	5%	Now	\$30,800	LIFE	**	5	\$6,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOMS 833 AND 851</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : ROOMS 833 AND 851</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Air Circuit Breaker	65%			2011	\$219,100	3-5	\$22,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-4000A MAIN AIR CIRCUIT BREAKERS IN THE SWITCHBOARD</i>								
Fused Disc Sw	35%			2031	**	3-5	\$9,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-3000A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	35%			2031	**			B
Conduit	65%			2011	\$304,600			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2027	**	3	\$2,600	B
Molded Case Bkrs	60%			2010	\$283,000	3	\$15,300	B
Molded Case Bkrs	30%			2027	**	3	\$7,700	B
<b>Wiring</b>								
Braided Cloth	35%	2-4	\$185,500	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	65%			2031	**			B
<b>Motor Controllers</b>								
Locally Mounted	15%			2024	**	5	\$3,400	B
Locally Mounted	35%			2016	**	5	\$8,000	B
Locally Mounted	35%			2009	\$311,000	5	\$8,000	B
Motor Control Center	15%			2024	**	5	\$3,400	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Struct. Steel Conn.	50%			2024	**			B
Struct. Steel Conn.	50%			2009	\$3,200			B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2024	**	3-5	\$10,400	B
Automatic	50%			2009	\$4,700	3-5	\$10,400	B
<b>Generators</b>								
Diesel	100%			2020	**	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : CATERPILLAR 400KW</i>								
<b>Batteries</b>								
Nickel Cadium	100%			2006	\$600			B
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	5%			2016	**	2	\$6,400	B
Fluorescent	58%			2011	\$1,645,500	2	\$878,900	B
Fluorescent	35%			2016	**	2	\$530,400	B
HID	2%			2016	**	2	\$30,300	B

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
District Steam	80%			2031	**	5	\$87,900	B
Fuel Oil	5%			2031	**	4	\$900	B
Natural Gas	15%			2031	**	3	\$1,300	B
Conversion Equipment								
Hot Water Boiler	20%			2024	**	3	\$32,400	B
PRV/L.P. Steam	80%			2020	**			B
Distribution								
Hot Wtr Piping/Pump	20%			2027	**	3-4	\$16,900	B
Steam Piping/Pump	80%			2031	**	3	\$56,900	B
Terminal Devices								
Air Handler	70%			2016	**			B
Convactor/Radiator	10%			2024	**	2	\$34,600	B
Fan Coil Unit/Heat	20%			2016	**	4	\$8,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2027	**	5	\$4,900	B
Conversion Equipment								
Centrifugal Compr El	80%			2031	**	5	\$4,500	B
Int Pkg Unit - Cool	10%			2012	\$647,200			B
Ext Pkg Unit - Cool	10%			2020	**			B
Distribution								
Chilled Wtr Pipe/Pmp	80%			2031	**	3-4	\$72,000	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$40,700	B
Heat Rejection								
Air Condenser Unit	20%			2020	**			B
Water Cool Tower	80%			2012	\$1,154,100			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$439,600	B
Exhaust Fans								
Interior	90%			2016	**	3-10	\$176,500	B
Roof	10%			2016	**	2-10	\$24,200	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$93,800	B
HW Heat Exchanger								
Single Type	100%			2020	**			B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Single Type	100%			2021	* *			B
Storm Drain Piping Single Type	100%			2031	* *			B
Sump Pump(s) Single Type	100%			2012	\$9,000	4	\$1,300	B
Non-Water Piping Single Type	100%			2031	* *	3	\$8,500	B

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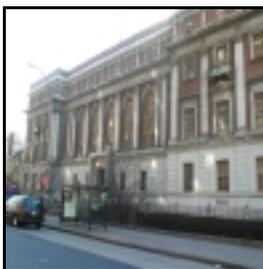
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : QUEENS FAMILY COURT  
**Address** : 89-14 PARSONS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-419  
**Program / Asset #** : DGS0030.000 / 2040 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 122,000 **Project Type** : COURTS  
**Date of Survey** : 19-Oct-1999 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$1,996,800	\$359,400
Interior Architecture	\$105,600	\$812,000
Electrical	\$63,900	\$733,000
Mechanical	\$61,100	\$371,400
<b>Total</b>	<b>\$2,227,400</b>	<b>\$2,275,800</b>
Priority A	\$1,996,800	\$359,400
Priority B	\$125,000	\$1,578,300
Priority C	\$105,600	\$338,100
<b>Total</b>	<b>\$2,227,400</b>	<b>\$2,275,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$33,200	\$2,200		\$79,600
Interior Architecture		\$6,200	\$37,700	
Electrical	\$81,000	\$6,900	\$49,000	\$900
Mechanical	\$100	\$34,800	\$40,600	\$16,500
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$143,800</b>	<b>\$79,700</b>	<b>\$156,900</b>	<b>\$126,600</b>
Priority A	\$33,200	\$2,200		\$79,600
Priority B	\$110,700	\$71,400	\$119,200	\$47,000
Priority C		\$6,200	\$37,700	
<b>Total</b>	<b>\$143,800</b>	<b>\$79,700</b>	<b>\$156,900</b>	<b>\$126,600</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 2040**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$245,900	LIFE	**	3-5	\$41,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Spandrels</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Spandrels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Spandrels</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$532,500	LIFE	**	5	\$104,900	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Chimney, Bulkhead, Fan Room</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Stair(s)</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout rear of 1930 bldg.</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney, penthouse.</i>								
Masonry: Brick	32%	Now	\$284,000	LIFE	**	5	\$83,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout northeast corner along 3rd.fl.spandrel of 1990 section.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout spandrels of 1990 section.</i>								
Masonry: Granite	3%			LIFE	**	3-5	\$27,000	A
Masonry: Limestone	10%	4+	\$33,200	LIFE	**	3-5	\$93,800	A
<i>Paint Peeling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout 1930 wing.</i>								
Pre-Cast Concrete	10%	Now	\$94,900	LIFE	**	3-5	\$68,800	A
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout 3rd floor spandrels of 1990 section.</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 2040**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Windows</b>								
Aluminum	40%			2019	**	5	\$9,300	A
Metal/Detention Type	10%			2024	**	5	\$6,600	A
Steel	50%	Now	\$460,000	2026	**	5	\$11,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$41,100	LIFE	**	3	\$5,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cornice</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Masonry: Brick	45%	Now	\$282,100	LIFE	**	3	\$19,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Lower Roof</i>								
<i>Spalling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout inside face of 1930 section.</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout inside face of 1930 section.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout, Inside Face of 1930 section.</i>								
Masonry: Brick	45%	Now	\$56,400	LIFE	**	3	\$19,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout 1990 section.</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 1990 section.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout 1990 section.</i>								
<hr/>								
<b>Roof</b>								
Metal Panel	5%			2016	**	5	\$4,400	A
Single Ply Membrane	95%			2011			\$170,700	A

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 2040**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2007	\$34,900	3	\$8,400	C
Terrazzo	20%			LIFE	**	8	\$21,400	C
Vinyl Tile	45%			2026	**	5	\$12,300	C
Vinyl Tile	30%			2014	\$338,100	5	\$8,200	C
<b>Interior Walls</b>								
Concr Masonry Unit	35%			LIFE	**	5	\$4,300	C
Gypsum Board	20%			LIFE	**	5	\$1,300	C
Plaster	35%	Now	\$105,600	LIFE	**	5	\$5,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor at 1930 section.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor at 1930 section.</i>								
Plywood/Hardboard	10%			LIFE	**	5	\$500	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2014	\$473,900	5	\$18,500	B
Plaster	40%			LIFE	**	5	\$8,500	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2011	\$26,600	5	\$8,800	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2011	\$77,800	3-5	\$6,400	B
<b>Raceway</b>								
Conduit	50%			2031	**			B
Conduit	50%			2011	\$45,600			B
<b>Panelboards</b>								
Molded Case Bkrs	50%			2010	\$39,300	3	\$2,500	B
Molded Case Bkrs	50%			2027	**	3	\$2,500	B
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$31,700	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	50%			2031	**			B
Thermoplastic	20%			2021	**			B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 2040**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2009	\$87,500	5	\$3,100	B
Motor Control Center	30%			2009	\$37,500	5	\$1,300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : COVERED WITH INSULATION</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,400	3-5	\$4,100	B
Generators								
Diesel	100%			2007	\$63,900	5	\$700	B
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$2,500	2	\$1,100	B
Fluorescent	95%			2011	\$445,300	2	\$237,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity	5%			2027	**	3	\$100	B
Fuel Oil	5%			2021	**	4	\$300	B
Natural Gas	90%			2031	**	3	\$1,500	B
Conversion Equipment								
Steam Boiler	95%			2024	**	3	\$35,100	B
Unit	5%			2012	\$21,800	5	\$600	B
Heater-Stm/HW/Elec								
Distribution								
Steam Piping/Pump	100%			2031	**	3	\$14,000	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2016	**	4	\$5,500	B
Convactor/Radiator	40%			2024	**	2	\$27,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	**	5	\$1,000	B

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 2040**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Conversion Equipment								
Reciprocating Compr	85%			2020	**	5	\$122,200	B
Ext Pkg Unit - Cool	15%			2014	\$68,600			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$17,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	**	4	\$8,000	B
Heat Rejection								
Air Condenser Unit	15%			2020	**			B
Water Cool Tower	85%			2012	\$241,700			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$86,600	B
Exhaust Fans								
Interior	90%			2016	**	3-10	\$34,800	B
Roof	10%			2016	**	2-10	\$4,800	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$18,500	B
HW Heat Exchanger								
Single Type	100%			2014	\$30,700			B
Sanitary Piping								
Single Type	100%			2021	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B
Sump Pump(s)								
Single Type	100%			2012	\$9,000	4	\$1,300	B

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

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**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 / 1993  
**Area Sq Ft** : 308,200 **Project Type** : COURTS  
**Date of Survey** : 09-Nov-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6,7

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$1,374,600	\$377,100
Interior Architecture		\$529,800
Electrical	\$397,800	\$1,111,700
Mechanical	\$311,000	\$3,387,200
<b>Total</b>	<b>\$2,083,500</b>	<b>\$5,405,800</b>
Priority A	\$1,374,600	\$377,100
Priority B	\$708,900	\$4,552,700
Priority C		\$476,000
<b>Total</b>	<b>\$2,083,500</b>	<b>\$5,405,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$23,600		\$5,700	\$613,900
Interior Architecture	\$28,100		\$26,600	\$23,700
Electrical	\$138,100	\$600	\$144,900	\$4,800
Mechanical	\$44,900	\$38,100	\$140,700	\$25,800
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
<b>Total</b>	<b>\$303,700</b>	<b>\$107,700</b>	<b>\$387,100</b>	<b>\$737,400</b>
Priority A	\$23,600		\$5,700	\$613,900
Priority B	\$256,400	\$107,700	\$354,800	\$99,700
Priority C	\$23,700		\$26,600	\$23,700
<b>Total</b>	<b>\$303,700</b>	<b>\$107,700</b>	<b>\$387,100</b>	<b>\$737,400</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Granite	10%			LIFE	**	3-5	\$204,500	A
Masonry: Limestone	90%	4+	\$679,000	LIFE	**	3-5	\$1,919,200	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Doors-Exterior , Balconey, spandrels.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<hr/>								
Windows								
Aluminum	95%			2028	**	5	\$72,400	A
Steel	5%			2015	**	5	\$7,700	A
<hr/>								
Parapets								
Masonry: Limestone	100%	Now	\$659,500	LIFE	**	3	\$88,000	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
<hr/>								
Roof								
Built-Up (BUR)	35%			2017	**			A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 100%</i>								
Copper/Terne	60%			2040	**	5	\$39,600	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 100%</i>								
Skylight, Metal/Glass	5%			2022	**	3	\$17,100	A
<hr/>								
<b>Interior</b>								
Floors								
Carpet	15%			2011	\$296,600	3	\$94,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$13,700	C
Ceramic Tile	5%			2027	**	5	\$18,500	C
Marble Panels	5%			LIFE	**	5	\$19,000	C
Terrazzo	20%			LIFE	**	8	\$60,600	C
Vinyl Tile	45%			2027	**	5	\$34,800	C
<hr/>								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$5,300	C
Travertine Panels	15%			LIFE	**	5	\$52,400	C
Plaster	15%			LIFE	**	5	\$19,900	C
Plaster	35%			LIFE	**	5	\$46,500	C
Wood	25%			LIFE	**	5	\$25,100	C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	10%			2015	**	5	\$8,700	B
Plaster	20%			LIFE	**	5	\$12,000	B
Plaster	70%			LIFE	**	5	\$41,900	B

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2012	\$26,600	5	\$11,100	B
Fused Disc Sw	50%			2022	**	5	\$11,100	B
<b>Switchgear</b>								
Fused Disc Sw	40%			2022	**	3-5	\$5,500	B
Molded Case Bkrs	60%			2022	**	3-5	\$8,200	B
<b>Raceway</b>								
Conduit	100%			2012	\$234,300			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2020	**	3	\$1,700	B
Molded Case Bkrs	60%			2011	\$141,500	3	\$10,200	B
Molded Case Bkrs	30%			2020	**	3	\$5,100	B
<b>Wiring</b>								
Thermoplastic	100%			2012	\$265,100			B
<b>Motor Controllers</b>								
Locally Mounted	60%			2010	\$266,500	5	\$6,800	B
Motor Control Center	40%			2010	\$177,700	5	\$4,500	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2017	**			B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2017	**	2	\$3,300	B
Exit	5%			2012	\$7,100	2	\$3,000	B
Fluorescent	55%			2017	**	2	\$389,600	B
HID	5%			2017	**	2	\$35,400	B
Incandescent	30%			2007	\$397,800	2	\$212,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	100%			2012	\$454,800	4	\$8,700	B
<b>Conversion Equipment</b>								
Steam Boiler	100%			2010	\$820,600	3	\$95,100	B
<b>Distribution</b>								
Steam Piping/Pump	100%			2022	**	3	\$36,000	B

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Air Handler	20%	Now	\$55,000	2012	\$274,900			B
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : steam coils in air handling units have been disconnected because they were leaking</i>							
Convector/Radiator	80%			2017	**	2	\$140,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	**	5	\$2,500	B
Conversion Equipment								
Centrifugal Compr El	50%			2012	\$316,400	5	\$1,400	B
Int Pkg Unit - Cool	20%			2010	\$656,500			B
No Component	30%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$53,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2012	\$757,800	4	\$20,700	B
Heat Rejection								
Air Condenser Unit	20%			2015	**			B
Water Cool Tower	50%			2006	\$256,100			B
No Component	30%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$223,000	B
Exhaust Fans								
Interior	95%			2012	\$61,100	3-10	\$106,400	B
Roof	5%			2012	\$10,100	2-10	\$6,700	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$64,400	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,000	4	\$2,000	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : STATEN ISLAND CIVIL COURT  
**Address** : 927 CASTLETON AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : 310-503  
**Program / Asset #** : DGS0038.000 / 4166 **Yr Built/Renovated** : 1927 / 1997  
**Area Sq Ft** : 18,000 **Project Type** : COURTS  
**Date of Survey** : 07-Nov-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,att

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$47,700	\$56,400
<b>Total</b>	<b>\$47,700</b>	<b>\$56,400</b>
Priority A	\$47,700	\$56,400
<b>Total</b>	<b>\$47,700</b>	<b>\$56,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$33,700			\$18,600
Interior Architecture	\$15,700	\$3,000	\$200	
Electrical	\$10,500	\$200	\$10,600	
Mechanical	\$6,200	\$1,300	\$11,000	\$500
<b>Total</b>	<b>\$66,100</b>	<b>\$4,500</b>	<b>\$21,900</b>	<b>\$19,100</b>
Priority A	\$33,700			\$18,600
Priority B	\$21,400	\$1,500	\$21,600	\$500
Priority C	\$11,000	\$3,000	\$200	
<b>Total</b>	<b>\$66,100</b>	<b>\$4,500</b>	<b>\$21,900</b>	<b>\$19,100</b>



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	80%	4+	\$47,700	LIFE	**	5	\$56,400	A
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : Above lintels, basement level</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 4%</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 : 20%</i> <i>Location : Throughout</i>							
Masonry: Limestone	15%			LIFE	**	3-5	\$54,900	A
	<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i> <i>Location : Throughout</i>							
Wood	5%	4+	\$14,300	2024	**	3-5	\$9,600	A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i> <i>Location : Around windows</i>							
<hr/>								
Windows								
Aluminum	100%			2030	**	5	\$4,800	A
<hr/>								
Roof								
Asphalt Shingle	100%			2023	**	5	\$10,900	A
	<i>Drains Clogged, Extent : Light, Area Affected : 10%</i> <i>Location : Around windows</i>							
	<i>Miss/Damgd Flashings, Extent : Light, Area Affected : 5%</i> <i>Location : Around windows</i>							
	<i>Recent Installation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>							
<hr/>								
<b>Interior</b>								
Floors								
Carpet	25%			2015	**	3	\$9,000	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	2%			2022	**	5	\$500	C
Marble Panels	2%			LIFE	**	5	\$1,200	C
Terrazzo	5%			LIFE	**	8	\$2,300	C
Vinyl Tile	66%			2049	**	5	\$3,900	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i>							
<hr/>								
Interior Walls								
Plaster	80%	Now	\$8,500	LIFE	**	5	\$4,500	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i> <i>Location : 2nd Floor womens room</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i> <i>Location : Basement, Corridor at bottom of stair</i>							
Wood	20%			LIFE	**	5	\$1,700	C

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

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

## Interior

## Ceilings

Exposed Concrete	20%			LIFE	**			B
Plaster	60%			LIFE	**	5	\$5,500	B
Plaster	20%	4+	\$2,000	LIFE	**	5	\$900	B

*Water Penetration, Extent : Moderate, Area Affected : 5%*  
*Location : Courtrooms*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2034	**	5	\$1,100	B
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## Switchgear

Molded Case Bkrs	100%			2034	**	3-5	\$800	B
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## Raceway

Conduit	95%			2034	**			B
Conduit	5%			2040	**			B

## Panelboards

Molded Case Bkrs	95%			2030	**	3	\$700	B
Molded Case Bkrs	5%			2036	**	3		B

## Wiring

Thermoplastic	95%			2034	**			B
Thermoplastic	5%			2040	**			B

## Ground

## Grounding Devices

Not Accessible	100%							D
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## Lighting

## General Lighting

Emergency	1%			2019	**	2	\$100	B
Exit	2%			2019	**	2	\$100	B
Fluorescent	77%			2019	**	2	\$41,500	B
Incandescent	20%			2019	**	2	\$10,800	B

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

## Heating

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	**	3	\$200	B
Conversion Equipment								
Steam Boiler	100%			2031	**	3	\$5,500	B
Distribution								
Hot Wtr Piping/Pump	20%			2030	**	3-4	\$700	B
Steam Piping/Pump	80%			2034	**	3	\$1,700	B
Terminal Devices								
Convactor/Radiator	100%			2027	**	2	\$10,100	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$16,000	B
Exhaust Fans								
Roof	100%			2019	**	2-10	\$7,700	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	3-5	\$2,700	B
Hot Water Heater								
Gas Fired	100%			2012	\$3,400	3-5	\$3,400	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	20%			2044	**			B
Cast Iron	80%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
Non-Water Piping								
Natural Gas	100%			2044	**	3	\$300	B

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : STATEN ISLAND CRIMINAL COURT  
**Address** : 67 TARGEE STREET  
**Borough** : STATEN ISLAND                      **Agency's Number** : 310-504  
**Program / Asset #** : DGS0039.000 / 4165                      **Yr Built/Renovated** : 1930 / 1993  
**Area Sq Ft** : 21,500                      **Project Type** : COURTS  
**Date of Survey** : 04-Dec-2002                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$215,200	\$63,400
Electrical		\$86,700
Mechanical		\$338,900
<b>Total</b>	<b>\$215,200</b>	<b>\$489,100</b>
Priority A	\$215,200	\$63,400
Priority B		\$425,600
<b>Total</b>	<b>\$215,200</b>	<b>\$489,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$27,900			\$9,600
Interior Architecture	\$23,400		\$300	\$1,200
Electrical		\$10,500	\$500	\$10,400
Mechanical	\$800	\$4,100	\$2,300	\$4,300
<b>Total</b>	<b>\$52,200</b>	<b>\$14,700</b>	<b>\$3,200</b>	<b>\$25,500</b>
Priority A	\$27,900			\$9,600
Priority B	\$7,800	\$14,700	\$3,200	\$14,700
Priority C	\$16,400			\$1,200
<b>Total</b>	<b>\$52,200</b>	<b>\$14,700</b>	<b>\$3,200</b>	<b>\$25,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$107,400	LIFE	**	5	\$63,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : 1st Floor, South Facade, East Facade, West Facade</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i> <i>Location : 1st Floor window lintels at the south.east and west sides.</i>								
Masonry: Limestone	10%	4+	\$44,600	LIFE	**	3-5	\$25,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> <i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i> <i>Location : Main Entrance</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$15,500	2030	**	5	\$2,400	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$63,200	LIFE	**	3	\$7,200	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 38%</i> <i>Location : Inside Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : North Facade, South Facade, East Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : North Facade, South Facade, East Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 55%</i> <i>Location : Inside Face</i>								
Masonry: Limestone	10%	Now	\$2,100	LIFE	**	3	\$800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	90%	0-2	\$10,300	2019	**			A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i> <i>Location : Main Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i> <i>Location : Main Entrance</i>								
Copper/Terne	10%			2029	**	5	\$1,400	A

**Interior**

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

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

\*\* 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2010	\$15,000	3	\$4,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$2,100	C
Mosaic Tile	5%			2034	**	5	\$3,500	C
Marble Panels	5%			LIFE	**	5	\$2,900	C
Terrazzo	25%			LIFE	**	8	\$11,500	C
Vinyl Tile	45%			2029	**	5	\$2,600	C
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	C
Ceramic Tile	5%			LIFE	**	5	\$800	C
Masonry: Brick	5%			LIFE	**	5	\$1,400	C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**	5	\$1,400	C
Plaster	65%			LIFE	**	5	\$7,300	C
Wood	10%			LIFE	**	5	\$900	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2017	**	5	\$700	B
Exposed Concrete	10%			LIFE	**			B
Plaster	80%	Now	\$7,000	LIFE	**	5	\$3,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 105 And Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 105 And Lobby</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	**	5	\$1,300	B
<b>Switchgear</b>								
Molded Case Bkrs	100%			2024	**	3-5	\$1,000	B
<b>Raceway</b>								
Conduit	50%			2024	**			B
Conduit	50%			2014	\$10,600			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2022	**	3	\$900	B
<b>Wiring</b>								
Thermoplastic	100%			2024	**			B

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

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

## Under 600 Volts

## Motor Controllers

Locally Mounted	50%			2019	**	5	\$400	B
Locally Mounted	50%			2012	\$6,800	5	\$400	B

## Lighting

## General Lighting

Emergency	2%			2014	\$300	2	\$100	B
Exit	2%			2014	\$200	2	\$100	B
Fluorescent	86%			2014	\$86,700	2	\$46,300	B
Incandescent	10%			2014	\$10,100	2	\$5,400	B

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

## Heating

## Energy Source

Natural Gas	100%			2024	**	3	\$300	B
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## Conversion Equipment

Steam Boiler	100%			2019	**	3	\$6,500	B
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## Distribution

Steam Piping/Pump	100%			2014	\$121,900	3	\$3,300	B
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## Terminal Devices

Convactor/Radiator	100%			2012	\$164,900	2	\$12,000	B
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## Ventilation

## Exhaust Fans

Roof	30%			2014	\$4,200	2-10	\$2,800	B
No Component	70%							D

## Plumbing

## H/C Water Piping

Galv Iron/Steel	100%			2012	\$52,100	3-5	\$3,300	B
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## HW Heat Exchanger

Low Temp	100%			2040	**			B
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*Recent Replace Evident, Extent : Moderate, Area Affected : 100%  
Location : Coil Located In Boiler*

## Sanitary Piping

Cast Iron	100%			2044	**			B
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## Storm Drain Piping

Cast Iron	100%			2024	**			B
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## Sump Pump(s)

Rigid Piping	100%			2014	\$9,000	4	\$2,000	B
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*Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : STATEN ISLAND SUPREME COURT  
**Address** : 18 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : 312-502  
**Program / Asset #** : DGS0032.000 / 2042 **Yr Built/Renovated** : 1919 /  
**Area Sq Ft** : 63,200 **Project Type** : COURTS  
**Date of Survey** : 10-Jan-2001 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ATT

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$116,100
Interior Architecture			\$132,900
Electrical		\$70,900	\$385,000
Mechanical			\$84,000
<b>Total</b>		<b>\$70,900</b>	<b>\$717,900</b>
Priority A			\$116,100
Priority B		\$70,900	\$469,000
Priority C			\$132,900
<b>Total</b>		<b>\$70,900</b>	<b>\$717,900</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$4,900		\$31,400	\$200,700
Interior Architecture	\$5,100	\$1,100	\$9,700	
Electrical	\$27,800	\$31,500	\$900	\$32,700
Mechanical	\$14,200	\$13,500	\$24,000	\$2,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$59,900</b>	<b>\$54,000</b>	<b>\$73,900</b>	<b>\$243,900</b>
Priority A	\$4,900		\$31,400	\$200,700
Priority B	\$49,900	\$54,000	\$32,800	\$43,200
Priority C	\$5,100		\$9,700	
<b>Total</b>	<b>\$59,900</b>	<b>\$54,000</b>	<b>\$73,900</b>	<b>\$243,900</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Limestone	100%			LIFE	**	3-5	\$653,400	A
Windows								
Aluminum	100%			2028	**	5	\$15,400	A
Parapets								
Masonry: Limestone	100%			LIFE	**	3	\$26,800	A
Roof								
Metal Panel	85%			2017	**	5	\$62,700	A
Modified Bitumen	5%			2012	\$16,600			A
Skylight, Metal/Glass	10%			2038	**	3	\$19,600	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Interior</b>								
Floors								
Carpet	25%			2013	\$132,900	3	\$29,200	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,700	C
Ceramic Tile	5%			2040	**	5	\$4,500	C
Marble Panels	15%			LIFE	**	5	\$14,000	C
Terrazzo	20%			LIFE	**	8	\$14,900	C
Vinyl Tile	30%			2040	**	5	\$5,700	C
Interior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,100	C
Plaster	25%			LIFE	**	5	\$2,600	C
Plaster	55%			LIFE	**	5	\$5,700	C
Wood	10%			LIFE	**	5	\$800	C
Ceilings								
AcousTileSusp.Lay-In	10%			2021	**	5	\$2,100	B
Exposed Concrete	5%			LIFE	**			B
Plaster	15%			LIFE	**	5	\$2,200	B
Plaster	70%			LIFE	**	5	\$10,300	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%	2-4	\$15,200	2042	**	5	\$1,900	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								

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

\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Molded Case Bkrs	100%	2-4	\$70,900	2042	**	3-5	\$2,100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<b>Raceway</b>								
Conduit	80%			2012	\$52,000			B
Conduit	20%			2022	**			B
<b>Panelboards</b>								
Molded Case Bkrs	70%			2020	**	3	\$2,400	B
Molded Case Bkrs	15%			2011	\$7,300	3	\$500	B
Molded Case Bkrs	15%			2028	**	3	\$400	B
<b>Wiring</b>								
Braided Cloth	15%	2-4	\$11,100	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	75%			2022	**			B
Thermoplastic	10%			2032	**			B
<b>Motor Controllers</b>								
Locally Mounted	50%			2017	**	5	\$1,200	B
Locally Mounted	50%			2010	\$22,800	5	\$1,200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : COVERED WITH INSULATION</i>								
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2012	\$2,400	2	\$800	B
Exit	5%			2017	**	2	\$700	B
Fluorescent	85%			2012	\$303,000	2	\$148,000	B
Incandescent	5%			2012	\$17,800	2	\$8,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2022	**	3	\$7,300	B
<b>Terminal Devices</b>								
Convactor/Radiator	90%			2017	**	2	\$31,800	B
Fan Coil Unit/Heat	10%			2012	\$84,000	4	\$400	B
<b>Air Conditioning</b>								

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

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

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2028	**	5	\$500	B
<b>Conversion Equipment</b>								
Ext Pkg Unit - Cool	5%			2021	**			B
No Component	95%							D
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	100%			2017	**	2	\$9,800	B
<b>Heat Rejection</b>								
Air Condenser Unit	100%			2021	**			B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$44,900	B
<b>Exhaust Fans</b>								
Interior	50%			2012	\$31,000	3-10	\$11,300	B
Roof	50%	Now	\$2,200	2012	\$22,300	2-6	\$7,600	B
<i>Repairs In Progress, Extent : Moderate, Area Affected : 10%</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Single Type	100%			2017	**	3-5	\$13,000	B
<b>Sanitary Piping</b>								
Single Type	100%			2022	**			B
<b>Storm Drain Piping</b>								
Single Type	100%			2022	**			B
<b>Sump Pump(s)</b>								
Single Type	100%			2006	\$9,800	4	\$2,000	B
<b>Non-Water Piping</b>								
Single Type	100%			2032	**	3	\$1,200	B

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : SUPREME COURT - LONG ISLAND CITY  
**Address** : 25-10 COURT SQUARE  
**Borough** : QUEENS **Agency's Number** : 312-409  
**Program / Asset #** : DGS0029.000 / 2793 **Yr Built/Renovated** : 1874 / 1997  
**Area Sq Ft** : 67,590 **Project Type** : COURTS  
**Date of Survey** : 07-May-2001 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ATT

