Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : LONG ISLAND CITY COURTHOUSE QUEENS COUNTY SUPREME COURT

Address : 25-10 COURT SQUARE

Borough : QUEENS Agency's Number : 312-409
Program / Asset # : DGS0029.000 / 2793 Yr Built/Renovated : 1874 / 2007
Area Sq Ft : 67,590 Project Type : COURTS

Date of Survey : 16-Apr-2025 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,AT

Block : 83 Lot : 1 BIN : 4000698

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,790,900	\$195,900
Interior Architecture	\$864,500	\$213,600
Electrical		\$1,706,400
Mechanical	\$204,600	\$2,121,700
Site Pavements	\$309,100	
Total	\$4,169,200	\$4,237,700
Importance Code A	\$2,790,900	\$195,900
Importance Code B	\$911,400	\$3,828,100
Importance Code C	\$466,900	\$213,600
Total	\$4,169,200	\$4,237,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,700			
Interior Architecture	\$28,700		\$20,800	\$4,900
Electrical	\$41,600	\$6,300	\$6,500	\$8,400
Mechanical	\$53,900	\$21,100	\$54,000	\$18,800
Site Pavements	\$41,900	\$100	\$100	\$2,500
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$219,200	\$41,900	\$95,800	\$49,000
Importance Code A	\$45,400	\$6,700	\$6,700	\$6,700
Importance Code B	\$123,600	\$35,100	\$84,000	\$39,800
Importance Code C	\$50,200	\$100	\$5,100	\$2,500
Total	\$219,200	\$41,900	\$95,800	\$49,000



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

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

Asset #: 2793

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co. FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Copper/Terne	10% 0-2 \$277,000 Deformed/Dented, Extent: Moderate, As Location: Roof Penthouse Water Penetration, Extent: Moderate, A Location: At Louver Attached To Roof	rea Affected : 1%	*		
Masonry: Brick	70% 2-4 \$1,076,600 Efflorescence, Extent : Severe, Area Affe Location : Throughout	LIFE * cted : 20%	* 5	\$81,200	
Masonry: Granite	5% Now \$101,400 Caulking Deteriorated, Extent: Severe, Location: Throughout	LIFE * Area Affected : 10%	* 5	\$4,400	
Masonry: Limestone	13% Now \$593,400 Cracking/Crumbling, Extent: Moderate Location: Throughout Caulking Deteriorated, Extent: Severe, Location: Throughout		* 5	\$11,300	
Wood	2% Now \$5,600 Deteriorated Finish, Extent: Severe, Are Location: Main Entry Door Surrounds Dry Rot/Decay, Extent: Severe, Area Afj Location: Main Entry Door Surrounds	s fected : 10%	* 5	\$5,800	
Windows					
Wood	100% Now \$444,800 Air Infiltration, Extent: Severe, Area Aff Location: Various Locations Ctrwt/Balnc Not Funct, Extent: Modera Location: Throughout. Some Windows Dry Rot/Decay, Extent: Severe, Area Aff Location: Street Level	te, Area Affected : 10% S Do Not Fully Close	* 5	\$114,700	
Parapets	0.50/			4-2	
Masonry: Brick	85% 4+ \$70,000 Efflorescence, Extent: Moderate, Area A Location: Throughout Miss/Damaged Flashings, Extent: Seven Location: Main Roof		* 5	\$17,200	
Masonry: Limestone	15% Staining/Discoloring, Extent: Moderate Location: Throughout	LIFE * , Area Affected : 50%	* 5-10	\$37,000	