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$508,700	\$240,200
Interior Architecture	\$1,044,600	\$173,100
Electrical		\$368,100
Mechanical	\$41,900	\$397,000
<b>Total</b>	<b>\$1,595,200</b>	<b>\$1,178,300</b>
Priority A	\$508,700	\$240,200
Priority B	\$41,900	\$868,300
Priority C	\$1,044,600	\$69,800
<b>Total</b>	<b>\$1,595,200</b>	<b>\$1,178,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$3,100		\$3,400	\$59,100
Interior Architecture	\$55,700		\$18,200	\$5,100
Electrical	\$22,300	\$25,900	\$22,300	\$26,900
Mechanical	\$27,200	\$9,600	\$33,500	\$12,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$120,200</b>	<b>\$47,400</b>	<b>\$89,200</b>	<b>\$115,500</b>
Priority A	\$3,100		\$3,400	\$59,100
Priority B	\$112,000	\$47,400	\$67,700	\$51,300
Priority C	\$5,100		\$18,200	\$5,100
<b>Total</b>	<b>\$120,200</b>	<b>\$47,400</b>	<b>\$89,200</b>	<b>\$115,500</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Copper/Terne	5%			2040	**	5	\$2,600	A
Masonry: Brick	75%	Now	\$113,800	LIFE	**	5	\$123,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : CELL AREA</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : CELL AREA</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$28,100	A
Masonry: Limestone	15%			LIFE	**	3-5	\$88,000	A
<b>Windows</b>								
Wood	100%	Now	\$56,000	2020	**	5	\$17,200	A
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$189,000	LIFE	**	3	\$59,100	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : SOUTHEAST AND NORTHEAST CORNERS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : INTERIOR FACE</i>								
Masonry: Limestone	10%			LIFE	**	3	\$6,900	A
<b>Roof</b>								
Clay Tile	20%	Now	\$45,400	LIFE	**	5	\$4,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : MANSARD ROOF</i>								
Copper/Terne	10%			2040	**	5	\$3,600	A
IRMA/Protected Membrane	12%			2012		5	\$6,700	A
Modified Bitumen	5%			2012			\$21,100	A
Single Ply Membrane	20%	Now	\$41,500	2022	**			A
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : OVER FOURTH FLOOR</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER FOURTH FLOOR</i>								
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER FOURTH FLOOR</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : RECORD ROOM, COURT ROOM,</i>								
Single Ply Membrane	25%			2012			\$51,900	A
Skylight, Metal/Glass	8%	Now	\$63,000	2022	**	3	\$14,900	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER MAIN COURT ROOM</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : OVER MAIN COURT ROOM</i>								
<b>Interior</b>								

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>	
<b>Interior</b>									
<b>Floors</b>									
Carpet	15%			2011	\$69,800	3	\$20,400	C	
Cast in Place Concrete	10%			LIFE	**	5	\$3,000	C	
Mosaic Tile	15%			2022	**	5	\$29,800	C	
Terrazzo	10%			LIFE	**	8	\$6,500	C	
Vinyl Tile	10%	Now	\$75,000	2052	**	5	\$800	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : FOURTH FLOOR CORRIDOR</i>									
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : FOURTH FLOOR CORRIDOR</i>									
Vinyl Tile	40%			2027	**	5	\$6,700	C	
<b>Interior Walls</b>									
Fabric on Framing	15%	Now	\$212,800	2008	\$709,400	5	\$4,100	C	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : MAIN COURT ROOM</i>									
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>									
<i>Location : MAIN COURT ROOM</i>									
Plaster	10%	Now	\$47,300	LIFE	**	5	\$4,600	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : WEIGHT ROOM ON FOURTH FLOOR</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : WEIGHT ROOM ON FOURTH FLOOR</i>									
Plaster	60%			LIFE	**	5	\$27,600	C	
Wood	15%			LIFE	**	5	\$5,200	C	
<b>Ceilings</b>									
AcousTileConcealSpLn	15%			2015	**	5	\$2,900	B	
AcousTileSusp.Lay-In	15%			2015	**	5	\$2,900	B	
Embossed Metal	10%	Now	\$12,800	2017	**	5	\$2,700	B	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : BASEMENT</i>									
Fabric on Framing	15%	Now	\$20,700	2010	\$103,200	5	\$800	B	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : MAIN COURT ROOM</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
Glass: Susp Panels	5%			2025	**	10	\$500	B	
Plaster	10%	Now	\$13,800	LIFE	**	5	\$1,300	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : STORAGE ROOM AND WEIGHT ROOM ON FORTH FLOOR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
Plaster	30%			LIFE	**	5	\$3,900	B	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	**	5	\$4,900	B
Switchgear								
Fused Disc Sw	100%			2022	**	3-5	\$3,000	B
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Fused Knife Sw	10%	2-4	\$4,800	2037	**	3	\$300	B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
Molded Case Bkrs	90%			2011	\$43,500	3	\$3,300	B
Wiring								
Braided Cloth	20%	2-4	\$14,800	2037	**			B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
Thermoplastic	80%			2012	\$59,300			B
Motor Controllers								
Locally Mounted	100%			2017	**	5	\$2,500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2017	**			B
Lighting								
General Lighting								
Emergency	5%			2017	**	2	\$700	B
Exit	5%			2017	**	2	\$600	B
Fluorescent	85%			2012	\$265,300	2	\$129,600	B
Incandescent	5%			2007	\$15,600	2	\$7,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2032	**	4	\$200	B
Natural Gas	90%			2032	**	3	\$1,100	B
Conversion Equipment								
Steam Boiler	100%			2025	**	3	\$20,500	B
Distribution								
Steam Piping/Pump	100%	Now	\$41,900	2032	**	3	\$7,800	B
	<i>Leak Evident, Extent : Light, Area Affected : 10%</i>							

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler/Cool/Ht	60%			2012	\$115,900	4	\$3,000	B
Convactor/Radiator	40%			2025	**	2	\$15,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$500	B
Conversion Equipment								
Centrifugal Compr El	50%			2022	**	5	\$300	B
Int Pkg Unit - Cool	10%			2013	\$77,300			B
Reciprocating Compr	20%			2021	**	5	\$15,900	B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pmp	50%			2032	**	3-4	\$6,000	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2012	\$203,800	4	\$4,400	B
Heat Rejection								
Evap Condenser	100%	2-4	\$11,700	2017	**			B
			<i>Corroded, Extent : Moderate, Area Affected : 40%</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$48,000	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$27,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$11,900	B
Hot Water Heater								
Single Type	100%			2010	\$14,000	3-5	\$14,600	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,800	4	\$2,000	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : SURROGATES COURT MUNICIPAL ARCHIVES  
**Address** : 31 CHAMBERS STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-105  
**Program / Asset #** : DGS0007.000 / 2052 **Yr Built/Renovated** : 1899 / 1990  
**Area Sq Ft** : 202,210 **Project Type** : COURTS  
**Date of Survey** : 11-Jun-2002 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,6,8

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$215,700	\$214,100
Interior Architecture	\$128,700	\$490,800
Electrical	\$72,400	\$2,448,600
Mechanical	\$653,900	\$789,800
<b>Total</b>	<b>\$1,070,700</b>	<b>\$3,943,300</b>
Priority A	\$215,700	\$214,100
Priority B	\$795,600	\$3,291,200
Priority C	\$59,400	\$438,000
<b>Total</b>	<b>\$1,070,700</b>	<b>\$3,943,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$5,700	\$349,100
Interior Architecture		\$23,600		\$10,100
Electrical	\$91,700	\$3,300	\$91,900	\$6,300
Mechanical	\$49,000	\$12,200	\$61,700	\$47,400
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$172,200</b>	<b>\$70,700</b>	<b>\$190,800</b>	<b>\$444,500</b>
Priority A			\$5,700	\$349,100
Priority B	\$172,200	\$49,500	\$185,100	\$90,400
Priority C		\$21,200		\$5,000
<b>Total</b>	<b>\$172,200</b>	<b>\$70,700</b>	<b>\$190,800</b>	<b>\$444,500</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATES COURT MUNICIPAL ARCHIVES**  
**Asset # : 2052**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	5%			2016	**	5	\$4,800	B
Glass: Susp Panels	10%			2018	**	10	\$5,100	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : LOBBY</i>								
Mosaic Tile	5%			LIFE	**			B
Plaster	20%			LIFE	**	5	\$13,200	B
Plaster	10%	Now	\$69,300	LIFE	**	5	\$6,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8TH FLOOR CORRIDOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8TH FLOOR CORRIDOR</i>								
Plaster	50%			LIFE	**	5	\$33,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : ROOMS 601A, 601B AND VARIOUS OTHERS</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	60%			2033	**	3-5	\$5,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Molded Case Bkrs	40%			2013	\$79,400	3-5	\$3,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : MAIN MOLDED CASE CIRCUIT IN THE SWITCHBOARD.</i>								
<b>Raceway</b>								
Conduit	60%			2033	**			B
Conduit	40%			2013	\$102,400			B
<b>Panelboards</b>								
Fused Disc Sw	15%			2021	**	3	\$1,300	B
Molded Case Bkrs	10%			2012	\$25,800	3	\$800	B
Molded Case Bkrs	60%			2021	**	3	\$5,000	B
Molded Case Bkrs	15%			2029	**	3	\$1,700	B
<b>Wiring</b>								
Braided Cloth	25%	2-4	\$72,400	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	60%			2023	**			B
Thermoplastic	15%			2033	**			B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATES COURT MUNICIPAL ARCHIVES**  
**Asset # : 2052**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	60%			2018	**	5	\$4,500	B
Motor Control Center	40%			2018	**	5	\$3,000	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2026	**			B
Lighting								
General Lighting								
Fluorescent	65%			2013	\$606,900	2	\$296,500	B
Incandescent	35%			2013	\$1,634,000	2	\$159,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : ORNATE CHANDELIERS IN COURTROOMS AND PENDANT FIXTURES IN CORRIDORS.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Coal	2%	Now	\$16,100	2043	**	2	\$300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : SYSTEM USED FOR CITY-WIDE TESTING OF STATIONARY ENGINEERS; COAL HOPPER AREA IS NOT IN SERVICE BECAUSE OF CORRODED BEAMS</i>								
District Steam	18%			2033	**	5	\$6,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : NEW HTHW NOT IN SERVICE YET; DISTRICT STEAM IS STILL BEING USED</i>								
HTHW/HW	80%	Now	\$16,600	2039	**	5	\$14,400	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
Conversion Equipment								
Heat Exchanger	80%			2028	**	3	\$3,000	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
PRV/L.P. Steam	20%			2022	**			B
Distribution								
Hot Wtr Piping/Pump	20%			2021	**	3-4	\$7,800	B
Steam Piping/Pump	80%			2023	**	3	\$24,800	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATES COURT MUNICIPAL ARCHIVES**  
**Asset # : 2052**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Air Handler/Cool/Ht	40%			2008	\$231,100	4	\$6,100	B
Convactor/Radiator	40%			2018	**	2	\$45,200	B
Fan Coil Unit/Heat	20%			2018	**	4	\$4,000	B
<b>Air Conditioning</b>								
Energy Source								
District C.W.	80%			2043	**	5	\$11,900	B
Electricity	20%			2029	**	5	\$300	B
Conversion Equipment								
Reciprocating Compr	40%			2022	**	5	\$95,300	B
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%	2-4	\$70,200	2033	**	3-4	\$29,400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2008	\$304,900	4	\$13,300	B
Heat Rejection								
Water Cool Tower	40%			2017	**			B
No Component	60%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$143,600	B
Exhaust Fans								
Interior	90%			2013	\$178,600	3-10	\$64,900	B
Roof	10%			2013	\$14,300	2-10	\$8,700	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2011	\$536,000	3-5	\$36,500	B
HW Heat Exchanger								
Single Type	100%			2022	**			B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%			2011	\$9,800	4	\$1,300	B
Non-Water Piping								
Single Type	100%			2023	**	3	\$3,700	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : INTELLIGENCE DIVISION INTERNAL AFFAIRS BUREAU  
**Address** : 72 POPLAR STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : NYP0056.000 / 2782 **Yr Built/Renovated** : 1912 /  
**Area Sq Ft** : 28,800 **Project Type** : POLICE  
**Date of Survey** : 02-Oct-1996 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$433,800	\$73,100
Interior Architecture		\$130,500
Electrical	\$121,200	\$64,400
Mechanical	\$60,700	\$165,900
<b>Total</b>	<b>\$615,800</b>	<b>\$433,900</b>
Priority A	\$433,800	\$73,100
Priority B	\$181,900	\$230,300
Priority C		\$130,500
<b>Total</b>	<b>\$615,800</b>	<b>\$433,900</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$7,800	\$10,100	\$21,900	\$8,100
Interior Architecture		\$4,600		\$1,300
Electrical	\$600	\$12,900	\$28,300	\$23,200
Mechanical	\$3,600	\$800	\$8,100	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$16,000</b>	<b>\$32,300</b>	<b>\$62,300</b>	<b>\$37,700</b>
Priority A	\$7,800	\$10,100	\$21,900	\$8,100
Priority B	\$8,200	\$17,600	\$40,400	\$28,300
Priority C		\$4,600		\$1,300
<b>Total</b>	<b>\$16,000</b>	<b>\$32,300</b>	<b>\$62,300</b>	<b>\$37,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**INTELLIGENCE DIVISION INTERNAL AFFAIRS BUREAU**  
**Asset # : 2782**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	70%	Now	\$67,600	LIFE	**	5	\$73,100	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : AT GARAGE WINDOWS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Masonry: Limestone	5%	Now	\$36,100	LIFE	**	3-5	\$18,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT GARAGE ENTRANCE</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT GARAGE ENTRANCE AND VARIOUS LOCATIONS THROUGHOUT</i>								
Stucco Cement	25%			2016	**	3-5	\$82,300	A
<b>Windows</b>								
Wood	100%	Now	\$267,100	2033	**	5	\$8,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT FOURTH FLOOR</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT FOURTH FLOOR</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 75%</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	5%	Now	\$1,300	LIFE	**	3	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT COPING</i>								
Masonry: Brick	65%	0-2	\$6,500	LIFE	**	3	\$8,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
Metal Cornice	20%			2016	**	3	\$1,700	A
Stucco Cement	10%			2016	**	3-5	\$1,800	A
<b>Roof</b>								
Asphalt	100%	Now	\$63,000	2018	**	5	\$5,400	A
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : MAIN ROOF</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : VARIOUS ROOMS ON FOURTH AND THIRD FLOORS</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : MAIN ROOF</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	25%			LIFE	**	5	\$2,900	C
Terrazzo	15%			LIFE	**	8	\$3,800	C
Vinyl Tile	40%			2023	**	5	\$2,600	C
Wood	20%			2011	\$130,500	5	\$9,200	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : FOURTH FLOOR</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**INTELLIGENCE DIVISION INTERNAL AFFAIRS BUREAU**  
**Asset # : 2782**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Masonry: Brick	15%			LIFE	**	5	\$2,300	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : AT GARAGE</i>								
Plaster	80%			LIFE	**	5	\$5,000	C
Wood	5%			LIFE	**	5	\$200	C
<b>Ceilings</b>								
Exposed Concrete	15%			LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : GARAGE AREAS</i>								
Plaster	85%			LIFE	**	5	\$4,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : FOURTH FLOOR</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2008	\$4,900	5	\$2,100	B
<b>Raceway</b>								
Conduit	100%			2008	\$38,800			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2007	\$43,000	3	\$1,200	B
<b>Wiring</b>								
Braided Cloth	70%			2007	\$27,900			B
Thermoplastic	30%			2008	\$12,000			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2006	\$39,400	5	\$1,100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2006	\$7,100			B
<i>Corroded, Extent : Moderate, Area Affected : 70%</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2006	\$5,000	3-5	\$500	B
Manual	50%			2008	\$5,000	3-5	\$500	B
<b>Generators</b>								
Diesel	100%			2011	\$64,400	5	\$200	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**INTELLIGENCE DIVISION INTERNAL AFFAIRS BUREAU**  
**Asset # : 2782**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power Batteries								
Lead/Acid	100%			2005	\$600			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2028	**	4	\$700	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Explanation : 2500 #2 IN CONCRETE</i>					
Conversion Equipment								
Steam Boiler	100%			2025	**	3	\$8,000	B
Distribution								
Steam Piping/Pump	100%			2028	**	3	\$3,000	B
Terminal Devices								
Convactor/Radiator	100%			2021	**	2	\$14,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2013	\$165,900	3-5	\$4,600	B
Hot Water Heater								
Single Type	100%			2012	\$5,500	3-5	\$5,100	B
Sanitary Piping								
Single Type	100%	Now	\$60,700	2028	**			B
			<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>					
Storm Drain Piping								
Single Type	100%			2018	**			B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : 100 GOLD STREET OFFICE BUILDING  
**Address** : 100 GOLD STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0044.000 / 13453 **Yr Built/Renovated** : 1969 /  
**Area Sq Ft** : 750,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 26-Jun-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Sub Basement, Roof, Floors 1,3,5,8,9,10

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$247,100	\$2,132,500
Interior Architecture	\$128,000	\$1,345,700
Electrical	\$37,900	\$2,126,500
Mechanical	\$853,000	\$2,707,500
<b>Total</b>	<b>\$1,266,000</b>	<b>\$8,312,300</b>
Priority A	\$247,100	\$2,132,500
Priority B	\$942,900	\$4,886,100
Priority C	\$76,000	\$1,293,600
<b>Total</b>	<b>\$1,266,000</b>	<b>\$8,312,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$3,400	\$112,600
Interior Architecture		\$147,400		\$27,700
Electrical	\$332,100	\$17,700	\$316,000	\$51,300
Mechanical	\$102,700	\$127,700	\$270,000	\$63,700
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$523,600</b>	<b>\$381,600</b>	<b>\$678,300</b>	<b>\$344,000</b>
Priority A			\$3,400	\$112,600
Priority B	\$523,600	\$265,400	\$674,900	\$203,800
Priority C		\$116,200		\$27,700
<b>Total</b>	<b>\$523,600</b>	<b>\$381,600</b>	<b>\$678,300</b>	<b>\$344,000</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	**	5	\$92,500	A
Concr Masonry Unit	5%			LIFE	**	3-5	\$127,900	A
Pre-Cast Concrete	5%			LIFE	**	3-5	\$116,600	A
Window Wall	60%			2026	**	6	\$387,700	A
Windows								
Metal Louvers	15%			2029	**	5	\$766,700	A
No Component	85%							D
Parapets								
Cast in Place Concrete	65%			LIFE	**	3	\$110,400	A
Concr Masonry Unit	10%			LIFE	**	3	\$14,400	A
Metal Rail	25%			2022	**	3	\$10,300	A
Roof								
Cast in Place Concrete	25%			LIFE	**	5	\$8,600	A
IRMA/Protected Membrane	25%			2013	\$394,700	5	\$35,500	A
			<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Cooling tower area</i>					
IRMA/Protected Membrane	50%			2013	\$631,500	5	\$71,000	A
<b>Interior</b>								
Floors								
Carpet	25%			2012	\$1,178,200	3	\$282,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$32,700	C
Ceramic Tile	5%			2041	**	5	\$44,000	C
Terrazzo	10%			LIFE	**	8	\$72,300	C
Vinyl Tile	20%	Now	\$76,000	2041	**	5	\$18,400	C
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement corridor</i>					
Vinyl Tile	30%			2048	**	5	\$55,300	C
			<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>					
Interior Walls								
Ceramic Tile	2%			LIFE	**	5	\$4,300	C
Concr Masonry Unit	20%			LIFE	**	5	\$23,300	C
Gypsum Board	35%			LIFE	**	5	\$21,600	C
			<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>					
Gypsum Board	35%			LIFE	**	5	\$21,600	C
Travertine Panels	5%			LIFE	**	5	\$20,300	C
Wood	3%			LIFE	**	5	\$3,500	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%			2022	**	5	\$104,100	B
AcousTileSusp.Lay-In	30%			2026	**	5	\$62,500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Exposed Concrete	15%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$4,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	**	5	\$54,200	B
Transformers								
Dry Type	100%			2018	**	5	\$75,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : VARIOUS SIZES</i>								
Switchgear								
Fused Disc Sw	90%			2023	**	3-5	\$35,100	B
Molded Case Bkrs	10%			2023	**	3-5	\$3,900	B
Raceway								
Conduit	100%			2023	**			B
Panelboards								
Fused Disc Sw	10%			2021	**	3	\$3,100	B
Fused Disc Sw	10%			2012	\$47,200	3	\$3,100	B
Molded Case Bkrs	40%			2021	**	3	\$12,400	B
Molded Case Bkrs	40%			2012	\$188,700	3	\$12,400	B
Wiring								
Thermoplastic	100%			2023	**			B
Motor Controllers								
Locally Mounted	5%			2018	**	5	\$1,400	B
Locally Mounted	5%			2011	\$44,400	5	\$1,400	B
Motor Control Center	15%			2011	\$133,300	5	\$4,100	B
Motor Control Center	75%			2030	**	5	\$20,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2011	\$6,500			B
Stand-by Power								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	**	3-5	\$25,300	B
Generators								
Diesel	100%			2016	**	5	\$4,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-1750KW CATERPILLAR DIESEL GENERATOR.</i>								
Batteries								
Lead/Acid	100%			2008	\$600			B
Lighting								
General Lighting								
Emergency	2%			2013	\$8,600	2	\$3,200	B
Exit	5%			2021	**	2	\$7,100	B
Fluorescent	40%			2021	**	2	\$675,200	B
Fluorescent	50%			2013	\$1,580,300	2	\$844,000	B
Incandescent	3%			2013	\$94,800	2	\$50,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	100%			2033	**	5	\$132,800	B
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Repairs In Progress, Extent : Moderate, Area Affected : 2%</i>								
Conversion Equipment								
Heat Exchanger	20%			2022	**	3	\$2,700	B
PRV/L.P. Steam	80%			2022	**			B
Distribution								
Hot Wtr Piping/Pump	20%			2029	**	3-4	\$30,100	B
Steam Piping/Pump	80%			2033	**	3	\$68,700	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2018	**	4	\$42,100	B
Convactor/Radiator	20%			2026	**	2	\$83,600	B
Fan Coil Unit/Heat	10%			2018	**	4	\$7,400	B
Induction Unit	20%			2022	**	4	\$16,800	B
Air Conditioning								
Energy Source								
District Steam	100%			2033	**	5	\$132,800	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Absorp Mach/Stm/HW	40%			2009	\$801,200	2	\$235,900	B
Centrifugal Compr Tu	60%			2016	**	3	\$212,300	B
<i>Repairs In Progress, Extent : Moderate, Area Affected : 20%</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$132,800	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	0-2	\$258,000	2018	**	4	\$49,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Explanation : CONDENSER WATER PIPING TO AND FROM WATER COOLING TOWERS CORRODED</i>								
<b>Heat Rejection</b>								
Water Cool Tower	100%	0-2	\$348,700	2011	\$1,743,700			B
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$531,400	B
<b>Exhaust Fans</b>								
Interior	100%			2018	**	3-10	\$266,800	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Single Type	100%			2026	**	3-5	\$153,500	B
<b>HW Heat Exchanger</b>								
Single Type	100%			2026	**			B
<b>Sanitary Piping</b>								
Single Type	100%			2033	**			B
<b>Storm Drain Piping</b>								
Single Type	100%			2033	**			B
<b>Sump Pump(s)</b>								
Single Type	100%			2014	\$9,000	4	\$2,000	B

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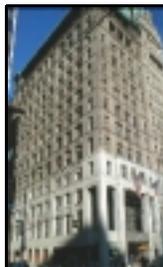
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : 253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.  
**Address** : 253-256 BROADWAY @ MURRAY ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-148  
**Program / Asset #** : DGS0035.000 / 49 **Yr Built/Renovated** : 1894 / 2000  
**Area Sq Ft** : 259,676 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 16-Apr-2001 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,7,10,14,15,16,17,PH

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$2,821,500	\$233,900
Interior Architecture		\$2,286,700	\$870,000
Electrical		\$546,400	\$1,647,700
Mechanical		\$262,900	\$1,760,700
<b>Total</b>		<b>\$5,917,500</b>	<b>\$4,512,300</b>
Priority A		\$2,821,500	\$233,900
Priority B		\$1,214,600	\$3,408,300
Priority C		\$1,881,400	\$870,000
<b>Total</b>		<b>\$5,917,500</b>	<b>\$4,512,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$27,100	\$1,800	\$11,000	\$76,400
Interior Architecture	\$36,100	\$3,100	\$31,900	\$19,600
Electrical	\$5,200	\$106,900	\$1,600	\$122,200
Mechanical	\$45,300	\$31,700	\$102,700	\$26,000
Elevators/Escalators	\$103,600	\$103,600	\$103,600	\$103,600
<b>Total</b>	<b>\$217,300</b>	<b>\$247,100</b>	<b>\$250,800</b>	<b>\$347,900</b>
Priority A	\$27,100	\$1,800	\$11,000	\$76,400
Priority B	\$159,500	\$242,200	\$208,000	\$251,900
Priority C	\$30,700	\$3,100	\$31,900	\$19,600
<b>Total</b>	<b>\$217,300</b>	<b>\$247,100</b>	<b>\$250,800</b>	<b>\$347,900</b>



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

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Copper/Terne	5%			2027	**	5	\$5,700	A
Masonry: Brick	65%	Now	\$432,800	LIFE	**	5	\$233,900	A
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT 16TH FLOOR WINDOWS</i>								
Masonry: Limestone	15%			LIFE	**	3-5	\$193,100	A
Metal Panel	5%	Now	\$15,700	2022	**	5	\$4,100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT 16TH FLOOR WINDOWS</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : AT 16TH FLOOR WINDOWS</i>								
Marble Panels	5%			LIFE	**	3-5	\$65,200	A
Window Wall	5%			2025	**	6	\$13,100	A
<b>Windows</b>								
Glass Block	5%			LIFE	**	5	\$2,000	A
Steel	45%	Now	\$1,496,500	2027	**	5	\$34,800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 35%</i>								
Wood	50%	Now	\$892,200	2037	**	5	\$27,400	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<b>Parapets</b>								
Copper/Terne	20%			2027	**	3	\$4,000	A
Masonry: Brick	50%	Now	\$11,400	LIFE	**	3	\$14,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT COURTYARD</i>								
Masonry: Marble	10%			LIFE	**	3	\$3,300	A
Metal Rail	20%			2015	**	3	\$1,300	A
<b>Roof</b>								
Copper/Terne	10%			2027	**	5	\$3,100	A
Modified Bitumen	90%			2017	**			A

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**  
**Asset # : 49**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	Now	\$268,200	2014	\$268,200	3	\$58,800	C
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>							
Cast in Place Concrete	5%	Now	\$23,000	LIFE	**	5	\$5,700	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : BASEMENT</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : BASEMENT</i>							
Ceramic Tile	5%			2040	**	5	\$15,300	C
Mosaic Tile	5%			2022	**	5	\$38,200	C
Terrazzo	10%			LIFE	**	8	\$25,100	C
Vinyl Tile	20%	Now	\$576,600	2052	**	5	\$6,400	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : 15TH, 16TH AND 17TH FLOORS</i>							
	<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 15TH, 16TH AND 17TH FLOORS</i>							
Vinyl Tile	40%			2027	**	5	\$25,600	C
<b>Interior Walls</b>								
Fabric on Framing	5%			2011	\$534,200	5	\$6,200	C
Gypsum Board	15%			LIFE	**	5	\$6,200	C
Masonry: Brick	10%	Now	\$395,600	LIFE	**	5	\$25,200	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : SUB- BASEMENT</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : SUB- BASEMENT</i>							
Marble Panels	5%			LIFE	**	5	\$13,200	C
Plaster	15%	Now	\$641,000	LIFE	**	5	\$15,600	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : 15TH, 16TH AND 17TH FLOORS</i>							
Plaster	50%			LIFE	**	5	\$52,000	C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**  
**Asset # : 49**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$54,700	2021	**	5	\$5,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 3RD AND 17TH FLOORS</i>								
AcousTileConcealSpLn	15%			2015	**	5	\$10,800	B
Exposed Concrete	10%	Now	\$116,600	LIFE	**			B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : AT BASEMENT STAIRS IN SUB- BASEMENT</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : SUB- BASEMENT</i>								
Plaster	15%	Now	\$233,900	LIFE	**	5	\$7,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 16TH AND 17TH FLOORS</i>								
Plaster	45%			LIFE	**	5	\$22,300	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$18,800	B
Switchgear								
Fused Disc Sw	20%			2012	\$62,400	3-5	\$2,300	B
Fused Disc Sw	30%			2038	**	3-5	\$4,100	B
Molded Case Bkrs	50%			2038	**	3-5	\$6,800	B
Raceway								
Conduit	80%			2012	\$330,300			B
Conduit	20%			2038	**			B
Panelboards								
Fused Disc Sw	20%			2011	\$68,700	3	\$2,900	B
Fused Toggle Switch	50%	2-4	\$171,900	2037	**	3	\$5,400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	30%			2034	**	3	\$3,200	B
Wiring								
Braided Cloth	50%	2-4	\$240,500	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2038	**			B
Thermoplastic	30%			2022	**			B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**  
**Asset # : 49**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2029	**	5	\$1,000	B
Locally Mounted	60%			2010	\$268,200	5	\$5,700	B
Locally Mounted	30%	2-4	\$134,100	2032	**	5	\$1,400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	50%			2029	**			B
Metal Water Pipe	50%			2010	\$3,500			B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	3%			2012	\$9,700	2	\$1,600	B
Emergency	2%			2020	**	2	\$1,100	B
Exit	3%			2012	\$3,800	2	\$1,500	B
Exit	2%			2020	**	2	\$1,000	B
Fluorescent	90%			2012	\$918,100	2	\$527,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
District Steam	100%			2022	**	5	\$46,100	B
<b>Conversion Equipment</b>								
PRV/L.P. Steam	100%	Now	\$7,200	2015	**			B
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$80,500	2022	**	3	\$29,800	B
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<b>Terminal Devices</b>								
Air Handler	20%	Now	\$49,700	2012	\$248,500			B
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
Convactor/Radiator	80%			2017	**	2	\$116,100	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2020	**	5	\$2,100	B
<b>Conversion Equipment</b>								
Reciprocating Compr	40%			2015	**	5	\$122,400	B
No Component	60%							D

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**  
**Asset # : 49**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$44,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2012	\$391,600	4	\$17,100	B
Heat Rejection								
Water Cool Tower	100%			2010	\$264,600			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$184,400	B
Exhaust Fans								
Interior	100%			2012	\$254,800	3-10	\$92,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$53,300	B
HW Heat Exchanger								
Single Type	100%			2008	\$71,500			B
Sanitary Piping								
Single Type	100%			2012	\$500,600			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,800	4	\$2,000	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : ADMINISTRATION BUILDING EMIGRANT BUILDING  
**Address** : 49-51 CHAMBERS STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-145  
**Program / Asset #** : DGS0013.000 / 160 **Yr Built/Renovated** : 1908 / 1986  
**Area Sq Ft** : 247,500 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 05-Sep-2000 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,6,7,9,14,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$1,047,300	\$549,100
Interior Architecture	\$225,100	\$315,600
Electrical	\$1,568,300	\$1,244,700
Mechanical	\$532,900	\$2,428,700
<b>Total</b>	<b>\$3,373,600</b>	<b>\$4,538,100</b>
Priority A	\$1,047,300	\$549,100
Priority B	\$2,156,500	\$3,673,400
Priority C	\$169,800	\$315,600
<b>Total</b>	<b>\$3,373,600</b>	<b>\$4,538,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$4,700		\$20,100	\$137,000
Interior Architecture	\$25,700		\$21,800	\$12,400
Electrical	\$114,100		\$129,200	\$4,700
Mechanical	\$68,900	\$22,600	\$102,800	\$23,000
Elevators/Escalators	\$77,000	\$77,000	\$77,000	\$77,000
<b>Total</b>	<b>\$290,400</b>	<b>\$99,500</b>	<b>\$350,800</b>	<b>\$254,200</b>
Priority A	\$4,700		\$20,100	\$137,000
Priority B	\$272,000	\$99,500	\$312,600	\$104,700
Priority C	\$13,700		\$18,100	\$12,400
<b>Total</b>	<b>\$290,400</b>	<b>\$99,500</b>	<b>\$350,800</b>	<b>\$254,200</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING EMIGRANT BUILDING**  
**Asset # : 160**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	45%	Now	\$418,300	LIFE	**	5	\$113,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : COURTYARD BETWEEN NORTH AND SOUTH SIDES</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : COURTYARD BETWEEN NORTH AND SOUTH SIDES</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$43,100	A
Masonry: Limestone	40%	4+	\$385,600	LIFE	**	3-5	\$359,300	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : SOUTH FACADE, NORTH FACADE</i>								
Stucco Cement	10%			2028	**	3-5	\$79,200	A
<b>Windows</b>								
Aluminum	10%			2020	**	5	\$9,300	A
Bronze/Brass	90%			2022	**	5	\$218,800	A
<b>Parapets</b>								
Masonry: Brick	55%	Now	\$86,400	LIFE	**	3	\$27,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : THROUGHOUT INSIDE FACE\NORTH-SOUTH\WEST SIDES</i>								
Masonry: Limestone	45%	4+	\$47,600	LIFE	**	3	\$23,200	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : SOUTH\NORTH FACADES</i>								
<b>Roof</b>								
Modified Bitumen	100%			2012			\$262,900	A
<b>Interior</b>								
Floors								
Carpet	10%	0-2	\$169,800	2014	\$169,800	3	\$37,300	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : OFFICES</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : OFFICES</i>								
Mosaic Tile	5%			2022	**	5	\$36,200	C
Marble Panels	20%			LIFE	**	5	\$59,600	C
Terrazzo	20%			LIFE	**	8	\$47,600	C
Vinyl Tile	45%			2015	**	5	\$27,300	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$3,600	C
Marble Panels	20%			LIFE	**	5	\$26,000	C
Plaster	75%			LIFE	**	5	\$38,600	C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING EMIGRANT BUILDING**  
**Asset # : 160**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Interior									
Ceilings									
AcousTileSusp.Lay-In	35%			2015	**	5	\$24,000	B	
Glass: Susp Panels	10%			2017	**	10	\$3,700	B	
Plaster	10%	Now	\$55,300	LIFE	**	5	\$4,700	B	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : MAIN FLOOR</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : MAIN FLOOR</i>									
Plaster	45%			LIFE	**	5	\$21,100	B	

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	40%			2022	**	5	\$6,100	B	
Molded Case Bkrs	60%	2-4	\$92,900	2042	**	5	\$4,500	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
Transformers									
Dry Type	100%			2017	**	5	\$25,000	B	
Switchgear									
Fused Disc Sw	30%			2022	**	3-5	\$3,300	B	
Fused Knife Sw	70%	2-4	\$218,300	2042	**	3-5	\$5,800	B	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
Raceway									
Conduit	100%			2012	\$412,900			B	
Panelboards									
Molded Case Bkrs	70%			2011	\$240,600	3	\$9,500	B	
Molded Case Bkrs	30%			2020	**	3	\$4,100	B	
Wiring									
Braided Cloth	70%	2-4	\$336,700	2037	**			B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : REPLACEMENT IN PROGRESS.</i>									
Thermoplastic	30%			2012	\$144,300			B	
Motor Controllers									
Locally Mounted	100%			2010	\$447,000	5	\$9,100	B	
Lighting									
General Lighting									
Exit	5%			2007	\$6,100	2	\$2,300	B	
Fluorescent	95%			2007	\$920,300	2	\$528,600	B	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING EMIGRANT BUILDING**  
**Asset # : 160**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
District Steam	100%			2022	**	5	\$43,800	B
Conversion Equipment								
PRV/L.P. Steam	100%	Now	\$13,600	2015	**			B
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Distribution								
Steam Piping/Pump	100%	Now	\$84,100	2022	**	3	\$28,300	B
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Terminal Devices								
Air Handler	20%			2012	\$236,000			B
Convactor/Radiator	80%	Now	\$107,000	2017	**	2	\$88,200	B
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2020	**	5	\$2,000	B
Conversion Equipment								
Int Pkg Unit - Cool	20%			2010	\$563,700			B
Reciprocating Compr	60%			2015	**	5	\$174,400	B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2022	**	3-4	\$41,900	B
Terminal Devices								
Air Handler/Cool	80%	Now	\$29,700	2012	\$595,000	4	\$13,000	B
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Air Handler/Cool/Ht	20%	Now	\$7,400	2012	\$148,700	4	\$3,200	B
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Heat Rejection								
Air Condenser Unit	100%			2015	**			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$186,800	LIFE	**	2	\$175,100	B
			<i>Damaged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : THROUGHOUT</i>					

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING EMIGRANT BUILDING**  
**Asset # : 160**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Ventilation</b>								
Exhaust Fans Interior	100%	Now	\$15,300	2012	\$76,400	3-6	\$50,600	B
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2010	\$275,900	3-5	\$43,400	B
HW Heat Exchanger Single Type	100%			2008	\$67,900			B
Sanitary Piping Single Type	100%			2012	\$275,900			B
Storm Drain Piping Single Type	100%			2012	\$169,800			B
Sump Pump(s) Single Type	100%			2006	\$9,800	4	\$2,000	B

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

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BERGEN BUILDING  
**Address** : 1932 ARTHUR AVENUE  
**Borough** : BRONX  
**Program / Asset #** : DGS0018.000 / 2059  
**Area Sq Ft** : 125,160  
**Date of Survey** : 01-Mar-2000  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,6,7

**Agency's Number** : 312-207  
**Yr Built/Renovated** : 1916 / 1986  
**Project Type** : PUBLIC BUILDINGS  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$629,400	\$337,200
Interior Architecture	\$707,100	\$900,200
Electrical	\$106,700	\$968,800
Mechanical	\$382,400	\$1,811,300
<b>Total</b>	<b>\$1,825,500</b>	<b>\$4,017,400</b>
Priority A	\$629,400	\$337,200
Priority B	\$832,800	\$2,981,100
Priority C	\$363,300	\$699,200
<b>Total</b>	<b>\$1,825,500</b>	<b>\$4,017,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture				\$50,000
Interior Architecture		\$3,700	\$6,300	
Electrical	\$61,900	\$6,900	\$55,700	\$1,000
Mechanical	\$59,200	\$24,100	\$36,200	\$31,900
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$155,600</b>	<b>\$69,300</b>	<b>\$132,800</b>	<b>\$117,400</b>
Priority A				\$50,000
Priority B	\$155,600	\$65,600	\$126,500	\$67,400
Priority C		\$3,700	\$6,300	
<b>Total</b>	<b>\$155,600</b>	<b>\$69,300</b>	<b>\$132,800</b>	<b>\$117,400</b>



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

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

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$152,000	A
Masonry: Limestone	10%			LIFE	**	3-5	\$67,900	A
Masonry: Schist/Gnies	10%	Now	\$629,400	LIFE	**	3-5	\$68,000	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout East retaining wall.</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout East retaining wall.</i>								
<hr/>								
Windows								
Aluminum	100%			2019	**	5	\$53,500	A
<hr/>								
Parapets								
Masonry: Brick	100%			LIFE	**	3	\$38,300	A
<hr/>								
Roof								
Built-Up (BUR)	100%			2011			\$185,200	A
<hr/>								
<b>Interior</b>								
Floors								
Carpet	10%			2007	\$78,800	3	\$18,900	C
Cast in Place Concrete	15%			LIFE	**	5	\$8,200	C
Ceramic Tile	5%			2026	**	5	\$7,400	C
Terrazzo	15%			LIFE	**	8	\$18,100	C
Vinyl Tile	55%			2014	\$699,200	5	\$17,000	C
<hr/>								
Interior Walls								
Ceramic Tile	3%			LIFE	**	5	\$1,100	C
Gypsum Board	15%			LIFE	**	5	\$1,500	C
Metal Panel	20%			LIFE	**	5	\$4,900	C
Marble Panels	2%			LIFE	**	5	\$1,300	C
Plaster	60%	Now	\$284,400	LIFE	**	5	\$15,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse ,7TH.FLOOR,EXIT STAIRS</i>								
<hr/>								
Ceilings								
AcousTile,Adhered	25%			2014	\$201,000	5	\$8,700	B
Plaster	75%	Now	\$343,800	LIFE	**	5	\$17,900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse,6TH.,7TH.,floors,exit stairs.</i>								

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

Under 600 Volts

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2011	\$15,900	5	\$2,700	B
Fused Disc Sw	35%			2021	**	5	\$3,200	B
Fused Disc Sw	35%			2031	**	5	\$3,200	B
Switchgear								
Molded Case Bkrs	100%			2011	\$129,700	3-5	\$6,500	B
Raceway								
Conduit	100%			2011	\$91,200			B
Panelboards								
Molded Case Bkrs	70%			2010	\$89,400	3	\$3,600	B
Molded Case Bkrs	25%			2019	**	3	\$1,300	B
Molded Case Bkrs	5%			2027	**	3	\$300	B
Wiring								
Braided Cloth	70%	2-4	\$106,700	2036	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	30%			2021	**			B
Motor Controllers								
Locally Mounted	100%			2009	\$156,300	5	\$4,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,500	2031	**			B
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
Stand-by Power								
Transfer Switches								
Automatic	50%			2016	**	3-5	\$2,100	B
Automatic	50%			2009	\$4,600	3-5	\$2,100	B
Generators								
Diesel	100%			2014	\$58,900	5	\$800	B
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Exit	5%			2011	\$2,800	2	\$1,200	B
Fluorescent	95%			2011	\$427,300	2	\$268,300	B

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

Heating

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source Fuel Oil	100%			2021	**	4	\$5,200	B
Conversion Equipment Steam Boiler	100%	Now	\$98,900	2016	**	3	\$37,900	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i>								
Distribution Steam Piping/Pump	100%	Now	\$141,900	2011	\$709,500	3	\$14,400	B
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i> <i>Location : Boiler Room,Electrical Room,Various Locations</i>								
Terminal Devices Convactor/Radiator	100%			2009	\$959,800	2	\$69,900	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2019	**	5	\$1,000	B
Conversion Equipment Ext Pkg - Cool/Ht	20%			2020	**			B
No Component	80%							D
Terminal Devices Air Handler/Cool	20%			2016	**	4	\$1,600	B
No Component	80%							D
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$88,900	B
Exhaust Fans Roof	100%			2006	\$80,800	2-10	\$53,600	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%	Now	\$60,700	2016	**	3-5	\$18,000	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i> <i>Location : Cafeteria,Basement</i>								
Hot Water Heater Single Type	100%			2005	\$23,700	3-5	\$30,700	B
Sanitary Piping Single Type	100%			2021	**			B
Storm Drain Piping Single Type	100%			2011	\$141,900			B
Sump Pump(s) Single Type	100%			2005	\$9,000	4	\$2,000	B
Non-Water Piping Single Type	100%			2021	**	3	\$1,700	B

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

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BROOKLYN BOROUGH HALL  
**Address** : 209 JORALEMON STREET  
**Borough** : BROOKLYN **Agency's Number** : 312-301  
**Program / Asset #** : DGS0023.000 / 2035 **Yr Built/Renovated** : 1846 / 1990  
**Area Sq Ft** : 55,900 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 23-Oct-2000 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,PH

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$109,700	\$90,500
Interior Architecture			\$246,800
Electrical			\$151,100
<b>Total</b>		<b>\$109,700</b>	<b>\$488,500</b>
Priority A		\$109,700	\$90,500
Priority B			\$151,100
Priority C			\$246,800
<b>Total</b>		<b>\$109,700</b>	<b>\$488,500</b>

<b>EXPENSE BUDGET</b>		<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$46,100		\$500	\$141,200
Interior Architecture		\$21,200	\$600	\$3,900	\$8,000
Electrical		\$1,000	\$21,400	\$2,300	\$22,200
Mechanical		\$10,900	\$2,300	\$25,300	\$8,900
Elevators/Escalators		\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>		<b>\$91,000</b>	<b>\$36,100</b>	<b>\$43,800</b>	<b>\$192,100</b>
Priority A		\$46,100		\$500	\$141,200
Priority B		\$32,400	\$35,500	\$39,400	\$42,900
Priority C		\$12,600	\$600	\$3,900	\$8,000
<b>Total</b>		<b>\$91,000</b>	<b>\$36,100</b>	<b>\$43,800</b>	<b>\$192,100</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Marble	95%			LIFE	**	3-5	\$480,300	A
Metal Panel	5%	Now	\$3,000	2022	**	5	\$1,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT TOWER</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT TOWER</i>								
<hr/>								
Windows								
Wood	100%			2020	**	5	\$23,700	A
<hr/>								
Parapets								
Cast Stone/Terra Cotta	100%			LIFE	**	3	\$7,700	A
<hr/>								
Roof								
Copper/Terne	5%			2027	**	5	\$1,000	A
Metal Panel	70%	Now	\$31,200	2017	**	5	\$18,400	A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : THIRD FLOOR CORRIDOR</i>								
<hr/>								
Sloped Glazing	25%	Now	\$109,700	LIFE	**	3	\$26,100	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : THIRD FLOOR CORRIDOR AND OFFICES</i>								
<hr/>								
<b>Interior</b>								
Floors								
Carpet	30%			2011	\$108,800	3	\$31,800	C
Mosaic Tile	5%			2022	**	5	\$7,700	C
Marble Panels	55%			LIFE	**	5	\$35,000	C
Wood	10%			2015	**	5	\$9,200	C
<hr/>								
Interior Walls								
Fabric on Framing	5%			2011	\$103,000	5	\$1,200	C
Marble Panels	35%			LIFE	**	5	\$17,800	C
Plaster	50%			LIFE	**	5	\$10,000	C
Wood	10%			LIFE	**	5	\$1,500	C
<hr/>								
Ceilings								
Plaster	10%	Now	\$8,700	LIFE	**	5	\$800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : THIRD FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : THIRD FLOOR</i>								
<hr/>								
Plaster	15%			LIFE	**	5	\$1,200	B
Plaster	75%			LIFE	**	5	\$6,200	B

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear								
Fused Disc Sw	100%			2022	**	3-5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2000A FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	100%			2022	**			B
Panelboards								
Fused Disc Sw	10%			2020	**	3	\$300	B
Molded Case Bkrs	90%			2020	**	3	\$2,800	B
Wiring								
Thermoplastic	100%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2017	**	5	\$2,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	5%			2017	**	2	\$600	B
Exit	5%			2017	**	2	\$500	B
Fluorescent	73%			2012	\$151,100	2	\$86,800	B
HID	2%			2012	\$3,400	2	\$2,400	B
Incandescent	15%			2012	\$31,000	2	\$17,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	100%			2032	**	5	\$9,400	B
Conversion Equipment								
Heat Exchanger	100%			2021	**	3	\$1,000	B
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$7,200	B
Terminal Devices								
Air Handler	40%			2017	**			B
Fan Coil Unit/Heat	60%			2017	**	4	\$3,100	B
Air Conditioning								

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

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2032	**	5	\$3,900	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$9,400	B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2017	**			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$37,400	B
Exhaust Fans								
Interior	100%			2017	**	3-10	\$21,700	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$9,300	B
Hot Water Heater								
Single Type	100%			2010	\$10,900	3-5	\$11,400	B
HW Heat Exchanger								
Single Type	100%			2021	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,800	4	\$2,000	B

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	10%	Now	\$129,300	LIFE	**	5	\$76,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT PENTHOUSE</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT PENTHOUSE</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT PENTHOUSE WINDOWS</i>								
Masonry: Granite	5%	Now	\$129,800	LIFE	**	3-5	\$130,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : AT BASE</i>								
Masonry: Limestone	85%	4+	\$2,053,400	LIFE	**	3-5	\$2,321,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade,South Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade,South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade,South Facade</i>								
<b>Windows</b>								
Aluminum	95%			2027	**	5	\$149,000	A
Steel	5%	Now	\$309,900	2026	**	5	\$7,900	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT AREAWAYS</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<b>Parapets</b>								
Masonry: Brick	15%	Now	\$13,100	LIFE	**	3	\$8,900	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT THIRTEENTH FLOOR</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT THIRTEENTH FLOOR</i>								
Masonry: Limestone	85%	Now	\$66,500	LIFE	**	3	\$53,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								

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

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Cast in Place Concrete	10%	Now	\$16,700	LIFE	**	5	\$2,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : RECEIVING AREA OVER BOILER ROOM</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER BOILER ROOM</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER BOILER ROOM</i>								
Copper/Terne	50%	Now	\$75,200	2026	**	5	\$17,500	A
<i>Deformed/Dented, Extent : Severe, Area Affected : 5%</i>								
<i>Location : OVER PENTHOUSES AND 12TH FLOOR</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AT PENTHOUSE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : AT PROBATION OFFICES</i>								
Modified Bitumen	25%			2019	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : OVER LOBBY</i>								
Modified Bitumen	5%	Now	\$37,500	2021	**			A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AROUND 11TH FLOOR PERIMETER</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : AROUND 11TH FLOOR PERIMETER</i>								
Modified Bitumen	10%			2011			\$75,100	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	35%			2007	\$1,158,100	3	\$277,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$23,000	C
Ceramic Tile	5%			2039	**	5	\$30,900	C
Marble Panels	10%			LIFE	**	5	\$63,500	C
Terrazzo	10%			LIFE	**	8	\$50,700	C
Vinyl Tile	30%			2026	**	5	\$38,800	C
<b>Interior Walls</b>								
Gypsum Board	5%			LIFE	**	5	\$1,300	C
Masonry: Brick	10%			LIFE	**	5	\$16,000	C
Marble Panels	20%			LIFE	**	5	\$33,500	C
Plaster	65%			LIFE	**	5	\$43,100	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Interior									
Ceilings									
	AcousTileSusp.Lay-In	60%			2020	**	5	\$87,700	B
	Exposed Concrete	10%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : BOILER ROOM</i>									
	Plaster	20%			LIFE	**	5	\$20,000	B
	Plaster	10%			LIFE	**	5	\$10,000	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2011	\$226,700	5	\$33,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : 3-5000A @ 1-4000A</i>									
Transformers									
	Dry Type	100%			2009	\$12,100	5	\$47,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : 2-1500KVA RATED @ 480/277/208 VOLTS.</i>									
Switchgear									
	Air Circuit Breaker	80%			2011	\$332,000	3-5	\$20,600	B
	Fused Disc Sw	20%			2011	\$83,000	3-5	\$4,900	B
Raceway									
	Busway	10%			2009	\$56,700	5	\$1,100	B
	Conduit	85%			2011	\$481,500			B
	Conduit	5%			2037	**			B
Panelboards									
	Fused Disc Sw	5%			2010	\$24,100	3	\$1,000	B
	Molded Case Bkrs	90%			2010	\$433,300	3	\$17,400	B
	Molded Case Bkrs	5%			2033	**	3	\$1,000	B
Wiring									
	Braided Cloth	50%	2-4	\$330,000	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
	Busway	10%			2009	\$66,000			B
	Thermoplastic	35%			2021	**			B
	Thermoplastic	5%			2037	**			B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	25%			2009	\$153,300	5	\$4,300	B
Locally Mounted	5%			2028	**	5	\$900	B
Motor Control Center	70%			2009	\$429,300	5	\$12,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	\$9,200	3-5	\$15,800	B
Generators								
Diesel	100%			2007	\$58,900	5	\$2,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : FOR FIRE PUMPS ONLY</i>								
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Emergency	5%			2019	**	2	\$5,600	B
Exit	5%			2019	**	2	\$5,000	B
Fluorescent	88%			2011	\$1,661,300	2	\$1,043,000	B
Incandescent	2%			2011	\$37,800	2	\$23,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2031	**	4	\$12,900	B
Conversion Equipment								
Steam Boiler	100%			2028	**	3	\$141,800	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2019	**	3-4	\$25,600	B
Steam Piping/Pump	60%			2021	**	3	\$32,200	B
Terminal Devices								
Air Handler/Cool/Ht	25%			2016	**	4	\$8,800	B
Convactor/Radiator	10%			2016	**	2	\$26,100	B
Fan Coil Unit/Heat	65%			2006	\$3,698,100	4	\$30,000	B
Air Conditioning								

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2027	**	5	\$3,700	B
<b>Conversion Equipment</b>								
Centrifugal Compr El	100%			2031	**	5	\$4,300	B
<b>Distribution</b>								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$68,100	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	40%			2011	\$645,600	4	\$12,300	B
Fan Coil - Cool/Heat	60%			2016	**			B
<b>Heat Rejection</b>								
Water Cool Tower	100%			2012	\$1,090,700			B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$332,400	B
<b>Exhaust Fans</b>								
Interior	95%			2011	\$399,100	3-10	\$183,100	B
Roof	5%			2011	\$15,100	2-10	\$10,000	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Single Type	100%			2016	**	3-5	\$70,900	B
<b>Hot Water Heater</b>								
Single Type	100%			2015	**	3-5	\$89,500	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>HW Heat Exchanger</b>								
Single Type	100%			2020	**			B
<b>Sanitary Piping</b>								
Single Type	100%			2021	**			B
<b>Storm Drain Piping</b>								
Single Type	100%			2021	**			B
<b>Sump Pump(s)</b>								
Single Type	100%			2012	\$9,000	4	\$1,300	B
<b>Non-Water Piping</b>								
Single Type	100%			2031	**	3	\$6,400	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : CHIEF MEDICAL EXAMINERS BUILDING  
**Address** : 520 FIRST AVENUE  
**Borough** : MANHATTAN **Agency's Number** : 312-139  
**Program / Asset #** : DGS0012.000 / 1572 **Yr Built/Renovated** : 1960 / 1992  
**Area Sq Ft** : 91,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 19-Mar-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$289,600	\$156,800
Interior Architecture		\$317,600	\$55,500
Electrical			\$100,300
Mechanical		\$378,500	\$2,228,100
<b>Total</b>		<b>\$985,800</b>	<b>\$2,540,500</b>
Priority A		\$289,600	\$156,800
Priority B		\$472,500	\$2,328,300
Priority C		\$223,600	\$55,500
<b>Total</b>		<b>\$985,800</b>	<b>\$2,540,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$50,600	\$2,000		\$27,700
Interior Architecture	\$4,100	\$22,300		\$1,600
Electrical	\$44,400	\$2,900	\$38,600	\$9,600
Mechanical	\$85,500	\$700	\$36,700	\$17,400
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$208,200</b>	<b>\$51,600</b>	<b>\$99,000</b>	<b>\$79,900</b>
Priority A	\$50,600	\$2,000		\$27,700
Priority B	\$153,500	\$33,400	\$99,000	\$50,600
Priority C	\$4,100	\$16,200		\$1,600
<b>Total</b>	<b>\$208,200</b>	<b>\$51,600</b>	<b>\$99,000</b>	<b>\$79,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	10%	Now	\$40,800	LIFE	**	5	\$24,100	A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : WATER TOWER</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : WATER TOWER</i>								
<i>Explanation : METAL ENCLOSURE HAS BEEN REMOVED</i>								
Masonry: Brick	55%			LIFE	**	5	\$132,600	A
Metal Panel	30%			2033	**	5	\$32,900	A
Window Wall	5%	2-4	\$16,700	2026	**	6	\$4,400	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$103,900	2029	**	5	\$16,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<b>Parapets</b>								
Masonry: Brick	80%	Now	\$22,400	LIFE	**	3	\$30,700	A
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSE</i>								
Metal Panel	20%			2033	**	3	\$5,200	A
<b>Roof</b>								
Built-Up (BUR)	95%	Now	\$145,000	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Ridging, Extent : Moderate, Area Affected : 30%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
Skylight, Metal/Glass	3%	Now	\$11,400	2023	**	3	\$3,000	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER STAIR</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : OVER STAIR</i>								
Skylight, Plastic	2%			2033	**	3	\$800	A

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>	
<b>Interior</b>									
<b>Floors</b>									
Carpet	10%			2012	\$55,500	3	\$13,300	C	
Cast in Place Concrete	10%			LIFE	**	5	\$3,800	C	
Ceramic Tile	10%			2041	**	5	\$10,400	C	
Quarry Tile	10%			2026	**	5	\$8,800	C	
Vinyl Tile	25%	Now	\$223,600	2053	**	5	\$2,700	C	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : FIRST SECOND AND THIRD FLOORS</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : SECOND AND THIRD FLOORS</i>									
Vinyl Tile	15%			2048	**	5	\$3,300	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Vinyl Tile	20%			2041	**	5	\$4,300	C	
<b>Interior Walls</b>									
Ceramic Tile	10%			LIFE	**	5	\$4,600	C	
Concr Masonry Unit	15%			LIFE	**	5	\$3,700	C	
Glass: Single Pane	2%	Now	\$4,100	LIFE	**	5	\$2,200	C	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : AT ENTRANCE</i>									
Gypsum Board	15%			LIFE	**	5	\$2,000	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : FOURTH FLOOR</i>									
Gypsum Board	20%			LIFE	**	5	\$2,600	C	
Marble Panels	3%			LIFE	**	5	\$2,500	C	
Plaster	20%			LIFE	**	5	\$6,500	C	
SGFT/Glazed Masonry	15%			LIFE	**			C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	15%	Now	\$94,000	2028	**	5	\$1,800	B	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : THIRD FLOOR</i>									
AcousTileSusp.Lay-In	15%			2026	**	5	\$3,700	B	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : FOURTH FLOOR</i>									
AcousTileSusp.Lay-In	35%			2016	**	5	\$8,600	B	
Exposed Concrete	15%			LIFE	**			B	
Plaster	20%			LIFE	**	5	\$3,400	B	

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	75%			2023	**	5	\$4,900	B
Fused Disc Sw	25%			2039	**	5	\$1,600	B
<b>Transformers</b>								
Dry Type	100%			2018	**	5	\$9,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-500KVA</i>								
<b>Switchgear</b>								
Molded Case Bkrs	100%			2013	\$25,900	3-5	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-2000A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
<b>Raceway</b>								
Conduit	60%			2013	\$3,400			B
Conduit	20%			2033	**			B
Conduit	20%			2039	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2021	**	3	\$200	B
Molded Case Bkrs	20%			2035	**	3	\$1,000	B
Molded Case Bkrs	20%			2029	**	3	\$1,000	B
Molded Case Bkrs	25%			2021	**	3	\$900	B
Molded Case Bkrs	30%			2012	\$5,900	3	\$1,100	B
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$5,300	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	20%			2039	**			B
Thermoplastic	20%			2033	**			B
<b>Motor Controllers</b>								
Locally Mounted	5%			2011	\$800	5	\$200	B
Locally Mounted	25%			2026	**	5	\$800	B
Motor Control Center	20%			2018	**	5	\$700	B
Motor Control Center	50%			2011	\$8,200	5	\$1,700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : COVERED WITH INSULATION.</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2011	\$4,700	3-5	\$1,700	B
Automatic	50%			2030	**	3-5	\$1,500	B

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Stand-by Power									
Generators									
Diesel	50%			2009	\$31,900	5	\$300	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : 205 KW DIESEL TYPE</i>									
Diesel	50%			2026	**	5	\$300	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : 251 KW</i>									
Batteries									
Lead/Acid	100%			2008	\$600			B	
Lighting									
General Lighting									
Exit	5%			2021	**	2	\$800	B	
Fluorescent	50%			2021	**	2	\$99,300	B	
Fluorescent	45%			2013	\$68,300	2	\$89,400	B	

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Heating									
Energy Source									
District Steam	100%			2023	**	5	\$15,600	B	
Conversion Equipment									
PRV/L.P. Steam	100%			2016	**			B	
Distribution									
Steam Piping/Pump	100%	Now	\$58,800	2023	**	3	\$10,100	B	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>									
Terminal Devices									
Air Handler	60%	Now	\$23,100	2013	\$231,300			B	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>									
Convactor/Radiator	10%			2011	\$67,500	2	\$4,900	B	
Fan Coil Unit/Heat	30%	Now	\$32,100	2013	\$321,100	4	\$1,700	B	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>									
Air Conditioning									
Energy Source									
Electricity	100%			2029	**	5	\$700	B	
Conversion Equipment									
Centrifugal Compr El	100%			2023	**	5	\$800	B	
Distribution									
Chilled Wtr Pipe/Pmp	100%	Now	\$25,400	2023	**	3-4	\$12,800	B	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>									

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CHIEF MEDICAL EXAMINERS BUILDING**  
**Asset # : 1572**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Fan Coil - Cool/Heat	100%	Now	\$135,300	2013	\$1,353,300			B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
Heat Rejection								
Water Cool Tower	100%			2007	\$184,400			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$62,500	B
Exhaust Fans								
Interior	80%			2013	\$51,000	3-10	\$25,100	B
Roof	20%			2013	\$11,400	2-10	\$7,600	B
Plumbing								
H/C Water Piping								
Single Type	100%			2011	\$203,800	3-5	\$15,900	B
HW Heat Exchanger								
Single Type	100%			2009	\$22,200			B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%			2007	\$9,000	4	\$1,300	B
Non-Water Piping								
Single Type	100%			2023	**	3	\$1,600	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : CITY HALL  
**Address** : CITY HALL PARK  
**Borough** : MANHATTAN **Agency's Number** : 312-102  
**Program / Asset #** : DGS0008.000 / 153 **Yr Built/Renovated** : 1811 / 1998  
**Area Sq Ft** : 57,294 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 11-Jun-2002 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$44,400	\$110,900
Interior Architecture		\$91,300	\$118,300
Electrical			\$1,025,600
<b>Total</b>		<b>\$135,700</b>	<b>\$1,254,800</b>
Priority A		\$44,400	\$110,900
Priority B			\$1,025,600
Priority C		\$91,300	\$118,300
<b>Total</b>		<b>\$135,700</b>	<b>\$1,254,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$200	\$5,700		\$139,400
Interior Architecture	\$12,800	\$10,300	\$1,200	\$10,700
Electrical	\$39,600	\$1,100	\$25,600	\$100
Mechanical	\$19,200	\$14,200	\$12,200	\$16,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$75,700</b>	<b>\$35,400</b>	<b>\$43,000</b>	<b>\$170,200</b>
Priority A	\$200	\$5,700		\$139,400
Priority B	\$75,500	\$19,300	\$43,000	\$20,100
Priority C		\$10,300		\$10,700
<b>Total</b>	<b>\$75,700</b>	<b>\$35,400</b>	<b>\$43,000</b>	<b>\$170,200</b>