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Asset #: 2793

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	25%			2046	* *	10	\$18,800	
Copper/Terne	5%			2051	* *	10	\$9,400	
Metal Panel	10%			2041	**	10	\$13,800	
	Location	: Cupola	Extent : Moderate, A	Area Affe	cted : 100%			
	Explana	tion : Paint	ed Surface					
Modified Bitumen	50%	Now	\$227,700	2041	* *			1
			xtent : Severe, Area on Area 3rd Floor	Affected	d : 30%			
Skylight, Metal/Glass	10%			2046	* *	10	\$25,000	
nterior								
Floors								
Carpet	20%			2035	\$397,200	3	\$30,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$22,100	
Mosaic Tile	10%			2041	* *	5	\$25,300	
Terrazzo	7%			LIFE	* *	5	\$11,100	
Vinyl Tile	38%		\$235,700	2044	* *	3	\$14,400	
		-	ents, Extent : Mode or Courtrooms	erate, Ar	ea Affected : 75%			
Vinyl Tile	15%			2041	* *	3	\$5,700	
Vinyl Tile 9" X 9"	1%	Now	\$89,800	2046	* *	3	\$400	
-	Worn/Eroc	de, Extent :	Severe, Area Affec	ted : 100	%			
	Location	: Correcti	on Area Behind Co	urtroom	304			
Wood	4%			2064	* *	5	\$7,600	
Interior Walls							•	
Ceramic Tile	3%			2039	* *	5	\$9,900	
Gypsum Board	25%			LIFE	* *	5-10	\$140,800	
Plaster	55%	Now	\$98,400	LIFE	* *	5	\$54,600	
	Broken/M	issing Elem	ents, Extent : Seven	re, Area .	Affected : 5%			
	Location	: Walls In	Abandoned Attic S	расе				
	_	_	Extent : Severe, A out. Leak Damage			304		
	Deteriora		Extent : Severe, Ar					
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$8,300	
Wood	12%			LIFE	* *	5	\$318,000	

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Asset #: 2793

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Ceilings								
AcousTileConcealSpLn				2041	* *	5	\$19,300	
AcousTileSusp.Lay-In	35%			2041	* *	5	\$36,100	
Embossed Metal	_	Now	\$103,500	LIFE	* *	5	\$2,300	
			ctent : Severe, Area	Affectea	! : 50%			
		: Basemen		1.00	1 500/			
			Extent : Severe, Ar	ea Affect	ed: 30%			
		: Basemen		1.00	1 150/			
	_		Extent : Severe, Arc	ea Affect	ed : 15%			
		i : Basemen	<u></u>					
Glass: Susp Panels	5%			LIFE	* *	10	\$3,900	
Plaster		Now	\$87,100	LIFE	* *	5	\$25,800	
	_	_	Extent : Severe, A		ted : 5%			
·	Location	i : Ceiling I	n Abandoned Attic	Space				
e Enclosure								
Fence/Gates	000/			2046	* *			
Chain Link	80%		16.7	2046				
		-	xtent : Moderate, A	irea Affe	cted: 5%			
		: Rear Of	Builaing					
Iron Picket	20%			2071	* *			
e Pavements								
Public Sidewalk	0.50/	3.7	#125 500	20.40	* *			
Cast in Place Concrete		Now	\$127,500	2049				
			ent : Severe, Area A			1-4 D	T- D	
	Locanoi Level	i : Front En	trance Paving And	America	ins With Disabilitie	es Act Ka	тр 10 Ваѕетеі	
		ervation F	Extent : Moderate, A	Area Affe	cted · 30%			
		i : Front En		1.00.11990				
			ing/Discoloring					
Pavers/Stone		Now	\$63,200	2045	* *			
1 avers/Stone			Extent : Severe, A		ted · 10%			
	_	erumonng, 1 : Main Sta		rea 1135ee	ica . 1070			
			ere, Area Affected	. 50%				
			Front Of Building 1		ase Of Light Posts			
On-Site Walkways			,	110 D	-5 5.00 2 0505			
Cast in Place Concrete	95%			2041	* *			
Metal		Now	\$118,400	2066	* *	1-3	\$8,200	
1/10/41	_		ling, Extent : Sever		Iffected: 80%	1 3	Ψ0,200	
		_	lle Side Entrance F		W - 2120 . 0070			
				T				
Parking/Driveway								
Parking/Driveway Asphalt	100%	0-2	\$41 900	2049	* *			
Parking/Driveway Asphalt	100% Broken/M		\$41,900 ents, Extent : Mode	2049 erate. Ar				

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

Asset #: 2793

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•				-
Service Equipment						
Fused Disc Sw	100%	2036	\$28,100	5	\$300	
	Other Observation, Extent: N/A, Are Location: Electrical Room Baseme Explanation: One 1,600 Ampere M	ent				
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	\$180,400	5	\$300	
Raceway						
Conduit	90%	2036	\$115,800	1		
Conduit	10%	2046	* *	1		
Panelboards		-				
Fused Disc Sw	5%	2035	\$5,000	5	\$100	
Molded Case Bkrs	85%	2035	\$84,700	5	\$1,500	
Molded Case Bkrs	10%	2044	* *	5	\$200	
Wiring						
Braided Cloth	50%	2035	\$96,500	1		
	Insulation Aged, Extent : Moderate, Location : Throughout The Buildin		d : 100%			
Thermoplastic	40%	2036	\$77,200	1		
Thermoplastic	10%	2046	* *	1		
Motor Controllers						
Locally Mounted	25%	2034	\$57,500	5	\$100	
Locally Mounted	75%	2041	* *	5	\$300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,000	
Lighting Interior Lighting						
Fluorescent	10% Other Observation, Extent: N/A, Are Location: Court Reporter Offices Explanation: T-8 Lamp	2036 ea Affected :	\$114,100 100%	10	\$6,200	
Fluorescent	40% Other Observation, Extent: N/A, Are Location: Throughout The Building Explanation: T-12 Lamps		\$456,500 100%	10	\$24,800	
Incandescent	10% Other Observation, Extent: N/A, Are Location: 3rd Floor Court Room	2031 ea Affected :	\$126,300 100%	2	\$200	
	Explanation: Around Perimeter Oj	f Skylight				
LED	40%	2041	* *			
Egress Lighting						
Emergency, Battery	50%	2031	\$63,000	10	\$8,200	
Exit, Service	50%	2031	\$16,200	1		

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

Asset #: 2793

Electrical	Current Repa	ir Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting						
Exterior Lighting						
LED	10%	2044	* *			
No Component	90%					
Alarm						
Security System						
Generic	50%	2031	\$70,400	1	\$12,600	
	Other Observation, Exten	t : N/A, Area Affected : 1	100%			
	Location : Hallways					
	Explanation: CCTV Sur	veillance Cameras				
Generic	50%	2031	\$70,400	1	\$12,600	
	Other Observation, Exten	t : N/A, Area Affected : 1	100%			
	Location : Hallways And	l Exit Doors				
	Explanation: Intrusion	Alarm And Motion Sense	or			
Fire/Smoke Detection						
Generic, Analog	100%	2031	\$193,500	1-3	\$42,900	
_	Other Observation, Exten	t : N/A, Area Affected : 1	100%			
	Location : Hallways And					
	Explanation : Manual P Alarm Bells	ull Station, Strobe Light:	s, Smoke Detector	s, Fire A	larm Panel And	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost		Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2046	* *	1		
Conversion Equipment							
Steam Boiler	100%		2041	* *	1	\$66,900	
	Other Obse	ervation, Extent : N/A, Area A	ffected :	100%			
	Location	: Basement Boiler Room					
	Explanati	ion : 2 Low Pressure Steam U	nits				
Distribution							
Steam Piping/Pump	95%		2046	* *			
Steam Piping/Pump	5%	0-2 \$9,000	2046	* *			
1 5 1	Leak Evide	ent, Extent : Moderate, Area A	Iffected :	30%			
		: Return Line, Underneath O					
Terminal Devices		·		-			
Air Handler	25%		2031	\$352,900	1	\$10,500	
Convector/Radiator	75%		2041	* *	1	\$16,400	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		