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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Granite	15%			LIFE	**	3-5	\$63,300	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 5%</i>							
Masonry: Limestone	85%			LIFE	**	3-5	\$374,200	A
Windows								
Wood	100%			2029	**	5	\$35,000	A
Parapets								
Masonry: Limestone	95%			LIFE	**	3	\$55,400	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>							
Metal Rail	5%			2026	**	3	\$900	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Roof								
Metal Panel	90%			2030	**	5	\$88,800	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Metal Panel	5%			2026	**	5	\$4,900	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : CUPOLA.</i>							
Skylight, Metal/Glass	5%			2039	**	3	\$9,800	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
<b>Interior</b>								
Floors								
Carpet	30%			2012	\$118,300	3	\$26,000	C
Ceramic Tile	5%			2041	**	5	\$3,400	C
Mosaic Tile	15%	Now	\$91,300	2023	**	5	\$12,600	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : BASEMENT CORRIDOR</i>							
Marble Panels	20%			LIFE	**	5	\$13,800	C
Vinyl Tile	10%			2028	**	5	\$1,400	C
Wood	20%			2028	**	5	\$20,000	C
Interior Walls								
Marble Panels	10%			LIFE	**	5	\$1,900	C
Plaster	20%			LIFE	**	5	\$1,500	C
Plaster	50%			LIFE	**	5	\$3,700	C
Wood	20%			LIFE	**	5	\$1,100	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2022	**	5	\$2,400	B
Plaster	10%	Now	\$12,800	LIFE	**	5	\$1,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : COUNCIL CHAMBER</i>								
Plaster	25%			LIFE	**	5	\$2,700	B
Plaster	50%			LIFE	**	5	\$5,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2039	**	5	\$4,100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Switchgear</b>								
Molded Case Bkrs	100%			2039	**	3-5	\$2,500	B
<b>Raceway</b>								
Conduit	90%			2013	\$51,300			B
Conduit	10%			2039	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2035	**	3	\$200	B
Molded Case Bkrs	5%			2035	**	3	\$200	B
Molded Case Bkrs	80%			2012	\$51,600	3	\$1,900	B
Molded Case Bkrs	10%			2021	**	3	\$200	B
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$5,800	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	80%			2023	**			B
Thermoplastic	10%			2039	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2030	**	5	\$2,100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%	2-4	\$7,100	2033	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<b>Lighting</b>								

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

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

## Lighting

General Lighting								
Emergency	1%			2021	**	2	\$100	B
Fluorescent	20%			2013	\$45,000	2	\$25,900	B
HID	1%			2013	\$1,900	2	\$1,300	B
Incandescent	78%			2013	\$877,800	2	\$100,800	B

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

## Heating

Energy Source								
District Steam	10%			2033	**	5	\$1,000	B
HTHW/HW	90%			2043	**	5	\$9,200	B
Conversion Equipment								
Heat Exchanger	90%			2028	**	3	\$900	B
PRV/L.P. Steam	10%			2022	**			B
Distribution								
Hot Wtr Piping/Pump	90%			2038	**	3-4	\$10,400	B
Steam Piping/Pump	10%			2033	**	3	\$700	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2023	**	4	\$3,400	B
Convactor/Radiator	20%			2026	**	2	\$6,400	B

## Air Conditioning

Energy Source								
District C.W.	60%			2043	**	5	\$2,500	B
Electricity	40%			2029	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	40%	2-4	\$13,800	2016	**	5	\$13,500	B
No Component	60%							D
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 25%</i>								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$9,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	**	4	\$5,700	B
Heat Rejection								
Air Condenser Unit	40%			2016	**			B
No Component	60%							D

## Ventilation

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$40,700	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$20,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2026	**	3-5	\$11,700	B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Sump Pump(s)								
Single Type	100%			2014	\$9,800	4	\$2,000	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : CITY PLANNING BUILDING  
**Address** : 14-22 READE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-147  
**Program / Asset #** : DGS0033.000 / 161 **Yr Built/Renovated** : 1858 / 1987  
**Area Sq Ft** : 77,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 11-Feb-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,6

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$656,700	\$330,700
Interior Architecture		\$524,200
Electrical		\$398,400
Mechanical		\$357,000
<b>Total</b>	<b>\$656,700</b>	<b>\$1,610,200</b>
Priority A	\$656,700	\$330,700
Priority B		\$755,300
Priority C		\$524,200
<b>Total</b>	<b>\$656,700</b>	<b>\$1,610,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$2,200			\$50,900
Interior Architecture		\$45,000	\$2,900	\$1,900
Electrical	\$44,100	\$1,900	\$42,700	\$3,900
Mechanical	\$17,000	\$22,500	\$15,600	\$29,100
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$81,100</b>	<b>\$87,200</b>	<b>\$78,900</b>	<b>\$103,600</b>
Priority A	\$2,200			\$50,900
Priority B	\$78,800	\$42,200	\$78,900	\$50,800
Priority C		\$45,000		\$1,900
<b>Total</b>	<b>\$81,100</b>	<b>\$87,200</b>	<b>\$78,900</b>	<b>\$103,600</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Iron	5%	Now	\$53,300	LIFE	**	5	\$2,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Masonry: Brick	70%			LIFE	**	5	\$133,600	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : UPPER WALL AT SOUTH FACADE</i>								
<i>Explanation : SECTIONS OF LIMESTONE HAVE BEEN REMOVED</i>								
Masonry: Limestone	25%			LIFE	**	3-5	\$170,600	A
<b>Windows</b>								
Aluminum	10%			2029	**	5	\$3,000	A
Wood	90%	2-4	\$564,000	2038	**	5	\$18,900	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	40%			LIFE	**	3	\$7,000	A
Masonry: Brick	30%			LIFE	**	3	\$4,000	A
Masonry: Limestone	5%	Now	\$1,700	LIFE	**	3	\$700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : COPING</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : COPING</i>								
Metal Rail	25%	4+	\$500	2016	**	3	\$800	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<b>Roof</b>								
IRMA/Protected Membrane	90%	Now	\$39,400	2013	\$197,100	5	\$11,100	A
<i>Fishmouths, Extent : Moderate, Area Affected : 100%</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : SIXTH FLOOR OFFICE</i>								
Single Ply Membrane	10%			2013	\$8,400			A
<b>Interior</b>								
<b>Floors</b>								
Carpet	80%			2009	\$524,200	3	\$125,700	C
Ceramic Tile	5%			2041	**	5	\$6,100	C
Vinyl Tile	15%			2028	**	5	\$3,800	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%			LIFE	**	5	\$500	C
Concr Masonry Unit	10%			LIFE	**	5	\$900	C
Gypsum Board	80%			LIFE	**	5	\$3,700	C
Plaster	7%			LIFE	**	5	\$800	C
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2022	**	5	\$2,900	B
AcousTileSusp.Lay-In	10%			2022	**	5	\$2,900	B
Gypsum Board	75%			LIFE	**	5	\$9,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : SIXTH FLOOR OFFICE</i>								
Plaster	5%			LIFE	**	5	\$1,000	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2023	**	3-5	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-2000A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
<b>Raceway</b>								
Conduit	60%			2013	\$41,200			B
Conduit	30%			2023	**			B
Conduit	10%			2039	**			B
<b>Panelboards</b>								
Molded Case Bkrs	70%			2029	**	3	\$3,000	B
Molded Case Bkrs	10%			2035	**	3	\$400	B
Molded Case Bkrs	20%			2021	**	3	\$600	B
<b>Wiring</b>								
Thermoplastic	90%			2033	**			B
Thermoplastic	10%			2039	**			B
<b>Motor Controllers</b>								
Locally Mounted	50%			2018	**	5	\$1,400	B
Locally Mounted	50%			2011	\$39,400	5	\$1,400	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2018	**			B

**Stand-by Power**

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

*Maintenance \$ are aggregated over a ten-year period.*

*\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	**	3-5	\$2,600	B
Generators								
Diesel	100%			2016	**	5	\$500	B
Batteries								
Lead/Acid	100%			2006	\$600			B
Lighting								
General Lighting								
Emergency	5%			2021	**	2	\$1,100	B
Exit	5%			2021	**	2	\$1,000	B
Fluorescent	85%			2013	\$317,800	2	\$199,500	B
Incandescent	5%			2013	\$18,700	2	\$11,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$1,100	B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	3	\$26,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2021	**	3-4	\$14,900	B
Terminal Devices								
Air Handler/Cool/Ht	40%			2013	\$80,500	4	\$3,500	B
Convactor/Radiator	60%			2018	**	2	\$25,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$600	B
Conversion Equipment								
Centrifugal Compr El	100%			2033	**	5	\$700	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2023	**	3-4	\$13,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$7,600	B
Heat Rejection								
Remote Air Cond	50%			2013	\$186,700			B
Water Cool Tower	50%			2014	\$89,700			B
Ventilation								

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$54,700	B
Exhaust Fans								
Roof	100%			2018	**	2-10	\$33,000	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$13,600	B
Hot Water Heater								
Single Type	100%			2014	\$14,600	3-5	\$18,900	B
Sanitary Piping								
Single Type	100%			2033	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%			2014	\$9,000	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2033	**	3	\$1,100	B

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CLOCK TOWER OFFICE BUILDING**  
**Asset # : 154**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	15%	Now	\$1,642,300	LIFE	**	3-5	\$254,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : AT CORNICES ON SOUTH FACADE</i>								
Masonry: Brick	30%			LIFE	**	5	\$160,200	A
Masonry: Marble	5%	Now	\$101,300	LIFE	**	3-5	\$96,700	A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT SPANDREL ABOVE 13TH FLOOR WINDOWS</i>								
Masonry: Marble	45%			LIFE	**	3-5	\$870,700	A
Metal Panel	5%			2032	**	5	\$12,100	A
<b>Windows</b>								
Aluminum	100%	Now	\$590,600	2028	**	5	\$83,000	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : ROOMS 706 AND 707A</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	15%	Now	\$217,000	LIFE	**	3	\$27,400	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : MISSING CORNICES AT SOUTH FACADE</i>								
Masonry: Brick	20%			LIFE	**	3	\$27,600	A
Masonry: Marble	45%			LIFE	**	3	\$70,800	A
Metal Rail	20%			2015	**	3	\$6,500	A
<b>Roof</b>								
Modified Bitumen	95%	Now	\$38,600	2020	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER DIRECTOR ADMINISTRATION ON 12TH FLOOR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : OVER DIRECTOR ADMINISTRATION ON 12TH FLOOR</i>								
Skylight, Metal/Glass	5%			2022	**	3	\$9,000	A

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CLOCK TOWER OFFICE BUILDING**  
**Asset # : 154**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2011	\$369,200	3	\$108,000	C
Cast in Place Concrete	10%	Now	\$63,400	LIFE	**	5	\$15,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT PARKING AREA</i>								
Ceramic Tile	5%			2040	**	5	\$21,000	C
Marble Panels	10%	Now	\$625,600	LIFE	**	5	\$43,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : TYPICAL AT ALL FLOORS IN ELEVATOR LOBBY</i>								
Terrazzo	10%			LIFE	**	8	\$34,500	C
Vinyl Tile	45%	Now	\$178,600	2040	**	5	\$19,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : CUSTODIANS OFFICE AND VARIOUS ROOMS IN BASEMENT</i>								
Wood	5%	Now	\$88,300	2027	**	5	\$15,600	C
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 13TH FLOOR ART GALLERIES</i>								
<b>Interior Walls</b>								
Concr Masonry Unit	5%	Now	\$131,300	LIFE	**	5	\$4,700	C
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : IN GARAGE AREA</i>								
Gypsum Board	15%			LIFE	**	5	\$7,400	C
Masonry: Brick	10%			LIFE	**	5	\$30,000	C
Marble Panels	10%	Now	\$728,100	LIFE	**	5	\$31,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 7TH FLOOR CORRIDOR</i>								
Plaster	60%	Now	\$763,800	LIFE	**	5	\$74,400	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : AT EAST TOWER AND GARAGE AREA AND STAIR TO 14TH FLOOR</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CLOCK TOWER OFFICE BUILDING**  
**Asset # : 154**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2021	**	5	\$24,900	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : DIRECTOR ADMINISTRATION OFFICE</i>								
Embossed Metal	10%			2017	**	5	\$27,500	B
Masonry:Vault Struct	10%	Now	\$822,200	LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : GARAGE AREA</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : GARAGE AREA</i>								
<i>Explanation : CORRODED STEEL MEMBERS</i>								
Plaster	5%			LIFE	**	5	\$3,400	B
Plaster	50%	Now	\$357,800	LIFE	**	5	\$34,100	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : AT EAST TOWER</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : AT EAST TOWER</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Not Accessible	100%							D
<b>Transformers</b>								
Dry Type	100%			2017	**	5	\$36,100	B
<b>Switchgear</b>								
Not Accessible	100%							D
<b>Raceway</b>								
Conduit	80%			2012	\$330,300			B
Conduit	20%			2022	**			B
<b>Panelboards</b>								
Fused Disc Sw	30%			2020	**	3	\$5,900	B
Fused Toggle Switch	10%	2-4	\$34,400	2037	**	3	\$1,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	60%			2020	**	3	\$11,800	B
<b>Wiring</b>								
Braided Cloth	65%	2-4	\$312,700	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	35%			2022	**			B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CLOCK TOWER OFFICE BUILDING**  
**Asset # : 154**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	5%			2012	\$22,300	2	\$3,800	B
Exit	5%			2012	\$8,800	2	\$3,400	B
Fluorescent	80%			2012	\$1,123,500	2	\$645,200	B
HID	5%			2012	\$58,100	2	\$40,300	B
Incandescent	5%			2012	\$70,200	2	\$40,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	100%			2022	**	5	\$63,500	B
Conversion Equipment								
PRV/L.P. Steam	100%	Now	\$9,800	2015	**			B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$44,300	2022	**	3	\$41,000	B
<i>Leak Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor,2nd Floor</i>								
Terminal Devices								
Air Handler	15%			2012	\$256,600			B
Convactor/Radiator	85%			2017	**	2	\$169,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$2,800	B
Conversion Equipment								
Int Pkg Unit - Cool	10%	Now	\$81,700	2010	\$408,600			B
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
No Component	90%							D
Ventilation								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CLOCK TOWER OFFICE BUILDING**  
**Asset # : 154**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$25,400	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Single Type	100%			2010	\$947,600	3-5	\$62,900	B
HW Heat Exchanger								
Single Type	100%			2015	* *			B
Sanitary Piping								
Single Type	100%			2012	\$689,200			B
Storm Drain Piping								
Single Type	100%			2022	* *			B
Sump Pump(s)								
Single Type	100%			2010	\$9,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2012	\$443,000	3	\$4,900	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : COURT SQUARE BUILDING 2 LAFAYETTE  
**Address** : 2 LAFAYETTE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-144  
**Program / Asset #** : DGS0015.000 / 2056 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 358,500 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 11-Feb-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,15,17,22,23

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$123,600	\$939,500
Interior Architecture	\$152,900	\$711,300
Electrical	\$88,000	\$1,610,700
Mechanical	\$298,200	\$1,490,600
<b>Total</b>	<b>\$662,700</b>	<b>\$4,752,100</b>
Priority A	\$123,600	\$939,500
Priority B	\$386,200	\$3,101,300
Priority C	\$152,900	\$711,300
<b>Total</b>	<b>\$662,700</b>	<b>\$4,752,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$42,600			\$51,900
Interior Architecture	\$60,200	\$102,800	\$7,000	\$4,600
Electrical	\$160,000	\$5,300	\$154,400	\$12,000
Mechanical	\$24,100	\$93,300	\$112,100	\$77,800
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
<b>Total</b>	<b>\$476,500</b>	<b>\$390,900</b>	<b>\$463,000</b>	<b>\$335,800</b>
Priority A	\$42,600			\$51,900
Priority B	\$408,100	\$327,400	\$455,900	\$279,300
Priority C	\$25,700	\$63,500	\$7,000	\$4,600
<b>Total</b>	<b>\$476,500</b>	<b>\$390,900</b>	<b>\$463,000</b>	<b>\$335,800</b>



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	2%	Now	\$69,600	LIFE	**	3-5	\$54,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : WINDOW SILLS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : WINDOW SILLS</i>								
Masonry: Brick	95%			LIFE	**	5	\$810,600	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Masonry: Granite	1%	Now	\$29,000	LIFE	**	3-5	\$29,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : BUILDING BASE</i>								
Masonry: Limestone	2%	Now	\$54,000	LIFE	**	3-5	\$61,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<b>Windows</b>								
Aluminum	100%			2029	**	5	\$128,900	A
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%			LIFE	**	3	\$4,600	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Masonry: Brick	90%			LIFE	**	3	\$31,300	A
<b>Roof</b>								
Modified Bitumen	97%			2021	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Skylight, Metal/Glass	3%	Now	\$13,600	2023	**	3	\$3,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : STAIR</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : STAIR</i>								

**Interior**

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

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

\*\* 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**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	30%			2012	\$711,300	3	\$170,600	C	
Cast in Place Concrete	5%			LIFE	**	5	\$8,200	C	
Ceramic Tile	3%			2041	**	5	\$13,300	C	
Marble Panels	2%			LIFE	**	5	\$9,100	C	
Raised Access Floor	5%			2022	**	5	\$14,100	C	
Terrazzo	5%			LIFE	**	8	\$18,200	C	
Vinyl Tile	10%			2048	**	5	\$9,300	C	
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>									
Vinyl Tile	40%	Now	\$152,900	2041	**	5	\$18,600	C	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : 24TH FLOOR IN PENTHOUSE</i>									
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 24TH FLOOR IN PENTHOUSE</i>									
<b>Interior Walls</b>									
Ceramic Tile	3%			LIFE	**	5	\$1,500	C	
Concr Masonry Unit	5%			LIFE	**	5	\$1,400	C	
Gypsum Board	17%			LIFE	**	5	\$2,500	C	
Marble Panels	5%			LIFE	**	5	\$4,600	C	
Plaster	15%	Now	\$25,700	LIFE	**	5	\$5,500	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 22ND FLOOR PERIMETER</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 22ND FLOOR PERIMETER, AND 17TH FLOOR</i>									
Plaster	55%			LIFE	**	5	\$20,100	C	
<b>Ceilings</b>									
AcousTileConcealSpLn	35%			2016	**	5	\$36,700	B	
AcousTileSusp.Lay-In	40%			2016	**	5	\$41,900	B	
Plaster	5%			LIFE	**	5	\$3,600	B	
Plaster	10%	Now	\$34,500	LIFE	**	5	\$7,200	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 24TH FLOOR</i>									
Plaster	10%			LIFE	**	5	\$7,200	B	

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

Under 600 Volts

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

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

\*\* 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Switchgear								
Fused Disc Sw	80%			2023	**	3-5	\$14,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 3-4000A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Molded Case Bkrs	20%			2039	**	3-5	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 1-4000A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								
Raceway								
Conduit	50%			2039	**			B
Conduit	50%			2013	\$188,800			B
Panelboards								
Fused Disc Sw	10%			2021	**	3	\$1,500	B
Molded Case Bkrs	70%			2035	**	3	\$13,800	B
Molded Case Bkrs	20%			2021	**	3	\$3,000	B
Wiring								
Braided Cloth	20%	2-4	\$88,000	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	50%			2039	**			B
Thermoplastic	30%			2023	**			B
Motor Controllers								
Locally Mounted	50%			2018	**	5	\$6,600	B
Locally Mounted	50%			2011	\$204,400	5	\$6,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2018	**			B
Lighting								
General Lighting								
Emergency	5%			2021	**	2	\$4,000	B
Exit	5%			2021	**	2	\$3,600	B
Fluorescent	85%			2013	\$1,149,800	2	\$721,800	B
Incandescent	5%			2013	\$67,600	2	\$42,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	100%			2023	**	4	\$9,900	B
Conversion Equipment								
Steam Boiler	100%			2018	**	3	\$108,700	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Steam Piping/Pump	100%			2023	**	3	\$54,900	B
Terminal Devices								
Convactor/Radiator	80%			2026	**	2	\$160,200	B
Fan Coil Unit/Heat	20%			2018	**	4	\$7,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	5	\$2,900	B
Conversion Equipment								
Reciprocating Compr	100%			2022	**	5	\$422,500	B
Terminal Devices								
Air Handler/Dir Expansion	100%			2018	**	2	\$55,700	B
Heat Rejection								
Water Cool Tower	100%			2014	\$835,500			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$254,600	B
Exhaust Fans								
Interior	100%			2013	\$321,800	3-10	\$127,900	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%	0-2	\$86,900	2018	**	3-5	\$51,600	B
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
Hot Water Heater								
Single Type	100%			2011	\$67,700	3-5	\$79,000	B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%			2011	\$9,000	4	\$1,300	B
Non-Water Piping								
Single Type	100%			2033	**	3	\$4,900	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : EXCELSIOR BUILDING  
**Address** : 137 CENTRE STREET  
**Borough** : MANHATTAN  
**Program / Asset #** : DGS0011.000 / 2054  
**Area Sq Ft** : 59,000  
**Date of Survey** : 15-Nov-2002  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8,9  
**Agency's Number** : 312-117  
**Yr Built/Renovated** : 1911 / 1986  
**Project Type** : PUBLIC BUILDINGS  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$739,900	\$132,600
Interior Architecture	\$422,400	
Electrical	\$37,100	\$456,200
Mechanical	\$45,200	\$1,061,900
<b>Total</b>	<b>\$1,244,700</b>	<b>\$1,650,700</b>
Priority A	\$739,900	\$132,600
Priority B	\$82,400	\$1,518,100
Priority C	\$422,400	
<b>Total</b>	<b>\$1,244,700</b>	<b>\$1,650,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$29,600		\$7,700	\$23,200
Interior Architecture	\$38,200		\$5,300	\$14,200
Electrical	\$42,600	\$4,000	\$17,700	\$4,400
Mechanical	\$49,900	\$3,300	\$26,900	\$10,200
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$187,000</b>	<b>\$33,900</b>	<b>\$84,200</b>	<b>\$78,700</b>
Priority A	\$29,600		\$7,700	\$23,200
Priority B	\$153,600	\$33,900	\$75,100	\$41,300
Priority C	\$3,800		\$1,400	\$14,200
<b>Total</b>	<b>\$187,000</b>	<b>\$33,900</b>	<b>\$84,200</b>	<b>\$78,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$448,800	LIFE	**	5	\$132,600	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout,East Facade,North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade,Chimney,Bulkhead</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade,North Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade,Chimney,Bulkhead</i>								
Masonry: Granite	3%			LIFE	**	3-5	\$22,900	A
Masonry: Limestone	5%	Now	\$49,300	LIFE	**	3-5	\$27,900	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : Spandrels,East Facade,North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade,North Facade</i>								
Metal Panel	2%	Now	\$1,200	2024	**	5	\$700	A
<i>Paint Peeling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : East Facade,North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade,North Facade</i>								
Stucco Cement	5%	Now	\$37,100	2022	**	3-5	\$21,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<b>Windows</b>								
Aluminum	75%	Now	\$74,300	2022	**	5	\$11,400	A
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout,2nd Floor,3rd Floor,7TH.,8TH. AND 9TH.FLOORS.</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,2nd Floor,3rd Floor,7TH.,8TH.AND 9TH.FLOORS.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
Steel	25%			2017	**	5	\$15,300	A

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>	
<b>Exterior</b>									
<b>Parapets</b>									
Copper/Terne	15%	Now	\$8,400	2029	* *	3	\$1,500	A	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : East Facade</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : North Facade, East Facade</i>									
Masonry: Brick	60%	Now	\$25,700	LIFE	* *	3	\$8,800	A	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 55%</i>									
<i>Location : East Facade</i>									
<i>Spalling, Extent : Moderate, Area Affected : 65%</i>									
<i>Location : West Facade and intermediate walls.</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : West Facade and intermediate walls.</i>									
Masonry: Brick	25%	Now	\$53,400	LIFE	* *	3	\$3,700	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : East Facade</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>									
<i>Location : East Facade</i>									
<i>Spalling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Interior Face Of East Parapet</i>									
<b>Roof</b>									
Built-Up (BUR)	97%	2-4	\$51,300	2024	* *			A	
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : West Facade and intermediate walls.</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>									
<i>Location : West Facade and intermediate walls.</i>									
Skylight, Metal/Glass	1%	0-2	\$13,200	2044	* *	3	\$300	A	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>									
Skylight, Plastic	2%			2034	* *	3	\$300	A	

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>									
<b>Floors</b>									
	Carpet	60%	0-2	\$177,400	2016	**	3	\$42,500	C
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 65%</i>							
		<i>Location : Throughout the 2nd.thru.6th.floors.</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>							
		<i>Location : Throughout the 2nd.thru.6th.floors.</i>							
	Ceramic Tile	5%			2042	**	5	\$2,800	C
	Mosaic Tile	3%			2024	**	5	\$4,100	C
	Terrazzo	2%			LIFE	**	8	\$1,800	C
	Vinyl Tile	30%	Now	\$143,000	2054	**	5	\$1,700	C
		<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout,Corridors and offices at the 7th.,8th.and 9th.floors.</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>							
		<i>Location : Throughout the 7th.,8th. and 9th.floors.</i>							
<b>Interior Walls</b>									
	Ceramic Tile	3%			LIFE	**	5	\$800	C
	Gypsum Board	20%			LIFE	**	5	\$1,400	C
	Metal Panel	15%			LIFE	**	5	\$2,600	C
	Marble Panels	2%			LIFE	**	5	\$900	C
	Plaster	60%	Now	\$102,000	LIFE	**	5	\$5,400	C
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : at the 8th.and 9th.floors,throughout exit stairs at all floors.</i>							
		<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : 8th.and 9th.floors.at exit stair throughout all floors.</i>							
<b>Ceilings</b>									
	AcousTileSusp.Lay-In	60%			2017	**	5	\$7,800	B
	Plaster	40%	Now	\$34,400	LIFE	**	5	\$3,600	B
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Eighth Floor And Room 900</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Eighth Floor And Room 900</i>							

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>									
	Service Equipment								
	Fused Disc Sw	100%			2014	\$25,000	5	\$4,300	B
		<i>Enclosure Corroded, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Electrical Room</i>							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Molded Case Bkrs	100%			2014	\$77,800	3-5	\$3,100	B
<b>Raceway</b>								
Conduit	90%			2014	\$46,900			B
Conduit	10%			2040	**			B
<b>Panelboards</b>								
Molded Case Bkrs	5%			2036	**	3	\$100	B
Molded Case Bkrs	25%			2022	**	3	\$600	B
Molded Case Bkrs	70%			2013	\$41,300	3	\$1,700	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$37,100	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	25%			2024	**			B
Thermoplastic	5%			2040	**			B
<b>Motor Controllers</b>								
Locally Mounted	95%			2012	\$68,500	5	\$2,100	B
Locally Mounted	5%			2031	**	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	3%			2022	**	2	\$300	B
Exit	4%			2022	**	2	\$400	B
Fluorescent	60%			2009	\$170,500	2	\$63,500	B
Fluorescent	10%	0-2	\$28,400	2024	**	2	\$8,500	B
<i>Inadequate Ltg Level, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Fluorescent	18%			2014	\$51,200	2	\$19,100	B
Incandescent	5%			2009	\$8,400	2	\$5,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	100%			2024	**	4	\$1,600	B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2019	**	3	\$17,900	B
Distribution Steam Piping/Pump	100%	Now	\$33,400	2014	\$334,500	3	\$6,800	B
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i>								
Terminal Devices Convactor/Radiator	100%	Now	\$45,200	2012	\$452,500	2	\$26,400	B
<i>Damaged, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2022	**	5	\$500	B
Conversion Equipment Int Pkg Unit - Cool	10%			2012	\$61,700			B
No Component	90%							D
Terminal Devices Air Handler/Cool	100%			2009	\$20,300	4	\$5,800	B
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$52,400	B
Exhaust Fans Interior	80%			2014	\$42,400	3-10	\$19,400	B
Roof	20%			2014	\$7,600	2-10	\$5,100	B
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2027	**	3-5	\$8,900	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i> <i>Location : Basement</i>								
Hot Water Heater Gas Fired	100%			2013	\$11,100	3-5	\$12,700	B
Sanitary Piping Cast Iron	100%			2014	\$104,100			B
Storm Drain Piping Cast Iron	100%			2014	\$66,900			B
Sump Pump(s) Rigid Piping	100%			2014	\$9,000	4	\$2,000	B
Non-Water Piping Natural Gas	100%			2024	**	3	\$800	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : HEALTH BUILDING  
**Address** : 125 WORTH STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-120  
**Program / Asset #** : DGS0005.000 / 2050 **Yr Built/Renovated** : 1931 / 1989  
**Area Sq Ft** : 415,410 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 15-Dec-1999 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,5,6,9,10

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$1,257,100	\$694,300
Interior Architecture		\$566,200	\$1,402,400
Electrical		\$451,800	\$3,055,100
Mechanical		\$35,000	\$1,400,500
<b>Total</b>		<b>\$2,310,100</b>	<b>\$6,552,300</b>
Priority A		\$1,257,100	\$694,300
Priority B		\$486,800	\$5,710,400
Priority C		\$566,200	\$147,600
<b>Total</b>		<b>\$2,310,100</b>	<b>\$6,552,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$1,600	\$10,700		\$293,000
Interior Architecture	\$52,000	\$21,700		\$45,300
Electrical	\$150,500	\$36,300	\$152,300	\$5,500
Mechanical	\$47,000	\$65,100	\$84,700	\$60,900
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$339,900</b>	<b>\$222,600</b>	<b>\$325,800</b>	<b>\$493,500</b>
Priority A	\$1,600	\$10,700		\$293,000
Priority B	\$286,300	\$190,300	\$325,800	\$155,200
Priority C	\$52,000	\$21,700		\$45,300
<b>Total</b>	<b>\$339,900</b>	<b>\$222,600</b>	<b>\$325,800</b>	<b>\$493,500</b>