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

Asset #: 2793

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment	600/			2020			# 42 000	
Centrifugal, Elec Chille			F 1:1.4	2039	**	1	\$43,900	
			Extent : Light, Area nt Mechanical Room		1:100%			
Split Unit	20%			2044	* *			
Window/Wall Unit	10%			2031	\$28,400	1		
No Component	10%							
Distribution								
CW & CHW Wtr	60%			2046	* *	4	\$2,000	
Pipe/Pump	4007							
No Component	40%							
Terminal Devices	600/			2021	\$70 <i>6</i> 000	1	¢25 100	
Air Handler/Cool/Ht	60%			2031	\$786,000	1	\$25,100	
No Component	40%							
Heat Rejection Water Cooling Tower	60%	Now	\$4,100	2030	\$204,600	2	\$32,700	
water Cooling Tower			: Moderate, Area A			2	\$32,700	
			se Mechanical Roo		370			
			Extent : N/A, Area A		100%			
			se Mechanical Roo		100/0			
		tion : 2 Un						
No Component	40%							
Ventilation	4070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$59,700	
Exhaust Fans	10070						400,700	
Interior	100%			2031	\$332,700	2	\$2,100	
Plumbing					* %·		, ,	
H/C Water Piping								
Brass/Copper	70%			2046	* *	1		
Galvanized Steel	30%			2034	\$287,300	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$19,000	2		
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location	ı : Boiler R	oom					
		servation, E 1 : Boiler R	Extent : N/A, Area A oom	lffected :	100%			
			Brand New Unit Is	In Place	Ready To Replace	The Exis	tent.	
HW Heat Exchanger	T				, :			
Steam Fired	100%			2036	\$362,700	4	\$10,000	
		Equipment, 1 : Boiler R	Extent : Severe, Ar	ea Affect				
			Extent : N/A, Area A	Iffected ·	100%			
		ı : Boiler R		JJ - 20000 .				
		tion : 250 (
Sanitary Piping	T							
Cast Iron	100%			LIFE	* *	1		

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Asset #: 2793

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2029	\$2,300	4	\$2,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	N/A, Area Affected:	100%			
	Location: Basement To F	ourth Floor				
	Explanation: 2 New Units	5				
Fire Suppression						
Standpipe						
Generic	100%	2056	* *	1-5	\$34,100	
Sprinkler						
No Component	90%					
Generic	10%	2056	* *	1-2	\$1,900	

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : 100 GOLD STREET OFFICE BUILDING Address : 100 GOLD STREET @ FRANKFORT ST

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 731,670 Project Type : REAL PROPERTY

Date of Survey : 11-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,9,Ph

Block : 94 Lot : 25 BIN : 1001289

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,773,000	\$2,065,300
Interior Architecture	\$1,952,200	\$27,316,000
Electrical	\$7,017,000	\$5,933,200
Mechanical	\$43,459,700	\$16,689,700
Total	\$54,201,800	\$52,004,200
Importance Code A	\$1,773,000	\$2,638,900
Importance Code B	\$51,979,700	\$48,635,400
Importance Code C	\$449,200	\$730,000
Total	\$54,201,800	\$52,004,200

Total	\$730,900	\$647,500	\$728,800	\$7,628,900
Importance Code C	\$30,700			
Importance Code B	\$605,300	\$583,200	\$647,400	\$7,564,600
Importance Code A	\$94,900	\$64,300	\$81,300	\$64,300
Total	\$730,900	\$647,500	\$728,800	\$7,628,900
Elevators/Escalators	\$77,800	\$77,800	\$77,800	\$77,800
Site Pavements	\$28,800			
Site Enclosure	\$2,000			
Mechanical	\$222,100	\$445,900	\$457,800	\$406,700
Electrical	\$141,900	\$123,900	\$177,700	\$120,100
Interior Architecture	\$227,700			\$7,024,300
Exterior Architecture	\$30,600		\$15,500	
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 13453