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 Maintenance \$ are aggregated over a ten-year period.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	10%	Now	\$51,000	LIFE	**	5	\$30,100	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Courtyard</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i> <i>Location : Courtyard</i>							
Masonry: Granite	90%	Now	\$920,900	LIFE	**	3-5	\$929,100	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Bulkhead</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i> <i>Location : Below cornice.</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i> <i>Location : Bulkhead</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Bulkhead</i>							
<b>Windows</b>								
Aluminum	97%			2027	**	5	\$265,200	A
Bronze/Brass	3%			2021	**	5	\$21,400	A
<b>Parapets</b>								
Masonry: Brick	40%	Now	\$87,600	LIFE	**	3	\$29,900	A
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout, Inside Face</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout, Inside Face</i>							
Masonry: Granite	60%	Now	\$65,000	LIFE	**	3	\$47,300	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout, Coping, Cornice.</i>							
<b>Roof</b>								
Single Ply Membrane	98%			2011			\$242,100	A
Skylight, Metal/Glass	2%			2011		3	\$6,500	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2005		3	\$181,100	C
Ceramic Tile	5%			2026	**	5	\$21,200	C
Marble Panels	10%			LIFE	**	5	\$43,500	C
Raised Access Floor	5%			2020	**	5	\$13,400	C
Terrazzo	30%			LIFE	**	8	\$104,200	C
Vinyl Tile	25%			2026	**	5	\$22,200	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	2%			LIFE	**	5	\$1,600	C
Gypsum Board	10%			LIFE	**	5	\$2,300	C
Metal Panel	5%			LIFE	**	5	\$2,800	C
Marble Panels	20%			LIFE	**	5	\$29,500	C
Travertine Panels	3%			LIFE	**	5	\$4,600	C
Plaster	45%			LIFE	**	5	\$26,200	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Wood	5%			LIFE	**	5	\$2,200	C
<b>Ceilings</b>								
AcousTile,Adhered	10%			2014	\$231,000	5	\$10,000	B
AcousTileSusp.Lay-In	40%			2014	\$1,023,800	5	\$40,000	B
Masonry: Marble	3%			LIFE	**			B
Mosaic Tile	2%			LIFE	**			B
Plaster	45%			LIFE	**	5	\$30,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2011	\$226,700	5	\$30,000	B
<b>Switchgear</b>								
Molded Case Bkrs	100%			2011	\$414,900	3-5	\$21,600	B
<b>Raceway</b>								
Conduit	90%			2011	\$509,900			B
Conduit	10%			2037	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2010	\$24,100	3	\$900	B
Fused Knife Sw	15%	2-4	\$72,200	2036	**	3	\$2,600	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
Molded Case Bkrs	70%			2010	\$337,000	3	\$12,000	B
Molded Case Bkrs	10%			2033	**	3	\$1,700	B
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$198,000	2036	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	60%			2021	**			B
Thermoplastic	10%			2037	**			B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2028	**	5	\$1,500	B
Locally Mounted	20%	2-4	\$122,700	2031	**	5	\$1,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
Locally Mounted	60%			2009	\$368,000	5	\$9,200	B
Motor Control Center	10%			2009	\$61,300	5	\$1,500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2028	**			B
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Diesel	100%			2007	\$58,900	5	\$2,500	B
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Emergency	3%			2006	\$12,300	2	\$2,300	B
Emergency	2%			2011	\$8,200	2	\$1,500	B
Exit	2%			2006	\$3,200	2	\$1,400	B
Exit	3%			2011	\$4,900	2	\$2,000	B
Fluorescent	88%			2011	\$1,137,200	2	\$713,900	B
Incandescent	2%			2011	\$25,800	2	\$16,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	95%			2031	**	5	\$70,100	B
Fuel Oil	5%			2031	**	4	\$600	B
Conversion Equipment								
PRV/L.P. Steam	95%			2020	**			B
Steam Boiler	5%	Now	\$8,200	2009	\$82,100	3	\$6,300	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : Boiler Room</i>								
Distribution								
Steam Piping/Pump	100%			2021	**	3	\$47,700	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Air Handler	20%			2011	\$363,700			B
Convactor/Radiator	80%			2016	**	2	\$185,700	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2027	**	5	\$300	B
No Component	90%							D
Conversion Equipment								
Int Pkg Unit - Cool	10%			2009	\$434,400			B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2011	\$20,100			B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$295,000	B
Exhaust Fans								
Interior	50%			2011	\$186,400	3-10	\$85,500	B
Roof	50%			2011	\$134,100	2-10	\$89,000	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2024	**	3-5	\$63,000	B
HW Heat Exchanger								
Single Type	100%			2014	\$104,700			B
Sanitary Piping								
Single Type	100%			2031	**			B
Storm Drain Piping								
Single Type	100%			2031	**			B
Sump Pump(s)								
Single Type	100%			2009	\$9,000	4	\$2,000	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : KENT AVENUE SHOPS  
**Address** : 390 KENT AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : DGS0025.000 / 2037  
**Area Sq Ft** : 84,000  
**Date of Survey** : 13-Sep-2000  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Agency's Number** : 312-350  
**Yr Built/Renovated** : 1954 / 1990  
**Project Type** : PUBLIC BUILDINGS  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$919,300	\$56,200
Interior Architecture	\$42,400	
Electrical		\$124,000
Mechanical		\$48,800
<b>Total</b>	<b>\$961,700</b>	<b>\$229,100</b>
Priority A	\$919,300	\$56,200
Priority B		\$172,800
Priority C	\$42,400	
<b>Total</b>	<b>\$961,700</b>	<b>\$229,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$14,300			\$34,500
Interior Architecture	\$22,600			
Electrical	\$28,100	\$37,100	\$1,000	\$37,600
Mechanical	\$13,800	\$10,200	\$28,700	\$10,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$86,800</b>	<b>\$55,200</b>	<b>\$37,700</b>	<b>\$90,600</b>
Priority A	\$14,300			\$34,500
Priority B	\$67,700	\$55,200	\$37,700	\$56,100
Priority C	\$4,700			
<b>Total</b>	<b>\$86,800</b>	<b>\$55,200</b>	<b>\$37,700</b>	<b>\$90,600</b>



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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	15%			LIFE	**	5	\$4,200	A
Masonry: Brick	70%			LIFE	**	5	\$56,200	A
Masonry: Limestone	5%			LIFE	**	3-5	\$14,400	A
Metal Coiling Doors	10%			2017	**	3	\$57,300	A
<b>Windows</b>								
Aluminum	30%			2028	**	5	\$11,000	A
Glass Block	70%	Now	\$302,900	LIFE	**	5	\$13,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> <i>Location : East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : East Facade, West Facade</i>								
<b>Parapets</b>								
Masonry: Brick	100%	Now	\$189,100	LIFE	**	3	\$32,300	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : East Facade, South Facade</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i> <i>Location : East Facade, West Facade</i>								
<i>Miss/Damgd Copings, Extent : Moderate, Area Affected : 50%</i>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$427,300	2022	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : OVER SHOPS AND SECOND FLOOR</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	15%	Now	\$42,400	LIFE	**	5	\$5,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : AT LOADING DOCK</i>								
Ceramic Tile	5%			2040	**	5	\$5,100	C
Paver: Asphalt	60%			LIFE	**	5	\$7,700	C
Vinyl Tile	20%			2040	**	5	\$4,300	C
<b>Interior Walls</b>								
Concr Masonry Unit	50%			LIFE	**	5	\$2,400	C
Gypsum Board	25%			LIFE	**	5	\$600	C
SGFT/Glazed Masonry	25%			LIFE	**			C

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

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

## Interior

## Ceilings

AcousTileConcealSpLn	25%	Now	\$17,900	2015	**	5	\$3,000	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*  
*Location : AT LOCKERS AND BASEMENT*

Exposed Concrete	75%			LIFE	**			B
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<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Under 600 Volts

## Switchgear

Air Circuit Breaker	100%			2012	\$25,900	3-5	\$4,000	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Explanation : MAIN AIR CIRCUIT BREAKER ATTACHED TO THE SWITCHBOARD.*

## Raceway

Conduit	100%			2012	\$32,100			B
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## Panelboards

Fused Disc Sw	20%			2011	\$4,900	3	\$900	B
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Molded Case Bkrs	80%			2011	\$19,700	3	\$3,700	B
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## Wiring

Braided Cloth	80%	2-4	\$19,000	2037	**			B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

Thermoplastic	20%			2022	**			B
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## Motor Controllers

Locally Mounted	80%			2010	\$26,600	5	\$2,500	B
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Locally Mounted	20%	2-4	\$6,600	2032	**	5	\$300	B
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*Recent Installation, Extent : Moderate, Area Affected : 100%*

## Ground

## Grounding Devices

Metal Water Pipe	100%			2010	\$6,500			B
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## Lighting

## General Lighting

Emergency	4%			2012	\$4,000	2	\$700	B
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Exit	4%			2012	\$1,600	2	\$700	B
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Fluorescent	90%			2012	\$124,000	2	\$176,800	B
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HID	2%			2012	\$800	2	\$3,900	B
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Fuel Oil	100%			2032	**	4	\$2,300	B
Conversion Equipment								
Steam Boiler	100%			2025	**	3	\$25,500	B
Distribution								
Steam Piping/Pump	100%			2032	**	3	\$12,900	B
Terminal Devices								
Air Handler	10%			2017	**			B
Convactor/Radiator	20%			2025	**	2	\$9,400	B
Fan Coil Unit/Heat	70%			2017	**	4	\$5,800	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$59,700	B
Exhaust Fans								
Interior	10%			2012	\$7,500	3-10	\$3,000	B
Roof	90%			2012	\$48,800	2-10	\$32,400	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$17,200	B
Hot Water Heater								
Single Type	100%			2010	\$15,900	3-5	\$18,100	B
HW Heat Exchanger								
Single Type	100%			2015	**			B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,000	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2022	**	3	\$1,200	B

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	5%			LIFE	**	3-5	\$119,100	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
Masonry: Brick	80%			LIFE	**	5	\$799,300	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i> <i>Location : Throughout</i>							
Masonry: Limestone	10%			LIFE	**	3-5	\$259,400	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
Granite Panels	2%			LIFE	**	3-5	\$48,900	A
Stucco Cement	2%			2030	**	3-5	\$31,500	A
Window Wall	1%			2027	**	6	\$1,800	A
<b>Windows</b>								
Aluminum	90%			2036	**	5	\$67,900	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i>							
Steel	10%			2017	**	5	\$15,200	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> <i>Location : Tenth Floor</i>							
<b>Parapets</b>								
Cast Stone/Terra Cotta	15%			LIFE	**	3	\$8,400	A
Masonry: Brick	75%			LIFE	**	3	\$31,700	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> <i>Location : Throughout</i>							
Metal Rail	10%			2017	**	3	\$1,000	A
<b>Roof</b>								
Cast in Place Concrete	5%	Now	\$24,000	LIFE	**	5	\$800	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : Sidewalk Over Basement Vault</i> <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Electrical Room, Basement</i>							
Copper/Terne	75%			2049	**	5	\$30,100	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Over 13th Floor</i>							
Modified Bitumen	20%			2022	**			A
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i> <i>Location : Over 12th Floor</i>							

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>	
<b>Interior</b>									
<b>Floors</b>									
Carpet	35%			2010	\$6,408,200	3	\$2,049,300	C	
Cast in Place Concrete	10%			LIFE	**	5	\$254,100	C	
Ceramic Tile	3%			2029	**	5	\$102,600	C	
Marble Panels	2%			LIFE	**	5	\$140,500	C	
Vinyl Tile	50%	Now	\$295,200	2042	**	5	\$179,100	C	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement Corridor And 12th Floor</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement Corridor And 12th Floor</i>									
<b>Interior Walls</b>									
Cast in Place Concrete	10%	Now	\$76,200	LIFE	**	5	\$4,500	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Vault In Basement</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Electrical Room,Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Electrical Room,Basement</i>									
Gypsum Board	45%			LIFE	**	5	\$8,200	C	
Masonry: Brick	10%			LIFE	**	5	\$11,100	C	
Plaster	35%			LIFE	**	5	\$16,000	C	
<b>Ceilings</b>									
AcousTileConcealSpLn	25%			2017	**	5	\$202,200	B	
AcousTileSusp.Lay-In	46%			2017	**	5	\$372,100	B	
Exposed Concrete	4%	Now	\$95,500	LIFE	**			B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Electrical Room,Basement</i>									
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Electrical Room,Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Electrical Room,Basement</i>									
Plaster	25%			LIFE	**	5	\$277,000	B	

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>	
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	75%			2044	**	5	\$17,300	B	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
Fused Disc Sw	25%			2014	\$35,400	5	\$5,800	B	

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Transformers								
Dry Type	100%			2034	**	5	\$32,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : Various Sizes</i>							
<hr/>								
Switchgear								
Molded Case Bkrs	100%			2044	**	3-5	\$16,700	B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
<hr/>								
Raceway								
Conduit	60%			2014	\$226,600			B
Conduit	30%			2044	**			B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Under Construction	10%							D
<hr/>								
Panelboards								
Molded Case Bkrs	20%			2022	**	3	\$2,600	B
Molded Case Bkrs	70%			2039	**	3	\$9,300	B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Several Locations</i>							
<hr/>								
Under Construction	10%							D
<hr/>								
Wiring								
Braided Cloth	30%	2-4	\$132,000	2039	**			B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
<hr/>								
Thermoplastic	30%			2024	**			B
Thermoplastic	30%			2044	**			B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Several Locations</i>							
<hr/>								
Under Construction	10%							D
<hr/>								
Motor Controllers								
Locally Mounted	50%			2012	\$204,400	5	\$5,900	B
Under Construction	50%							D
<hr/>								
Ground								
Grounding Devices								
Metal Water Pipe	100%			2034	**			B
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	\$9,200	3-5	\$10,800	B
<hr/>								
Generators								
Diesel	100%			2010	\$58,900	5	\$2,000	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Batteries								
Lead/Acid	100%			2007	\$600			B
Lighting								
General Lighting								
Emergency	3%			2024	**	2	\$18,400	B
Exit	3%			2024	**	2	\$16,500	B
Fluorescent	64%			2014	\$6,685,600	2	\$4,197,300	B
Fluorescent	30%			2024	**	2	\$1,967,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Under Construction	100%							D
Conversion Equipment								
Under Construction	100%							D
Distribution								
Hot Wtr Piping/Pump	50%			2022	**	3-4	\$31,000	B
Steam Piping/Pump	50%			2024	**	3	\$18,400	B
Terminal Devices								
Air Handler	30%			2014	\$420,300			B
Convactor/Radiator	50%			2027	**	2	\$89,400	B
Fan Coil Unit/Heat	20%			2014	\$778,000	4	\$6,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$2,500	B
Conversion Equipment								
Centrifugal Compr El	60%			2034	**	5	\$1,800	B
Reciprocating Compr	20%			2017	**	5	\$75,400	B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pmp	80%			2034	**	3-4	\$43,500	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2014	\$706,300	4	\$25,300	B
Fan Coil - Cool/Heat	20%			2014	\$786,900			B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Condenser Unit	20%			2017	**			B
Water Cool Tower	80%			2015	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$284,100	B
Exhaust Fans								
Interior	100%			2014	\$287,200	3-10	\$131,800	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$155,200	2019	**	3-5	\$46,000	B
<i>Corroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2014	\$9,000	4	\$2,000	B

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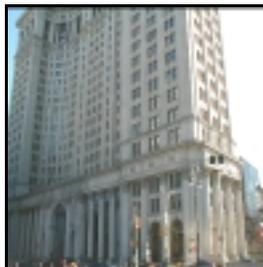
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : MUNICIPAL BUILDING  
**Address** : 1 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-101  
**Program / Asset #** : DGS0001.000 / 2071 **Yr Built/Renovated** : 1913 / 1992  
**Area Sq Ft** : 929,200 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 21-Nov-2000 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,8,10,15,17,18,20,25

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$112,200	\$1,059,700
Interior Architecture	\$5,139,700	\$651,900
Electrical	\$856,200	\$5,777,200
Mechanical	\$1,350,500	\$11,301,100
<b>Total</b>	<b>\$7,458,500</b>	<b>\$18,789,900</b>
Priority A	\$112,200	\$1,059,700
Priority B	\$4,838,200	\$17,190,900
Priority C	\$2,508,200	\$539,300
<b>Total</b>	<b>\$7,458,500</b>	<b>\$18,789,900</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$20,600	\$1,340,400
Interior Architecture	\$209,400			\$158,700
Electrical	\$66,300	\$357,000	\$133,800	\$363,200
Mechanical	\$134,900	\$109,100	\$315,500	\$220,900
Elevators/Escalators	\$1,184,400	\$1,184,400	\$1,184,400	\$1,184,400
<b>Total</b>	<b>\$1,595,000</b>	<b>\$1,650,500</b>	<b>\$1,654,300</b>	<b>\$3,267,600</b>
Priority A			\$20,600	\$1,340,400
Priority B	\$1,436,300	\$1,650,500	\$1,633,800	\$1,768,500
Priority C	\$158,700			\$158,700
<b>Total</b>	<b>\$1,595,000</b>	<b>\$1,650,500</b>	<b>\$1,654,300</b>	<b>\$3,267,600</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Architecture System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Exterior</b>								
Exterior Walls								
Masonry: Granite	100%			LIFE	**	3-5	\$4,526,800	A
Windows								
Aluminum	95%			2028	**	5	\$224,300	A
Bronze/Brass	5%			2022	**	5	\$30,800	A
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	3	\$8,900	A
Masonry: Brick	75%			LIFE	**	3	\$101,300	A
Masonry: Granite	20%			LIFE	**	3	\$28,400	A
Roof								
Built-Up (BUR)	50%			2012			\$228,200	A
Copper/Terne	20%			2027	**	5	\$10,400	A
Granite Panels	5%			LIFE	**	5	\$1,500	A
Single Ply Membrane	25%			2012			\$75,000	A
<b>Interior</b>								
Floors								
Carpet	32%			2008		3	\$634,900	C
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : FLOORS 15,18,20</i>						
Cast in Place Concrete	3%			LIFE	**	5	\$12,900	C
Mosaic Tile	20%			2022	**	5	\$578,900	C
Marble Panels	5%			LIFE	**	5	\$59,500	C
Vinyl Tile	25%			2015	**	5	\$60,700	C
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : THROUGHOUT OFFICES</i>						
Vinyl Tile	15%			2040	**	5	\$36,400	C
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$13,400	C
Marble Panels	20%			LIFE	**	5	\$67,900	C
Plaster	55%			LIFE	**	5	\$73,800	C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2015	**	5	\$41,100	B
AcousTileSusp.Lay-In	22%			2015	**	5	\$60,300	B
Exposed Concrete	3%	Now	\$265,400	LIFE	**			B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SUBWAY ENTRANCE</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : SUBWAY ENTRANCE</i>								
Plaster	60%	Now	\$2,366,100	LIFE	**	5	\$112,600	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : CORRIDORS</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridor(s) All floors</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2012	\$303,600	5	\$47,000	B
Fused Disc Sw	30%			2022	**	5	\$20,100	B
<b>Transformers</b>								
Dry Type	100%			2017	**	5	\$93,900	B
<b>Switchgear</b>								
Fused Disc Sw	20%			2012	\$158,800	3-5	\$8,200	B
Molded Case Bkrs	80%			2022	**	3-5	\$33,000	B
<b>Raceway</b>								
Conduit	100%			2012	\$1,032,100			B
<b>Panelboards</b>								
Molded Case Bkrs	60%			2011	\$534,900	3	\$30,700	B
Molded Case Bkrs	40%			2028	**	3	\$15,400	B
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$360,800	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	70%			2022	**			B
<b>Motor Controllers</b>								
Locally Mounted	60%			2010	\$638,900	5	\$20,500	B
Motor Control Center	40%			2017	**	5	\$13,700	B

**Lighting**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Lighting								
General Lighting								
Emergency	5%			2007	\$61,500	2	\$10,400	B
Exit	5%			2007	\$24,300	2	\$9,300	B
Fluorescent	75%			2012	\$2,902,000	2	\$1,666,700	B
HID	5%			2012	\$160,000	2	\$111,100	B
Incandescent	10%			2007	\$386,900	2	\$222,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	95%			2022	**	5	\$166,100	B
Fuel Oil	5%			2022	**	4	\$2,000	B
Conversion Equipment								
Under Construction	100%							D
Distribution								
Steam Piping/Pump	100%			2022	**	3	\$113,100	B
Terminal Devices								
Air Handler	10%			2007	\$471,300			B
Convactor/Radiator	90%			2010	\$5,966,200	2	\$495,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2020	**	5	\$7,800	B
Conversion Equipment								
Absorp Mach/Stm/HW	30%			2015	**	2	\$232,900	B
Int Pkg Unit - Cool	15%			2010	\$1,823,400			B
Reciprocating Compr	15%			2015	**	5	\$174,100	B
No Component	40%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$174,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2012	\$2,227,800	4	\$64,800	B
Heat Rejection								
Water Cool Tower	100%			2010	\$1,078,300			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$699,500	B

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

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

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2007	\$366,200	3-10	\$316,100	B
Roof	10%			2012	\$11,900	2-10	\$42,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$202,000	B
HW Heat Exchanger								
Single Type	100%	Now	\$135,600	2015	**			B
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Sanitary Piping								
Single Type	100%	Now	\$72,900	2022	**			B
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : SEWER EJECTOR ODOR IN BASEMENT</i>					
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,800	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : OFFICE BUILDING  
**Address** : 130 STUYVESANT PLACE  
**Borough** : STATEN ISLAND **Agency's Number** : 312-510  
**Program / Asset #** : DGS0043.000 / 4381 **Yr Built/Renovated** : 1965 / 2000  
**Area Sq Ft** : 150,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 23-May-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,8,9,PH

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$69,600
Interior Architecture			\$282,800
<b>Total</b>			<b>\$352,400</b>
Priority	A		\$69,600
Priority	C		\$282,800
<b>Total</b>			<b>\$352,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$68,600	\$3,900
Interior Architecture		\$37,200		
Electrical	\$64,800	\$7,200	\$64,400	\$300
Mechanical	\$4,400	\$25,200	\$25,100	\$17,600
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$95,800</b>	<b>\$96,200</b>	<b>\$184,800</b>	<b>\$48,500</b>
Priority	A		\$68,600	\$3,900
Priority	B	\$95,800	\$59,000	\$44,600
Priority	C		\$37,200	
<b>Total</b>	<b>\$95,800</b>	<b>\$96,200</b>	<b>\$184,800</b>	<b>\$48,500</b>



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING**  
**Asset # : 4381**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$69,600	A
Metal/Glass Curt Wall	60%			2037	**	3-5	\$76,600	A
<i>Recent Installation, Extent : Severe, Area Affected : 100%</i> <i>Location : THROUGHOUT</i>								
<b>Windows</b>								
Aluminum	100%			2027	**	5	\$58,500	A
<b>Parapets</b>								
Masonry: Brick	30%			LIFE	**	3	\$11,600	A
Metal/Glass Curt Wall	30%			2037	**	3-5	\$3,800	A
Metal Panel	40%			2031	**	3	\$10,600	A
<b>Roof</b>								
Single Ply Membrane	100%			2016	**			A
<i>Walk Pads Miss/Displ, Extent : Moderate, Area Affected : 15%</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2012	\$282,800	3	\$67,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$6,500	C
Ceramic Tile	5%			2046	**	5	\$8,800	C
Vinyl Tile	55%			2046	**	5	\$20,300	C
<b>Interior Walls</b>								
Ceramic Tile	5%			LIFE	**	5	\$2,200	C
Concr Masonry Unit	15%			LIFE	**	5	\$3,500	C
Gypsum Board	60%			LIFE	**	5	\$7,400	C
Plaster	20%			LIFE	**	5	\$6,200	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2024	**	5	\$41,600	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	70%			2021	**	3-5	\$4,700	B
Fused Disc Sw	30%			2041	**	3-5	\$2,300	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Raceway</b>								
Conduit	100%			2041	**			B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING**  
**Asset # : 4381**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2036	**	3	\$6,200	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Wiring</b>								
Thermoplastic	100%			2041	**			B
<i>Repairs in Progress, Extent : Moderate, Area Affected : 100%</i>								
<b>Motor Controllers</b>								
Locally Mounted	30%			2031	**	5	\$1,700	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Motor Control Center	70%			2031	**	5	\$3,900	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : STANDBY GENERATOR LOCATED ON ROOF OF ADJACENT PARKING GARAGE</i>								
<b>Batteries</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	5%			2019	**	2	\$1,400	B
Fluorescent	90%			2019	**	2	\$303,900	B
HID	5%			2019	**	2	\$16,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2031	**	3	\$2,100	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2024	**	3	\$39,200	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2027	**	3-4	\$20,500	B
<b>Terminal Devices</b>								
Air Handler	20%			2016	**			B
Fan Coil Unit/Heat	80%			2016	**	4	\$7,900	B
<b>Air Conditioning</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING**  
**Asset # : 4381**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2027	**	5	\$1,200	B
<b>Conversion Equipment</b>								
Reciprocating Compr	5%			2020	**	5	\$8,800	B
No Component	95%							D
<b>Distribution</b>								
Chilled Wtr Pipe/Pmp	100%			2031	**	3-4	\$21,800	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2016	**	4	\$9,800	B
<b>Heat Rejection</b>								
Water Cool Tower	100%			2012	\$17,400			B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	**	2	\$10,600	B
No Component	90%							D
<b>Exhaust Fans</b>								
Roof	10%			2016	**	2-10	\$5,800	B
No Component	90%							D
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Single Type	100%			2024	**	3-5	\$22,700	B
<b>Hot Water Heater</b>								
Single Type	100%			2012	\$28,300	3-5	\$28,600	B
<b>HW Heat Exchanger</b>								
Single Type	100%			2020	**			B
<b>Sanitary Piping</b>								
Single Type	100%			2031	**			B
<b>Storm Drain Piping</b>								
Single Type	100%			2031	**			B
<b>Sump Pump(s)</b>								
Single Type	100%			2012	\$9,000	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : POLICE MUSEUM (OLD 1ST PRECINCT)  
**Address** : 100 OLD SLIP  
**Borough** : MANHATTAN **Agency's Number** : 312-150  
**Program / Asset #** : DGS0036.000 / 4126 **Yr Built/Renovated** : 1907 / 2001  
**Area Sq Ft** : 25,513 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 13-Feb-2002 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$199,000	\$61,100
Interior Architecture			\$105,400
<b>Total</b>		<b>\$199,000</b>	<b>\$166,500</b>
Priority A		\$199,000	\$61,100
Priority C			\$105,400
<b>Total</b>		<b>\$199,000</b>	<b>\$166,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture				\$57,000
Interior Architecture		\$12,900	\$2,800	
Electrical	\$11,300	\$200	\$10,500	\$400
Mechanical	\$12,100	\$6,300	\$19,600	\$6,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$28,300</b>	<b>\$24,400</b>	<b>\$37,800</b>	<b>\$69,100</b>
Priority A				\$57,000
Priority B	\$28,300	\$11,500	\$37,800	\$12,200
Priority C		\$12,900		
<b>Total</b>	<b>\$28,300</b>	<b>\$24,400</b>	<b>\$37,800</b>	<b>\$69,100</b>



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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**POLICE MUSEUM (OLD 1ST PRECINCT)**  
**Asset # : 4126**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Limestone	100%			LIFE	**	3-5	\$182,700	A
Windows								
Wood	100%	0-2	\$199,000	2021	**	5	\$61,100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Limestone	100%			LIFE	**	3	\$20,700	A
Roof								
Clay Tile	95%			LIFE	**	5	\$3,100	A
Not Accessible	5%							D
<b>Interior</b>								
Floors								
Carpet	60%			2012	\$105,400	3	\$23,100	C
Ceramic Tile	5%			2041	**	5	\$1,500	C
Marble Panels	15%			LIFE	**	5	\$4,600	C
Wood	20%			2041	**	5	\$8,900	C
Interior Walls								
Gypsum Board	85%			LIFE	**	5	\$5,100	C
Masonry: Brick	5%			LIFE	**	5	\$1,800	C
Granite Panels	5%			LIFE	**	5	\$1,700	C
Wood	5%			LIFE	**	5	\$600	C
Ceilings								
AcousTileSusp.Lay-In	70%			2022	**	5	\$5,600	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : OFFICES 414 AND 415</i>								
Gypsum Board	30%			LIFE	**	5	\$1,100	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : FOURTH FLOOR</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear								
Fused Disc Sw	100%			2039	**	3-5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 1200A MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.</i>								

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
POLICE MUSEUM (OLD 1ST PRECINCT)  
Asset # : 4126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2039	**			B
Panelboards								
Molded Case Bkrs	100%			2035	**	3	\$1,400	B
Wiring								
Thermoplastic	100%			2039	**			B
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2026	**			B
Lighting								
General Lighting								
Emergency	5%			2021	**	2	\$300	B
Exit	5%			2021	**	2	\$200	B
Fluorescent	90%			2021	**	2	\$51,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2033	**	3	\$400	B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	3	\$8,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	3-4	\$5,100	B
Terminal Devices								
Fan Coil Unit/Heat	100%			2018	**	4	\$2,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	100%			2022	**	5	\$30,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$4,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	**	4	\$2,500	B

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**POLICE MUSEUM (OLD 1ST PRECINCT)**  
**Asset # : 4126**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Evap Condenser	100%			2018	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,100	B
Exhaust Fans								
Interior	100%			2018	**	3-10	\$9,100	B
Plumbing								
H/C Water Piping								
Single Type	100%	Now	\$6,800	2026	**	3-5	\$3,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : WATER MAIN MADE OF LEAD</i>								
Hot Water Heater								
Single Type	100%			2014	\$5,300	3-5	\$6,200	B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Sump Pump(s)								
Single Type	100%			2014	\$9,800	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2023	**	3	\$500	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**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 / 1989  
**Area Sq Ft** : 261,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 26-Sep-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$134,500	\$709,200
Interior Architecture			\$226,200
Electrical		\$102,900	\$1,853,200
Mechanical		\$352,400	\$585,200
<b>Total</b>		<b>\$589,800</b>	<b>\$3,373,700</b>
Priority A		\$134,500	\$709,200
Priority B		\$455,300	\$2,438,400
Priority C			\$226,200
<b>Total</b>		<b>\$589,800</b>	<b>\$3,373,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture				\$59,500
Interior Architecture	\$28,500	\$3,400	\$14,700	\$18,100
Electrical	\$11,200	\$99,100	\$15,600	\$100,800
Mechanical	\$82,400	\$800	\$117,800	\$38,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$129,900</b>	<b>\$111,100</b>	<b>\$156,000</b>	<b>\$224,700</b>
Priority A				\$59,500
Priority B	\$104,800	\$111,100	\$141,300	\$147,200
Priority C	\$25,100		\$14,700	\$18,100
<b>Total</b>	<b>\$129,900</b>	<b>\$111,100</b>	<b>\$156,000</b>	<b>\$224,700</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$277,700	A
Masonry: Limestone	10%			LIFE	**	3-5	\$110,300	A
Windows								
Aluminum	100%			2028	**	5	\$75,400	A
Parapets								
Masonry: Brick	90%	Now	\$57,400	LIFE	**	3	\$78,500	A
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : East Facade, West Facade, South Facade</i>						
Masonry: Limestone	10%			LIFE	**	3	\$9,200	A
Roof								
Single Ply Membrane	100%	Now	\$39,400	2012	\$393,800			A
		<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : SECOND FLOOR ROOF OVER AUXILLIARY POLICE</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : ROOM 101 IN AUXILLIARY POLICE</i>						
<b>Interior</b>								
Floors								
Carpet	15%			2011	\$226,200	3	\$72,300	C
Cast in Place Concrete	15%			LIFE	**	5	\$15,700	C
Ceramic Tile	5%			2040	**	5	\$14,100	C
Terrazzo	15%			LIFE	**	8	\$34,700	C
Vinyl Tile	50%			2027	**	5	\$29,500	C
Interior Walls								
Concr Masonry Unit	5%			LIFE	**	5	\$1,600	C
Gypsum Board	15%			LIFE	**	5	\$2,600	C
Masonry: Brick	15%			LIFE	**	5	\$15,800	C
Marble Panels	5%			LIFE	**	5	\$5,500	C
Plaster	55%			LIFE	**	5	\$23,900	C
Under Construction	5%							D
Ceilings								
AcousTileConcealSpLn	5%			2015	**	5	\$3,400	B
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : ROOM 101 IN AUXILLIARY POLICE</i>						
AcousTileSusp.Lay-In	10%			2021	**	5	\$6,700	B
AcousTileSusp.Lay-In	5%			2025	**	5	\$3,400	B
Exposed Concrete	10%			LIFE	**			B
Plaster	65%			LIFE	**	5	\$29,900	B
Under Construction	5%							D

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	70%			2012	\$99,200	5	\$13,200	B
Fused Disc Sw	30%			2032	**	5	\$5,700	B
Switchgear								
Fused Disc Sw	30%			2032	**	3-5	\$4,100	B
Molded Case Bkrs	70%			2012	\$199,700	3-5	\$8,100	B
Raceway								
Conduit	70%			2012	\$264,400			B
Conduit	30%			2032	**			B
Panelboards								
Fused Disc Sw	10%			2011	\$31,400	3	\$1,400	B
Molded Case Bkrs	30%			2028	**	3	\$3,200	B
Molded Case Bkrs	60%			2011	\$188,700	3	\$8,600	B
Wiring								
Braided Cloth	10%	2-4	\$44,000	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	30%			2032	**			B
Thermoplastic	60%			2022	**			B
Motor Controllers								
Locally Mounted	80%			2010	\$327,100	5	\$7,700	B
Locally Mounted	20%			2017	**	5	\$1,900	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	\$9,200	3-5	\$8,800	B
Generators								
Diesel	100%	Now	\$58,900	2027	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : USE FOR AUXILIARY POLICE DEFENSE SYSTEM ONLY.</i>								
Batteries								
Lead/Acid	100%			2005	\$600			B
Lighting								
General Lighting								
Emergency	5%			2017	**	2	\$2,500	B
Exit	5%			2012	\$5,400	2	\$2,300	B
Fluorescent	90%			2012	\$774,200	2	\$486,000	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
<b>Heating</b>									
Energy Source									
Fuel Oil	10%			2032	**	4	\$700	B	
Natural Gas	90%			2032	**	3	\$4,000	B	
<b>Conversion Equipment</b>									
Heat Exchanger	10%			2021	**	3	\$400	B	
Steam Boiler	90%			2025	**	3	\$65,300	B	
<b>Distribution</b>									
Hot Wtr Piping/Pump	10%			2028	**	3-4	\$3,300	B	
Steam Piping/Pump	90%			2032	**	3	\$33,000	B	
<b>Terminal Devices</b>									
Air Handler	20%			2017	**			B	
Convactor/Radiator	70%			2025	**	2	\$93,600	B	
Fan Coil Unit/Heat	10%			2017	**	4	\$2,400	B	
<b>Air Conditioning</b>									
Energy Source									
Electricity	40%			2028	**	5	\$800	B	
Natural Gas	60%			2032	**	3	\$2,600	B	
<b>Conversion Equipment</b>									
Int Pkg Unit - Cool	20%			2013	\$500,600			B	
Reciprocating Compr	60%			2021	**	5	\$169,300	B	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Basement</i>					
				<i>Explanation : ROTARY SCREW COMPRESSORS</i>					
No Component	20%							D	
<b>Distribution</b>									
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$42,500	B	
<b>Terminal Devices</b>									
Air Handler/Cool/Ht	100%			2017	**	4	\$23,600	B	
<b>Heat Rejection</b>									
Air Condenser Unit	40%			2021	**			B	
Water Cool Tower	60%			2006	\$267,800			B	
<b>Ventilation</b>									
<b>Distribution</b>									
Ductwork/Diffusers	100%			LIFE	**	2	\$170,000	B	
<b>Exhaust Fans</b>									
Interior	90%			2017	**	3-10	\$88,700	B	
Roof	10%			2017	**	2-10	\$10,300	B	
<b>Plumbing</b>									
<b>H/C Water Piping</b>									
Single Type	100%			2025	**	3-5	\$42,100	B	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Single Type	100%	Now	\$6,000	2015	**			B
	<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>							
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2022	**			B
Sump Pump(s) Single Type	100%			2010	\$9,000	4	\$2,000	B
Non-Water Piping Single Type	100%			2032	**	3	\$4,400	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**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 / 1986  
**Area Sq Ft** : 76,300 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 06-Dec-2001 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$476,000	\$98,100
Interior Architecture	\$100,900	\$85,300
Electrical		\$266,600
Mechanical		\$424,200
<b>Total</b>	<b>\$576,800</b>	<b>\$874,200</b>
Priority A	\$476,000	\$98,100
Priority B	\$57,900	\$690,800
Priority C	\$43,000	\$85,300
<b>Total</b>	<b>\$576,800</b>	<b>\$874,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$26,400			\$54,200
Interior Architecture	\$26,200	\$8,700		\$3,600
Electrical	\$35,000	\$2,100	\$35,500	\$10,500
Mechanical	\$47,300	\$9,400	\$24,800	\$23,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$142,800</b>	<b>\$28,100</b>	<b>\$68,100</b>	<b>\$100,100</b>
Priority A	\$26,400			\$54,200
Priority B	\$92,800	\$19,500	\$68,100	\$42,400
Priority C	\$23,600	\$8,700		\$3,600
<b>Total</b>	<b>\$142,800</b>	<b>\$28,100</b>	<b>\$68,100</b>	<b>\$100,100</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	65%	Now	\$90,700	LIFE	**	5	\$98,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : BASEMENT AREAWAYS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : ROOM 12, 100, 219</i>								
Masonry: Limestone	35%	Now	\$182,600	LIFE	**	3-5	\$188,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : ROOMS 100, 120, 219, STAIR B</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$165,900	2021	**	5	\$11,700	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : ROOM 425</i>								
<b>Parapets</b>								
Masonry: Limestone	100%			LIFE	**	3	\$500	A
<b>Roof</b>								
Copper/Terne	50%	Now	\$12,100	2028	**	5	\$6,500	A
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : OVER ROOM 425 AND FOURTH FLOOR CORRIDOR</i>								
Skylight, Metal/Glass	5%	Now	\$14,300	2023	**	3	\$6,800	A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
Slate	45%	Now	\$36,800	LIFE	**	5	\$6,100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : OVER ROOM G25</i>								
<b>Interior</b>								

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	10%			2012	\$56,900	3	\$12,500	C	
Carpet	5%			2009	\$28,400	3	\$6,200	C	
Ceramic Tile	5%			2041	**	5	\$4,900	C	
Marble Panels	15%			LIFE	**	5	\$15,000	C	
Terrazzo	25%	Now	\$14,400	LIFE	**	8	\$19,900	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : CORRIDORS</i>									
Vinyl Tile	5%	Now	\$9,200	2041	**	5	\$500	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : ROOM G25</i>									
Vinyl Tile	35%			2028	**	5	\$7,100	C	
<b>Interior Walls</b>									
Gypsum Board	13%			LIFE	**	5	\$800	C	
Marble Panels	20%			LIFE	**	5	\$7,700	C	
Plaster	10%			LIFE	**	5	\$1,500	C	
Plaster	55%	Now	\$43,000	LIFE	**	5	\$8,400	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : ROOMS 425, 100 STAIRS A AND B</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : ROOM 12</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : ROOMS 12, 100</i>									
Wood	2%			LIFE	**	5	\$200	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	20%	Now	\$2,600	2022	**	5	\$2,300	B	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : ROOM G25</i>									
Plaster	10%			LIFE	**	5	\$1,600	B	
Plaster	70%	Now	\$57,900	LIFE	**	5	\$11,000	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : ROOM 425, FOURTH FLOOR CORRIDOR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : ROOM 425, FOURTH FLOOR CORRIDOR</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2013	\$29,100	5	\$5,500	B	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Molded Case Bkrs	100%			2013	\$99,200	3-5	\$3,400	B
<b>Raceway</b>								
Conduit	90%			2013	\$67,600			B
Conduit	10%			2039	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2012	\$4,300	3	\$200	B
Molded Case Bkrs	10%			2035	**	3	\$400	B
Molded Case Bkrs	20%			2021	**	3	\$600	B
Molded Case Bkrs	65%			2012	\$55,900	3	\$2,100	B
<b>Wiring</b>								
Thermoplastic	90%			2023	**			B
Thermoplastic	10%			2039	**			B
<b>Motor Controllers</b>								
Locally Mounted	85%			2011	\$43,900	5	\$2,400	B
Locally Mounted	15%			2018	**	5	\$400	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2030	**			B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	2%			2021	**	2	\$400	B
Exit	2%			2013	\$800	2	\$300	B
Exit	3%			2021	**	2	\$500	B
Fluorescent	93%			2021	**	2	\$173,400	B
<b>Lightning Protection</b>								
<b>Arresters</b>								
Copper	100%			2008	\$6,600			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	10%	Now	\$1,700	2023	**	4	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Explanation : WATER COLLECTING IN VAULT</i>								
Natural Gas	90%			2033	**	3	\$900	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2026	**	3	\$30,800	B
Distribution Steam Piping/Pump	100%			2023	**	3	\$11,700	B
Terminal Devices Convactor/Radiator	100%			2018	**	2	\$42,600	B
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$54,200	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement, 1st Floor, 2nd Floor</i>								
Exhaust Fans Interior	100%			2013	\$74,900	3-10	\$27,200	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2011	\$202,300	3-5	\$13,800	B
Hot Water Heater Single Type	100%			2017	**	3-5	\$18,700	B
Sanitary Piping Single Type	100%			2013	\$147,100			B
Storm Drain Piping Single Type	100%	Now	\$28,400	2023	**			B
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i> <i>Location : WATER LEAKS IN OUTER WALLS MAY BE FROM DAMAGED ROOF DRAINS</i>								
Non-Water Piping Single Type	100%			2023	**	3	\$1,400	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : SUN BUILDING  
**Address** : 280 BROADWAY  
**Borough** : MANHATTAN      **Agency's Number** : 312-146  
**Program / Asset #** : DGS0014.000 / 2055      **Yr Built/Renovated** : 1845 / 2002  
**Area Sq Ft** : 279,108      **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 17-Oct-2002      **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,5,7

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$171,400	\$171,400
Interior Architecture	\$161,300	
Mechanical		\$38,400
<b>Total</b>	<b>\$332,700</b>	<b>\$209,800</b>
Priority A	\$171,400	\$171,400
Priority B		\$38,400
Priority C	\$161,300	
<b>Total</b>	<b>\$332,700</b>	<b>\$209,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$184,200	\$27,600	\$40,700	\$156,400
Interior Architecture	\$82,800	\$38,200	\$31,500	
Electrical	\$2,100	\$135,600	\$900	\$133,900
Mechanical	\$76,900	\$34,900	\$63,900	\$52,700
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
<b>Total</b>	<b>\$387,400</b>	<b>\$277,600</b>	<b>\$178,300</b>	<b>\$384,400</b>
Priority A	\$184,200	\$27,600	\$40,700	\$156,400
Priority B	\$134,800	\$211,900	\$137,600	\$228,000
Priority C	\$68,500	\$38,200		
<b>Total</b>	<b>\$387,400</b>	<b>\$277,600</b>	<b>\$178,300</b>	<b>\$384,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast Iron	3%			LIFE	**	5	\$4,300	A
Copper/Terne	25%			2049	**	5	\$25,300	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Courtyard</i>								
Masonry: Brick	5%			LIFE	**	5	\$31,800	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 30%</i> <i>Location : Penthouse And Stair Bulkheads</i>								
Masonry: Marble	50%			LIFE	**	3-5	\$840,300	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Metal Panel	5%			2040	**	5	\$7,200	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Penthouse</i>								
Metal Coiling Doors	3%			2019	**	3	\$51,000	A
Window Wall	4%			2031	**	6	\$9,300	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : West Facade</i>								
Wood	5%			2040	**	3-5	\$48,400	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : West Facade</i>								
<b>Windows</b>								
Aluminum	2%			2030	**	5	\$1,900	A
Metal Louvers	3%			2036	**	5	\$49,800	A
Steel	3%			2027	**	5	\$5,800	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Stair Bulkheads</i>								
Wood	92%			2036	**	5	\$125,700	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	5%			LIFE	**	3	\$2,400	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i> <i>Location : Penthouse</i>								
Metal Rail	95%			2027	**	3	\$7,900	A
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over Main Roof</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Architecture</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Copper/Terne	25%			2049	**	5	\$9,900	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Courtyard</i>								
Modified Bitumen	70%			2019	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	5%			2040	**	3	\$10,300	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Stairs</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2015	**	3	\$114,500	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$161,300	LIFE	**	5	\$19,900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SUB BASEMENT.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : SUB BASEMENT.</i>								
Ceramic Tile	5%			2049	**	5	\$17,800	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rest Rooms</i>								
Marble Panels	5%			LIFE	**	5	\$36,600	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Lobby</i>								
Terrazzo	5%			LIFE	**	8	\$29,300	C
Vinyl Tile	40%			2049	**	5	\$29,900	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	5%			2049	**	5	\$26,400	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room Behind Stairs In Basement</i>								
<b>Interior Walls</b>								
Glazed Ceramic Panel	20%			LIFE	**	5	\$20,900	C
Gypsum Board	60%			LIFE	**	5	\$17,900	C
<i>Recent Installation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	5	\$9,000	C
Masonry: Stone	10%			LIFE	**	5	\$19,600	C
Plaster	5%			LIFE	**	5	\$3,700	C
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 336 And 337</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	15%			2017	**	5	\$12,600	B
AcousTileSusp.Lay-In	60%			2027	**	5	\$50,400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**			B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Masonry:Vault Struct	5%			LIFE	**	15	\$5,700	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Vault At North Side</i>								
Plaster	15%			LIFE	**	5	\$17,200	B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Sub Basement</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5	\$20,200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2044	**	3-5	\$14,500	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<b>Raceway</b>								
Conduit	100%			2044	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2039	**	3	\$11,500	B
<b>Wiring</b>								
Thermoplastic	100%			2044	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2034	**	5	\$10,300	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2034	**	3-5	\$9,400	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Generators								
Diesel	100%			2029	**	5	\$1,700	B
Batteries								
Lead/Acid	100%			2009	\$600			B
Lighting								
General Lighting								
Exit	4%			2024	**	2	\$2,300	B
Fluorescent	96%			2024	**	2	\$656,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	100%			2044	**	5	\$49,600	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Conversion Equipment								
Heat Exchanger	60%			2029	**	3	\$4,100	B
PRV/L.P. Steam	40%			2029	**			B
Distribution								
Hot Wtr Piping/Pump	90%			2039	**	3-4	\$34,400	B
Steam Piping/Pump	10%			2044	**	3	\$4,300	B
Terminal Devices								
Air Handler	18%			2024	**			B
Fan Coil Unit/Heat	80%			2024	**	4	\$14,700	B
Unit	2%			2024	**	4	\$400	B
Heater-Stm/HW/Elec								
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	5	\$2,200	B
Conversion Equipment								
Centrifugal Compr El	80%			2044	**	5	\$2,100	B
Ext Pkg Unit - Cool	20%			2029	**			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2044	**	3-4	\$49,600	B
Heat Rejection								
Water Cool Tower	100%			2019	**			B
Ventilation								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$247,800	B
Exhaust Fans								
Interior	80%			2024	**	3-10	\$79,600	B
Roof	20%			2024	**	2-10	\$23,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	3-5	\$50,400	B
Hot Water Heater								
Electric	100%			2014	\$38,400	3-5	\$68,400	B
HW Heat Exchanger								
High Temp	80%			2044	**			B
Low Temp	20%			2044	**			B
Sanitary Piping								
Cast Iron	100%			2044	**			B
Storm Drain Piping								
Cast Iron	100%			2044	**			B
Sump Pump(s)								
Rigid Piping	100%			2024	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2024	**	4	\$1,300	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : TWEED COURT BUILDING  
**Address** : 52 CHAMBERS STREET  
**Borough** : MANHATTAN  
**Program / Asset #** : DGS0009.000 / 2053  
**Area Sq Ft** : 156,692  
**Date of Survey** : 11-Jun-2002  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Agency's Number** : 312-104  
**Yr Built/Renovated** : 1871 / 2002  
**Project Type** : PUBLIC BUILDINGS  
**Landmark Status** : INTERIOR & EXTERIOR LANDMARK

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$153,300
<b>Total</b>			<b>\$153,300</b>
Priority	A		\$153,300
<b>Total</b>			<b>\$153,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>	
Exterior Architecture	\$32,100	\$16,900	\$300	\$269,500	
Interior Architecture		\$29,000		\$15,700	
Electrical	\$71,600	\$500	\$70,600	\$15,400	
Mechanical	\$26,900	\$14,200	\$49,100	\$30,700	
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800	
<b>Total</b>	<b>\$146,400</b>	<b>\$76,300</b>	<b>\$135,800</b>	<b>\$347,000</b>	
Priority	A	\$32,100	\$16,900	\$300	\$269,500
Priority	B	\$114,300	\$30,400	\$135,500	\$66,000
Priority	C		\$29,000		\$11,500
<b>Total</b>	<b>\$146,400</b>	<b>\$76,300</b>	<b>\$135,800</b>	<b>\$347,000</b>	



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING**  
**Asset # : 2053**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Marble	5%			LIFE	**	3-5	\$40,700	A
	<i>Recent Construction, Extent : Moderate, Area Affected : 100%</i> <i>Location : NEW ENTRANCE ON CHAMBERS STREET</i>							
Masonry: Marble	95%			LIFE	**	3-5	\$772,500	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 100%</i>							
Windows								
Steel	20%			2016	**	5	\$16,000	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 100%</i>							
Wood	80%			2038	**	5	\$45,300	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Parapets								
Masonry: Marble	95%			LIFE	**	3	\$80,600	A
	<i>Recent Repair Evident, Extent : Severe, Area Affected : 100%</i> <i>Location : THROUGHOUT</i>							
Metal Rail	5%			2028	**	3	\$900	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Roof								
Metal, Corrugated	90%			2030	**	5	\$64,200	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Skylight, Metal/Glass	10%			2039	**	3	\$26,700	A
<b>Interior</b>								
Floors								
Carpet	25%			2015	**	3	\$59,200	C
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
Glass Block	5%			2041	**	5	\$18,500	C
Mosaic Tile	5%			2023	**	5	\$23,000	C
Marble Panels	15%			LIFE	**	5	\$28,400	C
Under Construction	50%							D
Interior Walls								
Concr Masonry Unit	5%			LIFE	**	5	\$1,400	C
Masonry: Brick	25%			LIFE	**	5	\$21,800	C
Granite Panels	5%			LIFE	**	5	\$4,000	C
Marble Panels	10%			LIFE	**	5	\$9,100	C
Plaster	15%			LIFE	**	5	\$5,400	C
Plaster	40%			LIFE	**	5	\$14,400	C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING**  
**Asset # : 2053**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2028	**	5	\$8,400	B
Exposed Struc: Steel	5%			LIFE	**			B
Glass: Susp Panels	5%			2033	**	10	\$1,100	B
Gypsum Board	5%			LIFE	**	5	\$1,000	B
Masonry: Infill Arch	5%			LIFE	**	5	\$2,900	B
Plaster	10%			LIFE	**	5	\$2,900	B
Plaster	50%			LIFE	**	5	\$14,300	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2043	**	5	\$11,300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Switchgear</b>								
Fused Disc Sw	40%			2043	**	3-5	\$2,800	B
Molded Case Bkrs	60%			2043	**	3-5	\$4,200	B
<b>Raceway</b>								
Conduit	100%			2043	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2038	**	3	\$8,600	B
<b>Wiring</b>								
Thermoplastic	100%			2043	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2033	**	5	\$5,800	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2030	**			B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2033	**	3-5	\$5,300	B
<b>Generators</b>								
Diesel	100%			2028	**	5	\$1,000	B
<b>Batteries</b>								
Lead/Acid	100%			2008	\$600			B

**Lighting**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING**  
**Asset # : 2053**

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

## Lighting

General Lighting								
Exit	2%			2023	**	2	\$600	B
Fluorescent	48%			2023	**	2	\$169,700	B
Incandescent	50%			2023	**	2	\$176,800	B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Explanation : ORNATE FIXTURES*

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

## Heating

Energy Source								
District Steam	20%			2043	**	5	\$5,600	B
HTHW/HW	80%			2043	**	5	\$22,300	B
Conversion Equipment								
Heat Exchanger	80%			2028	**	3	\$2,300	B
PRV/L.P. Steam	20%			2028	**			B
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	3-4	\$31,600	B
Terminal Devices								
Air Handler	50%			2023	**			B
Convactor/Radiator	40%			2033	**	2	\$35,000	B
Fan Coil Unit/Heat	10%			2023	**	4	\$1,000	B

## Air Conditioning

Energy Source								
District C.W.	100%			2043	**	5	\$11,500	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2043	**	3-4	\$22,800	B
Terminal Devices								
Air Handler/Cool/Ht	80%			2023	**	4	\$8,300	B
Induction Unit	20%			2023	**			B

## Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$111,300	B
Exhaust Fans								
Interior	100%			2023	**	3-10	\$64,500	B

## Plumbing

H/C Water Piping								
Single Type	100%			2033	**	3-5	\$27,600	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING**  
**Asset # : 2053**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger HTHW/HW	100%			2043	* *			B
Sanitary Piping Single Type	100%			2043	* *			B
Storm Drain Piping Single Type	100%			2043	* *			B
Sump Pump(s) Single Type	100%			2018	* *	4	\$2,000	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

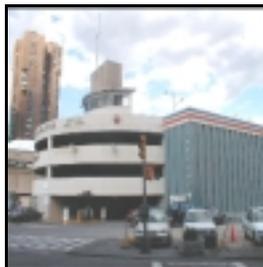
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : 23RD ST. MARINA PARKING GARAGE  
**Address** : EAST 23RD ST. & EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP030.000 / 2135 **Yr Built/Renovated** :  
**Area Sq Ft** : 217,800 **Project Type** : REAL ESTATE  
**Date of Survey** : 26-Jun-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,6,7,8

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$487,700	
Interior Architecture	\$692,300	\$82,300
Electrical		\$241,100
Mechanical		\$37,400
<b>Total</b>	<b>\$1,180,000</b>	<b>\$360,800</b>
Priority A	\$487,700	
Priority B	\$386,700	\$278,600
Priority C	\$305,600	\$82,300
<b>Total</b>	<b>\$1,180,000</b>	<b>\$360,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$24,300	\$800		\$38,400
Interior Architecture		\$2,600		
Electrical		\$92,400		\$97,300
Mechanical	\$5,800	\$17,000	\$10,300	\$7,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$34,000</b>	<b>\$116,800</b>	<b>\$14,200</b>	<b>\$146,900</b>
Priority A	\$24,300	\$800		\$38,400
Priority B	\$9,700	\$114,800	\$14,200	\$108,500
Priority C		\$1,200		
<b>Total</b>	<b>\$34,000</b>	<b>\$116,800</b>	<b>\$14,200</b>	<b>\$146,900</b>



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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**23RD ST. MARINA PARKING GARAGE**  
**Asset # : 2135**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	35%	Now	\$252,500	LIFE	**	5	\$13,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout EAST ELEVATION</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Throughout EAST ELEVATION</i>								
Concr Masonry Unit	25%	Now	\$24,300	LIFE	**	3-5	\$79,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	3%			LIFE	**	5	\$3,300	A
Metal Panel	35%			2023	**	5	\$17,700	A
Window Wall	2%			2018	**	6	\$1,600	A
<b>Parapets</b>								
Cast in Place Concrete	100%	Now	\$63,000	LIFE	**	3	\$22,200	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : INSIDE FACE THROUGHOUT</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Cast in Place Concrete	100%	Now	\$172,200	LIFE	**	5	\$27,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : ROOF AT LEVELS 7 AND 8</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : CEILING BELOW LEVELS 7 AND 8</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	95%	Now	\$305,600	LIFE	**	5	\$82,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2041	**	5	\$2,400	C
<b>Interior Walls</b>								
Cast in Place Concrete	70%			LIFE	**	5	\$5,500	C
Concr Masonry Unit	20%			LIFE	**	5	\$600	C
Gypsum Board	5%			LIFE	**	5	\$100	C
Masonry: Brick	5%			LIFE	**	5	\$500	C

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
23RD ST. MARINA PARKING GARAGE  
Asset # : 2135**

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

## Interior

## Ceilings

	AcousTileSusp.Lay-In	5%			2016	**	5	\$2,800	B
	Exposed Concrete	95%	Now	\$386,700	LIFE	**			B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : BELOW LEVELS 7 AND 8*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : BELOW LEVELS 7 AND 8*

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

## Under 600 Volts

## Service Equipment

	Fused Disc Sw	100%			2013	\$28,300	5	\$15,700	B
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*Enclosure Corroded, Extent : Severe, Area Affected : 40%*

*Location : ON SIDE OF BLDG.*

## Raceway

	Conduit	100%			2013	\$135,300			B
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*Corroded, Extent : Light, Area Affected : 10%*

## Panelboards

	Fused Disc Sw	50%			2021	**	3	\$4,500	B
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*Enclosure Corroded, Extent : Light, Area Affected : 20%*

	Molded Case Bkrs	50%			2021	**	3	\$4,500	B
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*Enclosure Corroded, Extent : Moderate, Area Affected : 30%*

## Wiring

	Thermoplastic	100%			2013	\$105,800			B
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## Lighting

## General Lighting

	Fluorescent	95%			2018	**	2	\$424,700	B
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	HID	5%			2018	**	2	\$22,400	B
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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		<b>Code</b>

## Heating

## Energy Source

	Electricity	10%			2029	**	3		B
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	Natural Gas	90%			2033	**	3		B
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**23RD ST. MARINA PARKING GARAGE**  
**Asset # : 2135**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	10%			2018	**	3	\$100	B
Unit Heater-Dir Fired	5%			2014	\$1,300	3		B
No Component	85%							D
Distribution								
Hot Wtr Piping/Pump	10%			2021	**	3-4		B
No Component	90%							D
Terminal Devices								
Convactor/Radiator	10%			2018	**	2	\$100	B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$14,100	B
No Component	90%							D
Exhaust Fans								
Interior	10%			2013	\$17,200	3-10	\$7,100	B
No Component	90%							D
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$34,900	B
Hot Water Heater								
Single Type	100%			2011	\$37,400	3-5	\$43,700	B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Non-Water Piping								
Single Type	100%			2033	**	3	\$2,700	B

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIERS 35 & 36 EMS BUILDING  
**Address** : PIERS 35 & 36, EAST RIVER BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.000 / 2405 **Yr Built/Renovated** : 1963 / 2000  
**Area Sq Ft** : 12,322 **Project Type** : REAL ESTATE  
**Date of Survey** : 29-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$410,600	\$66,300
Mechanical			\$113,300
<b>Total</b>		<b>\$410,600</b>	<b>\$179,500</b>
Priority A		\$410,600	\$66,300
Priority B			\$113,300
<b>Total</b>		<b>\$410,600</b>	<b>\$179,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$300	\$4,200
Interior Architecture		\$800		\$500
Electrical	\$5,200	\$1,000	\$5,200	\$800
Mechanical	\$2,000	\$2,900	\$3,700	\$1,400
<b>Total</b>	<b>\$7,200</b>	<b>\$4,800</b>	<b>\$9,200</b>	<b>\$6,900</b>
Priority A			\$300	\$4,200
Priority B	\$7,200	\$4,400	\$8,900	\$2,200
Priority C		\$400		\$500
<b>Total</b>	<b>\$7,200</b>	<b>\$4,800</b>	<b>\$9,200</b>	<b>\$6,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 EMS BUILDING**  
**Asset # : 2405**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$600	A
Masonry: Brick	80%			LIFE	**	5	\$28,200	A
Metal Panel	5%			2033	**	5	\$800	A
Pre-Cast Concrete	10%			LIFE	**	3-5	\$9,200	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$410,600	2038	**	5	\$6,300	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : LOCKER ROOMS</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : LOCKER ROOMS</i>								
<i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 75%</i>								
<b>Parapets</b>								
Pre-Cast Concrete	100%			LIFE	**	3	\$3,000	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>								
<b>Roof</b>								
Built-Up (BUR)	98%			2013	\$66,300			A
Skylight, Metal/Glass	2%			2013	\$33,700	3	\$900	A
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	65%			LIFE	**	5	\$3,600	C
Ceramic Tile	5%			2041	**	5	\$700	C
Vinyl Tile	30%			2028	**	5	\$900	C
<b>Interior Walls</b>								
Concr Masonry Unit	75%			LIFE	**	5	\$1,300	C
Gypsum Board	20%			LIFE	**	5	\$200	C
Masonry: Brick	5%			LIFE	**	5	\$300	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2016	**	5	\$900	B
Exposed Concrete	75%			LIFE	**			B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	30%			2013	\$200	5	\$300	B
Fused Disc Sw	70%			2033	**	5	\$600	B

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 EMS BUILDING**  
**Asset # : 2405**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Transformers								
Dry Type	30%			2011	\$3,600	5	\$400	B
Dry Type	70%			2026	**	5	\$900	B
Switchgear								
Fused Disc Sw	100%			2013	\$13,000	3-5	\$500	B
Raceway								
Conduit	80%			2013	\$1,800			B
Conduit	20%			2033	**			B
Panelboards								
Molded Case Bkrs	80%			2012	\$3,900	3	\$400	B
Molded Case Bkrs	20%			2029	**	3	\$100	B
Wiring								
Thermoplastic	80%			2023	**			B
Thermoplastic	20%			2033	**			B
Motor Controllers								
Locally Mounted	70%			2011	\$2,300	5	\$300	B
Locally Mounted	30%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	**	3-5	\$400	B
Lighting								
General Lighting								
Emergency	5%			2013	\$700	2	\$100	B
Exit	5%			2013	\$200	2	\$100	B
Fluorescent	85%			2013	\$18,400	2	\$24,000	B
HID	5%			2013	\$200	2	\$1,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2023	**	3	\$200	B
Conversion Equipment								
Furnace	10%			2013	\$1,200	3		B
Hot Water Boiler	90%			2018	**	3	\$2,900	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 EMS BUILDING**  
**Asset # : 2405**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2021	**	3-4	\$2,400	B
Terminal Devices								
Convector/Radiator	60%			2018	**	2	\$4,200	B
Fan Coil Unit/Heat	40%			2013	\$60,900	4	\$500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	5	\$100	B
Conversion Equipment								
Int Pkg Unit - Cool	40%			2011	\$52,400			B
No Component	60%							D
Heat Rejection								
Remote Air Cond	100%			2013	\$24,300			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$8,900	B
Exhaust Fans								
Roof	100%			2013	\$8,100	2-10	\$5,400	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$2,200	B
Hot Water Heater								
Single Type	100%			2011	\$2,400	3-5	\$2,800	B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Non-Water Piping								
Single Type	100%			2023	**	3	\$200	B

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIERS 35 & 36 POLICE OFFICES  
**Address** : PIERS 35 & 36, EAST RIVER BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.010 / 2402 **Yr Built/Renovated** : 1963 / 2000  
**Area Sq Ft** : 13,433 **Project Type** : REAL ESTATE  
**Date of Survey** : 29-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$201,300	
Mechanical		\$47,500	\$102,500
<b>Total</b>		<b>\$248,900</b>	<b>\$102,500</b>
Priority A		\$201,300	
Priority B		\$47,500	\$102,500
<b>Total</b>		<b>\$248,900</b>	<b>\$102,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$37,600			\$7,500
Interior Architecture	\$31,100	\$1,900		\$600
Electrical	\$5,300	\$400	\$5,300	
Mechanical	\$24,200	\$3,000	\$2,500	\$7,400
<b>Total</b>	<b>\$98,200</b>	<b>\$5,300</b>	<b>\$7,700</b>	<b>\$15,500</b>
Priority A	\$37,600			\$7,500
Priority B	\$29,400	\$4,900	\$7,700	\$7,400
Priority C	\$31,100	\$400		\$600
<b>Total</b>	<b>\$98,200</b>	<b>\$5,300</b>	<b>\$7,700</b>	<b>\$15,500</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 POLICE OFFICES**  
**Asset # : 2402**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$7,100	LIFE	**	5	\$800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : AT ENTRANCES</i>								
<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT ENTRANCES</i>								
Masonry: Brick	80%	Now	\$59,000	LIFE	**	5	\$34,800	A
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	15%	Now	\$11,800	LIFE	**	3-5	\$17,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<b>Windows</b>								
Aluminum	100%			2035	**	5	\$3,000	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Parapets</b>								
Metal Rail	10%	4+	\$600	2016	**	3	\$500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
Pre-Cast Concrete	90%	Now	\$16,600	LIFE	**	3	\$6,200	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade, North Facade, South Facade, West Facade</i>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$142,400	2023	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : OVER FIRST FLOOR</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	30%			LIFE	**	5	\$1,600	C
Ceramic Tile	5%			2041	**	5	\$700	C
Vinyl Tile	25%	Now	\$31,100	2053	**	5	\$400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SECOND FLOOR CORRIDOR AND STAIRS</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SECOND FLOOR CORRIDOR</i>								
Vinyl Tile	40%			2028	**	5	\$1,200	C
<b>Interior Walls</b>								
Concr Masonry Unit	95%			LIFE	**	5	\$600	C
Plywood/Hardboard	5%			LIFE	**	5		C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 POLICE OFFICES**  
**Asset # : 2402**

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

## Interior

## Ceilings

AcousTileConcealSpLn	90%			2016	**	5	\$3,100	B
Plaster	10%			LIFE	**	5	\$200	B

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

## Under 600 Volts

## Raceway

Conduit	10%			2033	**			B
Conduit	90%			2013	\$15,000			B

## Panelboards

Molded Case Bkrs	90%			2012	\$17,700	3	\$500	B
Molded Case Bkrs	10%			2029	**	3	\$100	B

## Wiring

Thermoplastic	90%			2023	**			B
Thermoplastic	10%			2033	**			B

## Motor Controllers

Locally Mounted	100%			2011	\$7,000	5	\$500	B
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## Ground

## Grounding Devices

Not Accessible	100%							D
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## Lighting

## General Lighting

Exit	5%			2021	**	2	\$100	B
Fluorescent	65%			2013	\$28,600	2	\$18,000	B
Incandescent	30%			2013	\$13,200	2	\$8,300	B

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

## Heating

## Energy Source

Natural Gas	100%			2023	**	3	\$200	B
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## Conversion Equipment

Hot Water Boiler	100%			2018	**	3	\$3,200	B
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## Distribution

Hot Wtr Piping/Pump	100%			2021	**	3-4	\$2,400	B
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Maintenance \$ are aggregated over a ten-year period.

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 POLICE OFFICES**  
**Asset # : 2402**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Air Handler	40%	Now	\$2,100	2013	\$21,400			B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>							
Convectector/Radiator	60%			2018	**	2	\$4,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	**	5	\$100	B
<b>Conversion Equipment</b>								
Int Pkg Unit - Cool	80%	Now	\$20,500	2011	\$102,500			B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
No Component	20%							D
<b>Heat Rejection</b>								
Remote Air Cond	100%	Now	\$47,500	2023	**			B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$8,700	B
<b>Exhaust Fans</b>								
Roof	100%			2008	\$3,500	2-10	\$5,200	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2011	\$12,200	3-5	\$2,200	B
<b>Hot Water Heater</b>								
Single Type	100%			2014	\$2,300	3-5	\$3,000	B
<b>Sanitary Piping</b>								
Single Type	100%			2023	**			B
<b>Storm Drain Piping</b>								
Single Type	100%			2023	**			B
<b>Non-Water Piping</b>								
Single Type	100%			2023	**	3	\$200	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIERS 35 & 36 SANITATION DIST. 3/3A GARAGE  
**Address** : PIERS 36, EAST RIVER BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.020 / 2403 **Yr Built/Renovated** : 1963 / 1996  
**Area Sq Ft** : 172,400 **Project Type** : REAL ESTATE  
**Date of Survey** : 29-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$156,300	\$40,400
Interior Architecture			\$48,200
Mechanical			\$41,200
<b>Total</b>		<b>\$156,300</b>	<b>\$129,700</b>
Priority A		\$156,300	\$40,400
Priority B			\$41,200
Priority C			\$48,200
<b>Total</b>		<b>\$156,300</b>	<b>\$129,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$59,600	\$48,800	\$700	\$96,800
Interior Architecture		\$6,300		\$27,800
Electrical	\$30,800	\$52,600	\$28,400	\$49,800
Mechanical	\$16,300	\$15,600	\$28,000	\$29,600
<b>Total</b>	<b>\$106,700</b>	<b>\$123,200</b>	<b>\$57,000</b>	<b>\$204,000</b>
Priority A	\$59,600	\$48,800	\$700	\$96,800
Priority B	\$47,100	\$74,400	\$56,400	\$79,400
Priority C				\$27,800
<b>Total</b>	<b>\$106,700</b>	<b>\$123,200</b>	<b>\$57,000</b>	<b>\$204,000</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concr Masonry Unit	50%			LIFE	**	3-5	\$241,300	A
Fiberglass Panel	20%			2026	**	5	\$9,900	A
Metal Panel	20%			2039	**	5	\$15,200	A
Metal Coiling Doors	10%			2026	**	3	\$119,500	A
<b>Windows</b>								
Aluminum	100%			2035	**	5	\$59,400	A
<b>Parapets</b>								
Metal Panel	95%			2039	**	3	\$108,700	A
Metal Rail	5%			2022	**	3	\$2,000	A
<b>Roof</b>								
Built-Up (BUR)	95%	Now	\$156,300	2018	**			A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : ROOM 3A</i>								
Skylight, Plastic	5%			2039	**	3	\$22,900	A
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	70%			LIFE	**	5	\$48,200	C
Ceramic Tile	30%			2048	**	5	\$55,600	C
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	C
Ceramic Tile	15%			LIFE	**	5	\$4,200	C
Concr Masonry Unit	80%			LIFE	**	5	\$12,100	C
<b>Ceilings</b>								
AcousTileConcealSpLn	25%			2026	**	5	\$12,600	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : ROOM 3A</i>								
Exposed Struc: Steel	70%			LIFE	**			B
Linear Metal	5%			LIFE	**			B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2033	**	5	\$12,500	B
<b>Transformers</b>								
Dry Type	100%			2026	**	5	\$17,400	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2033	**	3-5	\$7,700	B
<b>Raceway</b>								
Conduit	100%			2033	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2029	**	3	\$9,500	B
<b>Wiring</b>								
Thermoplastic	100%			2033	**			B
<b>Motor Controllers</b>								
Locally Mounted	10%			2026	**	5	\$600	B
Motor Control Center	90%			2026	**	5	\$5,700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	5%			2018	**	2	\$1,500	B
Fluorescent	55%			2018	**	2	\$195,400	B
HID	40%			2013	\$18,500	2	\$142,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2033	**	3	\$2,200	B
<b>Conversion Equipment</b>								
Furnace	90%			2018	**	3	\$2,600	B
Unit Heater-Dir Fired	10%			2014	\$41,200	3	\$5,600	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2029	**	5	\$1,300	B
<b>Conversion Equipment</b>								
Ext Pkg Unit - Cool	10%	Now	\$11,800	2022	**			B
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
No Component	90%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$111,800	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIERS 35 & 36 SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Roof	100%			2018	**	2-10	\$67,500	B
Plumbing								
H/C Water Piping Single Type	100%	0-2	\$3,100	2026	**	3-5	\$22,700	B
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping Single Type	100%			2033	**			B
Storm Drain Piping Single Type	100%			2033	**			B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : 23RD ST. MARINA DOCK PIER PIER  
**Address** : 23RD ST. MARINA  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR30.002 / 2582 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,550 **Project Type** : REAL ESTATE  
**Date of Survey** : 01-Jun-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$1,076,300	\$45,200
<b>Total</b>	<b>\$1,076,300</b>	<b>\$45,200</b>
Priority A	\$85,100	\$45,200
Priority B	\$991,200	
<b>Total</b>	<b>\$1,076,300</b>	<b>\$45,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$32,700		\$17,300	
<b>Total</b>	<b>\$32,700</b>		<b>\$17,300</b>	
Priority A				
Priority B	\$29,900		\$17,300	
Priority C	\$2,800			
<b>Total</b>	<b>\$32,700</b>		<b>\$17,300</b>	



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**23RD ST. MARINA DOCK PIER PIER**  
**Asset # : 2582**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Deck								
Concrete	100%			LIFE	**	5	\$2,500	A
<b>Firewalls</b>								
Concrete	100%	4+	\$2,800	LIFE	**	5	\$2,200	C
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : GENERAL</i>								
<b>Pile Caps</b>								
Concrete	100%			LIFE	**	5	\$900	A
<b>Piles and Bracing</b>								
Timber	80%			LIFE	**	5	\$36,200	A
Timber	20%	Now	\$85,100	LIFE	**	5	\$9,000	A
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : GENERAL</i>								
<i>Explanation : 60% OF X BRACING ARE BROKEN OR MISSING. 10% MAY NEED BOLTS TIGHTENED OR REPLACED.</i>								
<b>Fender</b>								
Facing								
Timber	100%	2-4	\$991,200	2027	**	2	\$22,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : GENERAL</i>								
<i>Explanation : REPAIRS DO NOT TAKE INTO ACCOUNT 240 LF OF MARINA WHERE STEEL FLOATS ARE USED TO BREAST OFF BOATS.</i>								
<b>Wales and Chocks</b>								
Timber	95%			2021	**	2	\$55,800	B
Timber	5%	Now	\$18,800	2027	**	2	\$2,300	B

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : 23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION  
**Address** : 23RD ST. MARINA  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR30.001 / 2666 **Yr Built/Renovated** : 1960 /  
**Area Sq Ft** : 42,000 **Project Type** : REAL ESTATE  
**Date of Survey** : 31-May-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$100,100	
<b>Total</b>	<b>\$100,100</b>	
Priority A	\$100,100	
<b>Total</b>	<b>\$100,100</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers				
<b>Total</b>				
Priority A				
<b>Total</b>				



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION**  
**Asset # : 2666**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	100%	4+	\$100,100	LIFE	**	5	\$16,100	A
Pile Caps								
Concrete	20%			LIFE	**	5	\$1,100	A
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : CORNERS OF CAPS.</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Explanation : OLD REPAIRS ON INBOARD CAPS, SHEET PILING AROUND CAPS.</i>					
Not Accessible	80%							D
Piles and Bracing								
Not Accessible	100%							D

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : NAVY HOME PORT NAVY CONCRETE PIER  
**Address** : BTW GREENFIELD AVE AND S/O CROMWELL RECREATION CENTER  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0047.030 / 13504 **Yr Built/Renovated** :  
**Area Sq Ft** : 131,595 **Project Type** : REAL ESTATE  
**Date of Survey** : 23-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$963,900	\$454,800
<b>Total</b>	<b>\$963,900</b>	<b>\$454,800</b>
Priority A	\$916,200	\$454,800
Priority B	\$47,700	
<b>Total</b>	<b>\$963,900</b>	<b>\$454,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$17,100		\$26,300	
<b>Total</b>	<b>\$17,100</b>		<b>\$26,300</b>	
Priority A	\$17,100			
Priority B			\$26,300	
<b>Total</b>	<b>\$17,100</b>		<b>\$26,300</b>	



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NAVY HOME PORT NAVY CONCRETE PIER**  
**Asset # : 13504**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	80%	4+	\$501,600	LIFE	**	5	\$40,300	A
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Adjacent To Grating Cover</i>							
Steel	20%			2015	**	5	\$147,200	A
Pile Caps								
Concrete	100%			LIFE	**	5	\$34,200	A
Piles and Bracing								
Concrete	100%			LIFE	**	5	\$681,800	A
Fender								
Buffer								
Rubber	100%	4+	\$47,700	2023	**	2	\$105,200	B
	<i>Missing Part, Extent : Light, Area Affected : 20%</i>							
	<i>Location : On Buffer Surface</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER E. 35TH ST. PIER  
**Address** : EAST RIVER, 35TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR25.067 / 4086 **Yr Built/Renovated** :  
**Area Sq Ft** : 3,883 **Project Type** : REAL ESTATE  
**Date of Survey** : 31-May-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$1,015,000	
<b>Total</b>	<b>\$1,015,000</b>	
Priority A	\$579,000	
Priority B	\$436,000	
<b>Total</b>	<b>\$1,015,000</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$56,800		\$18,900	
<b>Total</b>	<b>\$56,800</b>		<b>\$18,900</b>	
Priority A	\$28,700			
Priority B			\$18,900	
Priority C	\$28,100			
<b>Total</b>	<b>\$56,800</b>		<b>\$18,900</b>	



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER E. 35TH ST. PIER**  
**Asset # : 4086**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
<b>Deck</b>								
Concrete	90%	Now	\$166,500	LIFE	**	5	\$1,300	A
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : ENTIRE DECK - ASSET IS COLLAPSING.</i> <i>Spalling, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Timber	10%	Now	\$28,700	LIFE	**	5	\$4,900	A
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : ENTIRE DECK - ASSET IS COLLAPSING.</i>								
<b>Deck Surface</b>								
Concrete	100%	Now	\$28,100	2027	**	5	\$8,700	C
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : ENTIRE DECK.</i> <i>Spalling, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
<b>Pile Caps</b>								
Timber	100%	Now	\$160,300	LIFE	**	5	\$100	A
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout, asset is collapsing.</i> <i>Rotting, Splitting, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout, asset is collapsing.</i>								
<b>Piles and Bracing</b>								
Timber	100%	Now	\$252,200	LIFE	**	5	\$26,800	A
<i>Loose Connections, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Rotting, Splitting, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
<b>Fender</b>								
<b>Facing</b>								
Timber	100%	Now	\$283,300	2027	**	2	\$6,300	B
<i>Loose Connections, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Missing Part, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Rotting, Splitting, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
<b>Wales and Chocks</b>								
Timber	100%	Now	\$107,300	2027	**	2	\$13,400	B
<i>Loose Connections, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Missing Part, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Rotting, Splitting, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
 PIER E. 35TH ST. PIER  
 Asset # : 4086**

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

Fender

Piles

Timber

100%	Now	\$45,400	2027	**	2	\$55,800	B
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*Missing Part, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

*Rotting, Splitting, Extent : Severe, Area Affected : 100%*

*Location : Various Locations*

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

*Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 16, EAST RIVER  
**Address** : PIER 16 EAST RIVER  
**Borough** : MANHATTAN  
**Program / Asset #** : DGSP003.010 / 1769  
**Area Sq Ft** : 40,713  
**Date of Survey** : 31-May-2001  
**Areas Surveyed** :

**Agency's Number** : N/A  
**Yr Built/Renovated** : 1902 /  
**Project Type** : REAL ESTATE  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$120,400	\$325,000
<b>Total</b>	<b>\$120,400</b>	<b>\$325,000</b>
Priority A		\$281,100
Priority B	\$76,500	
Priority C	\$43,900	\$43,900
<b>Total</b>	<b>\$120,400</b>	<b>\$325,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$81,000		\$61,700	
<b>Total</b>	<b>\$81,000</b>		<b>\$61,700</b>	
Priority A				
Priority B	\$72,200		\$61,700	
Priority C	\$8,800			
<b>Total</b>	<b>\$81,000</b>		<b>\$61,700</b>	



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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 16, EAST RIVER**  
**Asset # : 1769**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Deck								
Concrete	100%			LIFE	**	5	\$15,600	A
Deck Surface								
Timber	100%			2027	**	5	\$87,900	C
Firewalls								
Concrete	100%	Now	\$8,800	LIFE	**	5	\$13,700	C
			<i>Spalling, Extent : Moderate, Area Affected : 5%</i>					
Pile Caps								
Timber	100%			LIFE	**	5	\$1,600	A
Piles and Bracing								
Timber	100%			LIFE	**	5	\$281,100	A
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Explanation : 80% WITH CONCRETE JACKETS; 20% POSTED AND ENCASED IN CONCRETE.</i>					
<b>Fender</b>								
Wales and Chocks								
Timber	100%	4+	\$76,500	2021	**	2	\$47,900	B
			<i>Rotting, Splitting, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : SOUTH SIDE</i>					
Piles								
Timber	80%			2025	**	2	\$198,900	B
Timber	15%	2-4	\$24,300	2027	**	2	\$29,800	B
			<i>Rotting, Splitting, Extent : Moderate, Area Affected : 20%</i>					
Timber	5%	Now	\$8,100	2027	**	2	\$9,900	B
			<i>Marine Borer Infest., Extent : Severe, Area Affected : 80%</i>					
			<i>Location : CLUSTERS AT END OF PIER.</i>					

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 35  
**Address** : EAST RIVER, PIER 35 BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.031 / 1770 **Yr Built/Renovated** :  
**Area Sq Ft** : 27,677 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$341,000	\$287,200
<b>Total</b>	<b>\$341,000</b>	<b>\$287,200</b>
Priority A	\$279,000	\$225,200
Priority C	\$62,100	\$62,100
<b>Total</b>	<b>\$341,000</b>	<b>\$287,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$40,900	\$4,400	\$22,500	\$4,400
<b>Total</b>	<b>\$40,900</b>	<b>\$4,400</b>	<b>\$22,500</b>	<b>\$4,400</b>
Priority A	\$31,100			
Priority B	\$9,800	\$4,400	\$22,500	\$4,400
<b>Total</b>	<b>\$40,900</b>	<b>\$4,400</b>	<b>\$22,500</b>	<b>\$4,400</b>



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 35**  
**Asset # : 1770**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Deck								
Concrete	100%			LIFE	**	5	\$10,600	A
Deck Surface								
Concrete	100%			2022	**	5	\$124,100	C
Pile Caps								
Concrete	100%	4+	\$31,100	LIFE	**	5	\$3,600	A
	<i>Spalling, Extent : Light, Area Affected : 5%</i>							
Piles and Bracing								
Steel	100%	4+	\$279,000	LIFE	**	5	\$225,200	A
	<i>Corrosion, Extent : Light, Area Affected : 10%</i>							
	<i>Dents, Holes, Extent : Light, Area Affected : 10%</i>							
<b>Fender</b>								
Buffer								
Rubber	98%	4+	\$3,200	2022	**	2	\$14,200	B
	<i>Surface Wearing, Extent : Light, Area Affected : 5%</i>							
Rubber	2%	Now	\$700	2028	**	2	\$300	B
	<i>Displaced Elements, Extent : Light, Area Affected : 2%</i>							
	<i>Loose Connections, Extent : Light, Area Affected : 2%</i>							
Wales and Chocks								
Timber	98%			2022	**	2	\$22,200	B
Timber	2%	Now	\$2,900	2028	**	2	\$400	B
	<i>Loose Connections, Extent : Light, Area Affected : 5%</i>							
	<i>Location : OUTBOARD END.</i>							
	<i>Missing Part, Extent : Light, Area Affected : 5%</i>							
	<i>Location : OUTBOARD END.</i>							
Piles								
Timber	100%	4+	\$3,100	2022	**	2	\$75,300	B
	<i>Worn, Extent : Light, Area Affected : 10%</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 36  
**Address** : EAST RIVER, PIER 36 BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.032 / 1771 **Yr Built/Renovated** :  
**Area Sq Ft** : 342,515 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$768,100	\$3,730,200
<b>Total</b>	<b>\$768,100</b>	<b>\$3,730,200</b>
Priority A		\$2,962,100
Priority C	\$768,100	\$768,100
<b>Total</b>	<b>\$768,100</b>	<b>\$3,730,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers		\$91,600		\$91,600
<b>Total</b>		<b>\$91,600</b>		<b>\$91,600</b>
Priority B		\$91,600		\$91,600
<b>Total</b>		<b>\$91,600</b>		<b>\$91,600</b>



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 36**  
**Asset # : 1771**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	100%			LIFE	**	5	\$131,100	A
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
Deck Surface								
Concrete	100%			2022	**	5	\$1,536,100	C
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Spalling, Extent : Light, Area Affected : 2%</i>					
Pile Caps								
Concrete	100%			LIFE	**	5	\$44,600	A
			<i>Spalling, Extent : Light, Area Affected : 10%</i>					
Piles and Bracing								
Steel	100%			LIFE	**	5	\$2,786,500	A
			<i>Corrosion, Extent : Light, Area Affected : 2%</i>					
Fender								
Buffer								
Rubber	100%			2022	**	2	\$61,500	B
Wales and Chocks								
Timber	100%			2022	**	2	\$76,900	B
Piles								
Timber	100%			2022	**	2	\$319,700	B
			<i>Other Observation, Extent : Light, Area Affected : 2%</i>					
			<i>Explanation : CRACKED PILES, ABRASION</i>					

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 84  
**Address** : HUDSON RIVER W 44TH ST. HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP007.000 / 1773 **Yr Built/Renovated** : 1926 /  
**Area Sq Ft** : 13,375 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Apr-1999 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$170,900	\$92,400
<b>Total</b>	<b>\$170,900</b>	<b>\$92,400</b>
Priority A	\$170,900	\$92,400
<b>Total</b>	<b>\$170,900</b>	<b>\$92,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$45,600		\$19,800	
<b>Total</b>	<b>\$45,600</b>		<b>\$19,800</b>	
Priority A	\$27,600			
Priority B	\$8,700		\$19,800	
Priority C	\$9,200			
<b>Total</b>	<b>\$45,600</b>		<b>\$19,800</b>	



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 84**  
**Asset # : 1773**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
<b>Deck</b>								
Concrete	20%	Now	\$127,500	LIFE	**	5	\$1,000	A
	<i>Broken, Extent : Moderate, Area Affected : 20%</i>							
	<i>Cracking, Extent : Severe, Area Affected : 30%</i>							
Not Accessible	80%							D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : Unable to approach pier due to strong wind and high waves</i>							
<b>Deck Surface</b>								
Asphalt	50%	Now	\$7,800	2022	**	5	\$10,800	C
	<i>Cracking, Extent : Severe, Area Affected : 50%</i>							
Concrete	30%	4+	\$1,500	2022	**	5	\$9,000	C
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Explanation : Vegetation growth</i>							
Not Accessible	20%							D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : Sealed area</i>							
<b>Pile Caps</b>								
Timber	100%	4+	\$27,600	LIFE	**	5	\$500	A
	<i>Rotting, Splitting, Extent : Light, Area Affected : 10%</i>							
<b>Piles and Bracing</b>								
Timber	100%	4+	\$43,400	LIFE	**	5	\$92,400	A
	<i>Rotting, Splitting, Extent : Light, Area Affected : 10%</i>							
<b>Fender</b>								
<b>Wales and Chocks</b>								
Timber	100%	4+	\$6,100	2022	**	2	\$15,400	B
	<i>Rotting, Splitting, Extent : Light, Area Affected : 10%</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 30%</i>							
	<i>Explanation : Missing element</i>							
<b>Piles</b>								
Timber	100%	4+	\$2,600	2022	**	2	\$63,800	B
	<i>Rotting, Splitting, Extent : Light, Area Affected : 10%</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 86  
**Address** : HUDSON RIVER W 46TH ST. HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP008.000 / 1774 **Yr Built/Renovated** : 1918 /  
**Area Sq Ft** : 117,750 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Apr-1999 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$476,500	\$293,600
<b>Total</b>	<b>\$476,500</b>	<b>\$293,600</b>
Priority A	\$38,200	\$81,300
Priority B	\$438,300	
Priority C		\$212,300
<b>Total</b>	<b>\$476,500</b>	<b>\$293,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$17,100		\$49,700	
<b>Total</b>	<b>\$17,100</b>		<b>\$49,700</b>	
Priority B			\$49,700	
Priority C	\$17,100			
<b>Total</b>	<b>\$17,100</b>		<b>\$49,700</b>	



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 86**  
**Asset # : 1774**

System Component Type	Current Repair			Future Replacement			Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
<b>Structural</b>									
Deck									
Not Accessible	100%								D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : There are ships anchored to the pier around its perimeter (Intrepid, destroyer, submarine, barges, etc.)</i>								
Deck Surface									
Asphalt	70%	4+	\$12,000	2026	**	5	\$133,100		C
	<i>Cracking, Extent : Light, Area Affected : 5%</i>								
Concrete	30%	4+	\$5,100	2022	**	5	\$79,200		C
	<i>Cracking, Extent : Light, Area Affected : 5%</i>								
Firewalls									
Not Accessible	100%								D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : There are ships anchored to the pier around its perimeter (Intrepid, destroyer, submarine, barges, etc.)</i>								
Pile Caps									
Not Accessible	100%								D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : There are ships anchored to the pier around its perimeter (Intrepid, destroyer, submarine, barges, etc.)</i>								
Piles and Bracing									
Timber	10%	4+	\$38,200	LIFE	**	5	\$81,300		A
	<i>Rotting, Splitting, Extent : Light, Area Affected : 5%</i> <i>Location : Along perimeter of the pier</i> <i>Worn, Extent : Light, Area Affected : 5%</i>								
Not Accessible	90%								D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : There are ships anchored to the pier around its perimeter (Intrepid, destroyer, submarine, barges, etc.)</i>								
<b>Fender</b>									
Wales and Chocks									
Timber	50%	Now	\$307,900	2028	**	2	\$38,500		B
	<i>Worn, Extent : Severe, Area Affected : 100%</i>								
Not Accessible	50%								D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : There are ships anchored to the pier around its perimeter (Intrepid, destroyer, submarine, barges, etc.)</i>								
Piles									
Timber	50%	Now	\$130,400	2028	**	2	\$160,100		B
	<i>Worn, Extent : Severe, Area Affected : 100%</i>								
Not Accessible	50%								D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Explanation : There are ships anchored to the pier around its perimeter (Intrepid, destroyer, submarine, barges, etc.)</i>								

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
PIER 86  
Asset # : 1774**

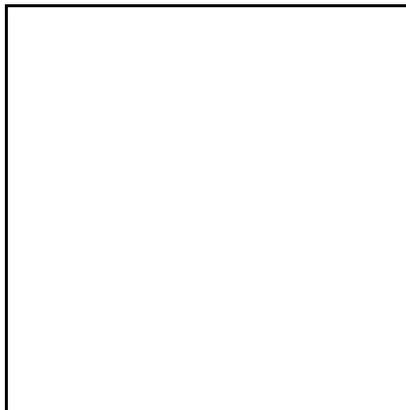
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

Asset Name : PIER, PLATFORM  
 Address : EAST RIVER 38TH. TO 41ST STS.  
 Borough : MANHATTAN Agency's Number : N/A  
 Program / Asset # : DGSP025.068 / 4110 Yr Built/Renovated :  
 Area Sq Ft : 36,592 Project Type : REAL ESTATE  
 Date of Survey : 31-May-2001 Landmark Status : NONE  
 Areas Surveyed :

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Piers	\$1,981,500	
<b>Total</b>	<b>\$1,981,500</b>	
Priority A	\$620,600	
Priority B	\$1,361,000	
<b>Total</b>	<b>\$1,981,500</b>	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Piers	\$8,200		\$58,900	
<b>Total</b>	<b>\$8,200</b>		<b>\$58,900</b>	
Priority A	\$8,200			
Priority B			\$58,900	
<b>Total</b>	<b>\$8,200</b>		<b>\$58,900</b>	



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER, PLATFORM**  
**Asset # : 4110**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	100%	4+	\$348,700	LIFE	**	5	\$14,000	A
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
Pile Caps								
Concrete	10%	2-4	\$8,200	LIFE	**	5	\$500	A
Timber	90%	2-4	\$271,800	LIFE	**	5	\$1,300	A
Piles and Bracing								
Not Accessible	100%							D
Fender								
Facing								
Timber	100%	Now	\$884,400	2027	**	2	\$19,800	B
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : EAST SIDE.</i>								
Wales and Chocks								
Timber	100%	Now	\$334,800	2027	**	2	\$41,900	B
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : EAST SIDE</i>								
Piles								
Timber	100%	Now	\$141,800	2027	**	2	\$174,100	B
<i>Rotting, Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : EAST SIDE</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PLATFORM  
**Address** : E. RIVER, E. 73RD TO 75TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR25.056 / 1752 **Yr Built/Renovated** :  
**Area Sq Ft** : **Project Type** : REAL ESTATE  
**Date of Survey** : 31-May-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$28,400		\$25,300	
<b>Total</b>	<b>\$28,400</b>		<b>\$25,300</b>	
Priority B	\$28,400		\$25,300	
<b>Total</b>	<b>\$28,400</b>		<b>\$25,300</b>	



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PLATFORM**  
**Asset # : 1752**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Deck								
Concrete	45%	0-2		LIFE	**	5		A
Timber	55%			LIFE	**	5		A
<i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Explanation : CHECKING &amp; CRACKING</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Explanation : TIMBER COPING (60 FT) MISSING AT NORTH END</i>								
Pile Caps								
Timber	100%			LIFE	**	5		A
Piles and Bracing								
Steel	100%			LIFE	**	5		A
<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Explanation : CORROSION</i>								
<b>Fender</b>								
Wales and Chocks								
Timber	98%			2025	**	2	\$24,100	B
Timber	2%	Now	\$3,100	2027	**	2	\$400	B
<i>Broken, Extent : Severe, Area Affected : 2%</i> <i>Location : SOUTH CORNER</i> <i>Missing Part, Extent : Severe, Area Affected : 2%</i> <i>Location : SOUTH CORNER</i>								
Piles								
Timber	100%			2025	**	2	\$102,100	B

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

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PLATFORM AT PIERS 15, 16 PLATFORM  
**Address** : PIERS 15, 16 EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP003.020 / 2858 **Yr Built/Renovated** :  
**Area Sq Ft** : 15,455 **Project Type** : REAL ESTATE  
**Date of Survey** : 31-May-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Piers	\$67,100	\$106,700
<b>Total</b>	<b>\$67,100</b>	<b>\$106,700</b>
Priority A		\$106,700
Priority C	\$67,100	
<b>Total</b>	<b>\$67,100</b>	<b>\$106,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Piers	\$39,000		\$22,100	
<b>Total</b>	<b>\$39,000</b>		<b>\$22,100</b>	
Priority A				
Priority B	\$39,000		\$22,100	
Priority C				
<b>Total</b>	<b>\$39,000</b>		<b>\$22,100</b>	



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PLATFORM AT PIERS 15, 16 PLATFORM**  
**Asset # : 2858**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Not Accessible	100%							D
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : CORRUGATED STEEL SHEETS UNDER DECK; NOT ABLE TO OBSERVE DECK FROM UNDERNEATH.</i>							
Deck Surface								
Timber	100%	4+	\$67,100	2021	**	5	\$16,700	C
	<i>Rotting, Splitting, Extent : Light, Area Affected : 20%</i>							
Pile Caps								
Timber	100%			LIFE	**	5	\$600	A
Piles and Bracing								
Timber	100%			LIFE	**	5	\$106,700	A
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Explanation : CONCRETE ENCASED</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Explanation : POSTED &amp; JACKETED W/CONC.</i>							
Fender								
Wales and Chocks								
Timber	100%	4+	\$27,400	2021	**	2	\$17,100	B
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Explanation : CRACKS, MINOR</i>							
Piles								
Timber	100%	4+	\$11,600	2021	**	2	\$71,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : FENDER SYSTEM PRESENTLY NOT BEING USED.</i>							

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD NORTHSIDE PIER36 TO E. RIVER PK.  
**Address** : SOUTH STREET EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.047 / 1746 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 1,066 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 31-May-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$573,900	\$39,700
<b>Total</b>	<b>\$573,900</b>	<b>\$39,700</b>
Priority A	\$573,900	
Priority B		\$39,700
<b>Total</b>	<b>\$573,900</b>	<b>\$39,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$300	\$600		
<b>Total</b>	<b>\$300</b>	<b>\$600</b>		
Priority A				
Priority B	\$300	\$600		
<b>Total</b>	<b>\$300</b>	<b>\$600</b>		



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD NORTHSIDE PIER36 TO E. RIVER PK.**  
**Asset # : 1746**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Gravity Wall Concrete	20%			LIFE	**	5	\$1,600	A
	<i>Exposed Reinforce., Extent : Light, Area Affected : 10%</i>							
	<i>Location : NORTH END.</i>							
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : NORTH END.</i>							
Stone	75%			LIFE	**	5	\$17,100	A
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Explanation : MINOR GROUTING REQUIRED.</i>							
Stone	5%	Now	\$434,100	LIFE	**	5	\$1,100	A
	<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : SOUTH SIDE, TOP.</i>							
<b>Sheet Piles</b>								
Steel, 10' Water	10%	2-4	\$139,700	LIFE	**	5	\$7,900	A
	<i>Corrosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : NORTH SIDE. BACK OF PILES FILLED WITH CONCRETE.</i>							
No Component	90%							D
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<b>Surface</b>								
Brick Pavers	2%			2034	**	5	\$300	B
Concrete	13%			2025	**	5	\$500	B
Topsoil	85%			2011	\$39,700	5	\$1,200	B

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD, PIER 81,83  
**Address** : HUDSON RIVER, 41ST TO 43RD STS.  
**Borough** : MANHATTAN      **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.022 / 1760      **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 536      **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Oct-2001      **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$528,600	
<b>Total</b>	<b>\$528,600</b>	
Priority A	\$451,200	
Priority B	\$77,400	
<b>Total</b>	<b>\$528,600</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$34,900		\$11,800	
<b>Total</b>	<b>\$34,900</b>		<b>\$11,800</b>	
Priority A				
Priority B	\$34,900		\$11,800	
<b>Total</b>	<b>\$34,900</b>		<b>\$11,800</b>	



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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD, PIER 81,83**  
**Asset # : 1760**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Relieving Platform Top Concrete	50%	2-4	\$147,300	LIFE	**	5	\$2,500	A
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i>							
No Component	50%							D
Gravity Wall Concrete	50%	4+	\$175,600	LIFE	**	5	\$2,000	A
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
No Component	50%							D
Piles and Bracing Timber	100%	4+	\$128,300	2022	**	5	\$33,400	A
	<i>Worn, Extent : Light, Area Affected : 10%</i>							
<b>Backfill</b>								
Fill Not Accessible	100%							D
<b>Surface</b>								
Asphalt	91%	4+	\$700	2022	**	5	\$300	B
	<i>Cracking, Extent : Light, Area Affected : 2%</i>							
Concrete	9%	4+	\$1,400	2022	**	5	\$100	B
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Settlement, Extent : Light, Area Affected : 5%</i>							
<b>Fender</b>								
<b>Piles</b>								
Timber	40%	Now	\$32,800	2028	**	2	\$36,300	B
	<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : FROM 41ST TO 42ND STS.</i>							
No Component	60%							D
<b>Wales and Chocks</b>								
Timber	40%	Now	\$77,400	2028	**	2	\$11,100	B
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : FROM 41ST TO 42ND STS.</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : FROM 41ST TO 42ND STS.</i>							
No Component	60%							D

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD, PIER 84  
**Address** : HUDSON RIVER, WEST 43 TO 45 STS. INTREPID MUSEUM  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.023 / 1761 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 849 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$915,000	
<b>Total</b>	<b>\$915,000</b>	
Priority A	\$915,000	
<b>Total</b>	<b>\$915,000</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$2,200		\$2,800	
<b>Total</b>	<b>\$2,200</b>		<b>\$2,800</b>	
Priority A				
Priority B	\$2,200		\$2,800	
<b>Total</b>	<b>\$2,200</b>		<b>\$2,800</b>	



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD, PIER 84**  
**Asset # : 1761**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Pile Supported Wall Conc w/Stone10'Water	75%	4+	\$739,200	LIFE	**	5	\$5,900	A
	<i>Erosion, Extent : Light, Area Affected : 10%</i>							
Concrete, 10' Water	25%	4+	\$175,800	LIFE	**	5	\$1,300	A
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
Piles and Bracing Not Accessible	100%							D
<b>Backfill</b>								
Fill Not Accessible	100%							D
Surface Asphalt	100%			2022	**	5	\$1,000	B
<b>Fender</b>								
Piles Timber	5%	2-4	\$600	2022	**	2	\$7,200	B
	<i>Worn, Extent : Light, Area Affected : 10%</i>							
No Component	95%							D
Wales and Chocks Timber	5%	2-4	\$1,500	2022	**	2	\$2,200	B
	<i>Worn, Extent : Light, Area Affected : 10%</i>							
No Component	95%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD, PIER 86  
**Address** : HUDSON RIVER, 46TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.024 / 1762 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 921 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$370,900	
<b>Total</b>	<b>\$370,900</b>	
Priority A	\$228,900	
Priority B	\$142,000	
<b>Total</b>	<b>\$370,900</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads			\$15,800	
<b>Total</b>			<b>\$15,800</b>	
Priority A				
Priority B			\$15,800	
<b>Total</b>			<b>\$15,800</b>	



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD, PIER 86**  
**Asset # : 1762**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Pile Supported Wall Concrete, 10' Water	30%	4+	\$228,900	LIFE	**	5	\$1,600	A
			<i>Cracking, Extent : Moderate, Area Affected : 10%</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
Not Accessible	70%							D
Piles and Bracing Not Accessible	100%							D
<b>Backfill</b>								
Fill Not Accessible	100%							D
Surface Asphalt	100%			2022	**	5	\$1,100	B
<b>Fender</b>								
Piles Timber	30%	Now	\$42,300	2028	**	2	\$46,800	B
			<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Not Accessible	70%							D
Wales and Chocks Timber	30%	Now	\$99,800	2028	**	2	\$14,300	B
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Not Accessible	70%							D

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD, PIER 98  
**Address** : HUDSON RIVER, WEST 58TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.028 / 4160 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 291 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads		\$227,900	
<b>Total</b>		<b>\$227,900</b>	
Priority A		\$78,300	
Priority B		\$149,600	
<b>Total</b>		<b>\$227,900</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$1,100		\$16,300	
<b>Total</b>	<b>\$1,100</b>		<b>\$16,300</b>	
Priority A				
Priority B			\$16,300	
Priority C	\$1,100			
<b>Total</b>	<b>\$1,100</b>		<b>\$16,300</b>	



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD, PIER 98**  
**Asset # : 4160**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
<b>Coping</b>								
Concrete	65%	4+	\$1,100	LIFE	**	5	\$200	C
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
Not Accessible	35%							D
<b>Pile Supported Wall</b>								
Concrete, 10' Water	65%	4+	\$78,300	LIFE	**	5	\$1,100	A
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
Not Accessible	35%							D
<b>Piles and Bracing</b>								
Not Accessible	100%							D
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<b>Surface</b>								
Asphalt	100%			2022	**	5	\$300	B
<b>Fender</b>								
<b>Piles</b>								
Timber	100%	Now	\$44,500	2028	**	2	\$49,300	B
<i>Missing Pile, Extent : Severe, Area Affected : 80%</i>								
<i>Location : NORTH SIDE</i>								
<i>Rotting, Splitting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : NORTH SIDE</i>								
<b>Wales and Chocks</b>								
Timber	100%	Now	\$105,100	2028	**	2	\$15,000	B
<i>Missing Part, Extent : Severe, Area Affected : 80%</i>								
<i>Location : NORTH SIDE</i>								
<i>Rotting, Splitting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : NORTH SIDE</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD, PIERS 95 & 96  
**Address** : HUDSON RIVER, WEST 56TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.026 / 1764 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 330 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads			\$300	
<b>Total</b>			<b>\$300</b>	
Priority B			\$300	
<b>Total</b>			<b>\$300</b>	



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD, PIERS 95 & 96**  
**Asset # : 1764**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Pile Supported Wall Stone, 10' of Water	100%			2022	**			A
Piles and Bracing Not Accessible	100%							D
Backfill								
Fill Not Accessible	100%							D
Surface								
Asphalt	80%			2022	**	5	\$300	B
Concrete	20%			2022	**	5	\$300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : 23RD ST. MARINA DOCK BULKHEAD  
**Address** : 23RD ST. MARINA  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR30.022 / 2583 **Yr Built/Renovated** :  
**Linear Ft** : 273 **Project Type** : REAL ESTATE  
**Date of Survey** : 17-Apr-1999 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$113,100	
<b>Total</b>	<b>\$113,100</b>	
Priority A	\$113,100	
<b>Total</b>	<b>\$113,100</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$12,000			
<b>Total</b>	<b>\$12,000</b>			
Priority A				
Priority B	\$12,000			
<b>Total</b>	<b>\$12,000</b>			



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**23RD ST. MARINA DOCK BULKHEAD**  
**Asset # : 2583**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Pile Supported Wall Concrete, 10' Water	100%	4+	\$113,100	LIFE	**	5	\$1,600	A
Piles and Bracing Not Accessible	100%							D
Backfill								
Fill Not Accessible	100%							D
Surface								
Asphalt	100%	2-4	\$12,000	2020	**	5	\$200	B
<i>Cracking, Extent : Moderate, Area Affected : 100%</i>								

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : 23RD ST. MARINA PKG. GARAGE BULKHEAD  
**Address** : 23RD ST. MARINA  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR30.011 / 2584 **Yr Built/Renovated** :  
**Linear Ft** : 107 **Project Type** : REAL ESTATE  
**Date of Survey** : 16-Apr-1999 **Landmark Status** : NONE  
**Areas Surveyed** :

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$21,700			
<b>Total</b>	<b>\$21,700</b>			
Priority A	\$19,300			
Priority B	\$2,500			
<b>Total</b>	<b>\$21,700</b>			



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**23RD ST. MARINA PKG. GARAGE BULKHEAD**  
**Asset # : 2584**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Relieving Platform Top Concrete/Stone	100%	4+	\$9,000	LIFE	**			A
<hr/>								
Piles and Bracing Timber	20%	2-4	\$10,200	2020	**	5	\$1,300	A
Not Accessible	80%							D
<hr/>								
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<hr/>								
<b>Surface</b>								
Asphalt	70%	2-4	\$1,100	2020	**	5		B
Gravel	30%	0-2	\$1,400	2020	**	5		B
<i>Settlement, Extent : Moderate, Area Affected : 50%</i>								
<hr/>								

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

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD  
**Address** : ROBERT F. WAGNER PLACE PECK SLIP TO ROBERT WAGNER PLACE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.044 / 1743 **Yr Built/Renovated** :  
**Linear Ft** : 957 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$234,200	\$540,700
<b>Total</b>	<b>\$234,200</b>	<b>\$540,700</b>
Priority A	\$234,200	\$540,700
<b>Total</b>	<b>\$234,200</b>	<b>\$540,700</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$53,100		\$40,500	
<b>Total</b>	<b>\$53,100</b>		<b>\$40,500</b>	
Priority A	\$27,000			
Priority B	\$26,100		\$40,500	
Priority C				
<b>Total</b>	<b>\$53,100</b>		<b>\$40,500</b>	



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD**  
**Asset # : 1743**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Relieving Platform Top Wood	12%	4+	\$27,000	2014	\$540,700	5	\$1,800	A
	<i>Rotting, Splitting, Extent : Light, Area Affected : 1%</i>							
No Component	88%							D
Pile Supported Wall Stone, 10' of Water	88%	4+	\$234,200	2022	**			A
	<i>Cracking, Extent : Light, Area Affected : 2%</i>							
No Component	12%							D
Piles and Bracing No Component	12%							D
Not Accessible	88%							D
Rip Rap Stone	60%			LIFE	**	5	\$100	C
No Component	40%							D
<b>Backfill</b>								
Fill Not Accessible	100%							D
Surface Asphalt	40%	4+	\$600	2022	**	5	\$200	B
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
Brick Pavers	60%	4+	\$10,900	2029	**	5	\$3,900	B
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
<b>Fender</b>								
Piles Timber	100%	4+	\$14,600	2022	**	2	\$162,100	B
	<i>Worn, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 17 EACH 6-PILE CLUSTERS IN FRONT OF BULKHEAD.</i>							

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

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD  
**Address** : ROBERT F. WAGNER PLACE ROBERT F. WAGNER PLACE TO MARKET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.045 / 1744 **Yr Built/Renovated** :  
**Linear Ft** : 1,410 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Bulkheads		\$2,295,400	
<b>Total</b>		<b>\$2,295,400</b>	
Priority	A	\$2,295,400	
<b>Total</b>		<b>\$2,295,400</b>	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Bulkheads	\$48,700			
<b>Total</b>	<b>\$48,700</b>			
Priority	A			
Priority	B	\$36,100		
Priority	C	\$12,600		
<b>Total</b>	<b>\$48,700</b>			



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD**  
**Asset # : 1744**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Coping								
Concrete	100%			LIFE	**	5	\$1,600	C
Pile Supported Wall								
Conc w/Stone10'Water	45%	4+	\$368,300	LIFE	**	5	\$5,900	A
Concrete, 10' Water	55%	2-4	\$1,927,100	LIFE	**	5	\$4,600	A
Rip Rap								
Stone	15%	4+	\$12,600	LIFE	**	5		C
No Component	85%							D
<b>Backfill</b>								
Fill								
Not Accessible	100%							D
<b>Surface</b>								
Asphalt	50%	4+	\$2,600	2022	**	5	\$400	B
Brick Pavers	50%	4+	\$33,500	2029	**	5	\$4,800	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

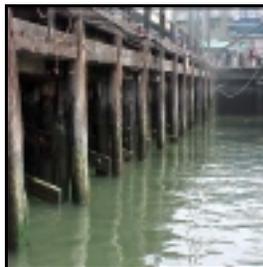
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD ALONG SOUTH STREET  
**Address** : FLETCHER ST NORTH TO BEEKMAN ST EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.043 / 1742 **Yr Built/Renovated** :  
**Linear Ft** : 1,153 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$148,200	
<b>Total</b>	<b>\$148,200</b>	
Priority B	\$148,200	
<b>Total</b>	<b>\$148,200</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$10,500	\$31,900	\$32,700	\$31,900
<b>Total</b>	<b>\$10,500</b>	<b>\$31,900</b>	<b>\$32,700</b>	<b>\$31,900</b>
Priority B		\$31,900	\$32,700	\$31,900
Priority C	\$10,500			
<b>Total</b>	<b>\$10,500</b>	<b>\$31,900</b>	<b>\$32,700</b>	<b>\$31,900</b>



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD ALONG SOUTH STREET**  
**Asset # : 1742**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Relieving Platform Top Not Accessible	100%							D
<b>Coping</b>								
Timber	50%			LIFE	**	5	\$300	C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Explanation : BETWEEN PIERS 15 AND 16.</i>							
Timber	50%	4+	\$10,500	LIFE	**	5	\$300	C
	<i>Rotting, Splitting, Extent : Light, Area Affected : 5%</i>							
	<i>Location : BETWEEN PIERS 16 &amp; 17.</i>							
<b>Gravity Wall</b>								
Not Accessible	100%							D
<b>Piles and Bracing</b>								
Not Accessible	100%							D
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<b>Surface</b>								
Asphalt Blocks	100%			2022	**	5	\$1,700	B
<b>Fender</b>								
<b>Piles</b>								
Timber	50%			2022	**	2	\$122,100	B
Timber	50%	2-4	\$44,100	2022	**	2	\$97,700	B
	<i>Rotting, Splitting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : FENDER SYSTEM IS ON OUTBOARD SIDE OF PLATFORM, NOT AGAINST BULKHEAD.</i>							
<b>Wales and Chocks</b>								
Timber	50%			2022	**	2	\$37,200	B
Timber	50%	2-4	\$104,100	2022	**	2	\$29,800	B
	<i>Rotting, Splitting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : OUTBOARD SIDE OF PLATFORM.</i>							

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

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

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

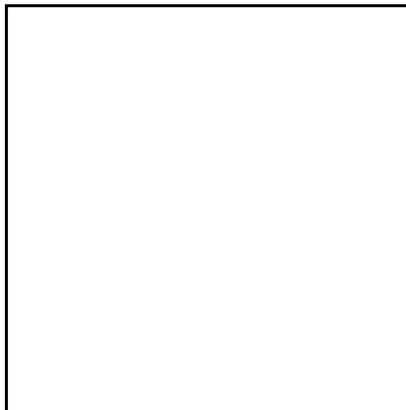
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD FORMER WESTSIDE RAIL YARD  
**Address** : W 59TH TO W 70TH STS., NS 59ST MTS TO TRUMP PIER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0046.000 / 13501 **Yr Built/Renovated** :  
**Linear Ft** : 2,975 **Project Type** : REAL ESTATE  
**Date of Survey** : 24-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$3,835,500	\$78,100
<b>Total</b>	<b>\$3,835,500</b>	<b>\$78,100</b>
Priority A	\$3,728,800	
Priority B		\$78,100
Priority C	\$106,600	
<b>Total</b>	<b>\$3,835,500</b>	<b>\$78,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads			\$1,200	\$2,300
<b>Total</b>			<b>\$1,200</b>	<b>\$2,300</b>
Priority A				
Priority B			\$1,200	\$2,300
Priority C				
<b>Total</b>			<b>\$1,200</b>	<b>\$2,300</b>



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD FORMER WESTSIDE RAIL YARD**  
**Asset # : 13501**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Gravity Wall Concrete	20%	0-2	\$2,338,600	LIFE	**	5	\$4,500	A
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : At Gravity Wall</i>							
	<i>Explanation : Severe Cracking, Missing Sections.</i>							
No Component	80%							D
<b>Rip Rap</b>								
Stone	10%	0-2	\$106,600	LIFE	**	5	\$100	C
	<i>Other Observation, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : At Shoreline</i>							
	<i>Explanation : Some Stones But Mostly Junk</i>							
No Component	50%							D
Under Construction	40%							D
<b>Sheet Piles</b>								
Timber	15%	Now	\$1,390,200	LIFE	**	5	\$1,400	A
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At Sheet Piles</i>							
	<i>Explanation : Rotted Segments</i>							
No Component	85%							D
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<b>Surface</b>								
Concrete	40%			2023	**	5	\$4,600	B
Topsoil	60%			2012	\$78,100	5	\$2,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD GRAVITY WALL  
**Address** : HUDSON RIVER, 70TH TO 72ND ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.011 / 1757 **Yr Built/Renovated** :  
**Linear Ft** : 541 **Project Type** : REAL ESTATE  
**Date of Survey** : 15-Jun-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$300			
<b>Total</b>	<b>\$300</b>			
Priority A				
Priority B	\$300			
Priority C				
<b>Total</b>	<b>\$300</b>			



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD GRAVITY WALL**  
**Asset # : 1757**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Gravity Wall Concrete	100%			LIFE	**	5	\$4,100	A
Rip Rap Stone	25%			LIFE	**	5		C
No Component	75%							D
<b>Backfill</b>								
Fill Not Accessible	100%							D
<b>Surface</b>								
Asphalt Pavers	85%			2025	**	5	\$700	B
Timber	15%			2025	**			B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

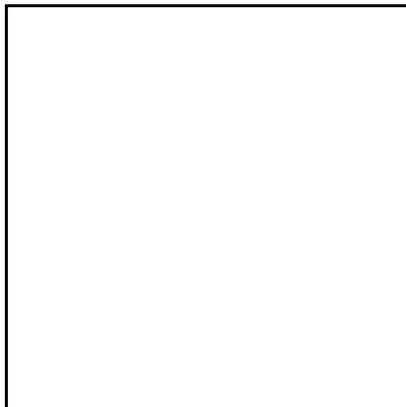
Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM  
**Address** : SOUTH STREET MARKET SLIP TO PIER 35  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.046 / 1745 **Yr Built/Renovated** :  
**Linear Ft** : 1,485 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$1,572,800	
<b>Total</b>	<b>\$1,572,800</b>	
Priority A	\$1,537,600	
Priority B	\$35,300	
<b>Total</b>	<b>\$1,572,800</b>	

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$2,700			
<b>Total</b>	<b>\$2,700</b>			
Priority A				
Priority B	\$2,700			
Priority C				
<b>Total</b>	<b>\$2,700</b>			



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BULKHEAD GRAVITY WALL/RELIEVING PLATFORM**  
**Asset # : 1745**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Coping								
Concrete	100%			LIFE	**	5	\$1,700	C
Pile Supported Wall								
Conc w/Stone10'Water	75%			LIFE	**	5	\$10,400	A
Concrete, 10' Water	25%	Now	\$1,537,600	LIFE	**	5	\$2,200	A
<i>Missing Part, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : BY MARKET ST. &amp; PIKE ST.</i>								
<b>Backfill</b>								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	50%	4+	\$2,700	2022	**	5	\$400	B
<i>Surface Wearing, Extent : Light, Area Affected : 5%</i>								
Brick Pavers	50%	4+	\$35,300	2029	**	5	\$5,100	B
<i>Surface Wearing, Extent : Light, Area Affected : 5%</i>								

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : NAVY HOME PORT RIP-RAP  
**Address** : GREENFIELD AVE AND S/O CROMWELL RECREATION CENTER  
**Borough** : STATEN ISLAND Agency's Number : N/A  
**Program / Asset #** : DGS0047.020 / 13503 Yr Built/Renovated :  
**Linear Ft** : 1,497 Project Type : REAL ESTATE  
**Date of Survey** : 23-Apr-2003 Landmark Status : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$2,496,700	\$65,500
<b>Total</b>	<b>\$2,496,700</b>	<b>\$65,500</b>
Priority A	\$2,353,600	
Priority B		\$65,500
Priority C	\$143,100	
<b>Total</b>	<b>\$2,496,700</b>	<b>\$65,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$19,700			
<b>Total</b>	<b>\$19,700</b>			
Priority A				
Priority B	\$19,700			
Priority C				
<b>Total</b>	<b>\$19,700</b>			



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 Maintenance \$ are aggregated over a ten-year period.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NAVY HOME PORT RIP-RAP**  
**Asset # : 13503**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	40%	0-2	\$2,353,600	LIFE	**	5	\$4,600	A
	<i>Broken, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : At Shoreline</i>							
No Component	60%							D
Rip Rap								
Stone	40%	Now	\$143,100	LIFE	**	5	\$100	C
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At Shoreline</i>							
No Component	60%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Topsoil	100%	2-4	\$19,700	2012	\$65,500	5	\$1,000	B
	<i>Settlement, Extent : Light, Area Affected : 30%</i>							
	<i>Location : At Surface</i>							

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : NAVY HOME PORT WHARFS, BULKHEAD, SEAWALL  
**Address** : BTW GREENFIED AVE S/O CROMWELL RECREATION CENTER  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0047.010 / 13502 **Yr Built/Renovated** :  
**Linear Ft** : 2,067 **Project Type** : REAL ESTATE  
**Date of Survey** : 23-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** :

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Bulkheads	\$2,947,900	\$302,300
<b>Total</b>	<b>\$2,947,900</b>	<b>\$302,300</b>
Priority A	\$2,890,400	\$302,300
Priority C	\$57,600	
<b>Total</b>	<b>\$2,947,900</b>	<b>\$302,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads				\$4,000
<b>Total</b>				<b>\$4,000</b>
Priority B				\$4,000
Priority C				
<b>Total</b>				<b>\$4,000</b>



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NAVY HOME PORT WHARFS, BULKHEAD, SEAWALL**  
**Asset # : 13502**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Coping Concrete	100%	4+	\$57,600	LIFE	**	5	\$2,300	C
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Random</i>								
Sheet Piles Steel, 20' Water	100%	4+	\$2,890,400	LIFE	**	5	\$302,300	A
<i>Corrosion, Extent : Severe, Area Affected : 80%</i>								
<i>Location : On Surface in the Splash Zone</i>								
Backfill Fill Not Accessible	100%							D
Surface Concrete	100%			2023	**	5	\$8,000	B

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 35 BULKHEAD  
**Address** : EAST RIVER BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.048 / 1747 **Yr Built/Renovated** :  
**Linear Ft** : 112 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$400			
<b>Total</b>	<b>\$400</b>			
Priority A				
Priority B	\$400			
<b>Total</b>	<b>\$400</b>			



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 35 BULKHEAD**  
**Asset # : 1747**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Structural</b>								
Pile Supported Wall Concrete, 10' Water	100%			LIFE	**	5	\$700	A
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<b>Surface</b>								
Asphalt	50%	4+	\$200	2022	**	5		B
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
Gravel	50%	4+	\$200	2022	**	5		B
<i>Settlement, Extent : Light, Area Affected : 5%</i>								

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Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 36 BULKHEAD  
**Address** : BET CLINTON & MONTGOMERY STS.. OFFSHORE END OF PIER 36  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.049 / 2948 **Yr Built/Renovated** :  
**Linear Ft** : 1,360 **Project Type** : REAL ESTATE  
**Date of Survey** : 12-Oct-2001 **Landmark Status** : NONE  
**Areas Surveyed** :

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads	\$12,500			
<b>Total</b>	<b>\$12,500</b>			
Priority B	\$12,500			
<b>Total</b>	<b>\$12,500</b>			



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 36 BULKHEAD**  
**Asset # : 2948**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Pile Supported Wall Not Accessible	100%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	50%	2-4	\$2,500	2022	**	5	\$400	B
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
Concrete	50%	2-4	\$10,000	2022	**	5	\$1,300	B
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2004**

**Asset Name** : PIER 7 STATEN ISLAND STEEL SHEET PILE BULKHEAD  
**Address** : PIER 7 OFF MURRAY HULBERT AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGSP131.010 / 4261 **Yr Built/Renovated** :  
**Linear Ft** : 125 **Project Type** : REAL ESTATE  
**Date of Survey** : 23-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** :

**CAPITAL BUDGET**

**Total**

Priority

**Total**

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Bulkheads			\$100	
<b>Total</b>			<b>\$100</b>	
Priority B			\$100	
<b>Total</b>			<b>\$100</b>	



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 Maintenance \$ are aggregated over a ten-year period.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER 7 STATEN ISLAND STEEL SHEET PILE BULKHEAD**  
**Asset # : 4261**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
Sheet Piles								
Steel	100%			LIFE	* *			A
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<b>Surface</b>								
Topsoil	100%			2012	\$5,500	5	\$200	B

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