Cycle (Yrs) 5	Estimated Cost \$743,200	Priority
	\$743,200	
	\$743,200	
	\$743,200	
5		
5		
5		
5		
3	\$15,500	
	\$15,500	
5	\$31,000	
5	\$80,500	
	·	
5	\$1,077,600	
dows.		
5	\$72,800	
5-10	\$1,146,900	
10	\$357.400	
10	\$337,700	
10	#20.20 2	
10	\$28,300	
	5 dows.	5 \$80,500 5 \$1,077,600 5 \$72,800 5-10 \$1,146,900 10 \$357,400

Interior

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

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

Asset #: 13453

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	2.50/			2020	Ø 6 5 01 400	2	Φ 7.7. 000	
Carpet Cast in Place Concrete	35% 10%		¢465,000	2030 LIFE	\$6,781,400 * *	3 5	\$755,800	
Cast in Place Concrete			\$465,900 Extent : Moderate			3	\$236,200	
			t To Loading Dock	, лгеи лу	Jecieu . 570			
		-	t : Light, Area Affec	ted : 50%	6			
		_	out Penthouse And					
Ceramic Tile	5%			2037	* *	5	\$54,000	
Terrazzo	10%			LIFE	* *	5	\$84,300	
Vinyl Tile	40%	Now	\$605,300	2034	\$12,105,400	3	\$162,000	
		-	nents, Extent : Mod		ea Affected : 5%			
		_	out Basement Corr					
	-	_	Extent : Moderate		fected : 20%			
		_	out Basement Corr		500/			
		ae, Extent : 1 : Through	Moderate, Area A <u>j</u> out	jeciea : 3	1070			
Interior Walls	Location	i . Imougn	oui					
Ceramic Tile	2%			2037	* *	5	\$23,500	
Concrete Masonry Unit		Now	\$449,200	LIFE	* *	5	\$94,200	
	_	Crumbling, 1 : Basemer	Extent : Moderate nt	, Area Af	fected : 2%			
Gypsum Board	70%			LIFE	* *	5	\$494,500	
Travertine Panels	5%			LIFE	* *			
Wood	3%			LIFE	* *	5	\$141,300	
Ceilings					*	_		
AcousTileSusp.Lay-In	75%		Frederick , I in Lat. Am	2032	\$13,660,800	5	\$809,800	
	_	กรcoloring 1 : Through	, Extent : Light, Are	га Ајјесте	ea : 50%			
AcousTileSusp.Lay-In	5%		<i></i>	2047	* *	5	\$54,000	
Exposed Struc: Concrete				LIFE	* *	5	\$25,300	
Gypsum Board	5%			LIFE	* *	5	\$67,500	
Site Enclosure							40,,000	
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls	1000/		** ***	•••				
Cast in Place Concrete		Now	\$2,000	2054	**			
	_	_	Extent : Moderate Dock On North Sig		jeciea : 25%			
Site Pavements	Locuitor	Lounnig	2000 011 101 111 111					
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,900	2039	* *			
	_	_	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Through	out					
On-Site Walkways				•••				
Cast in Place Concrete	100%			2047	* *			

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

Asset #: 13453

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% Now \$18,900 2039 **

Cracking/Crumbling, Extent: Moderate, Area Affected: 10%

Location: North And Southwest Side

lectrical	Current Repair	Future Replacement		Maintenance						
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
der 600 Volts										
Service Equipment										
Fused Disc Sw	100%	2034	\$573,600	5	\$3,100					
		Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement - Electrical Room									
	Explanation : Three Main Service Swi	tches Ra	ted At 5,000 Amper	res Each.						
Transformers										
Dry Type	100%	2032	\$27,100	5	\$2,700					
		Other Observation, Extent : N/A, Area Affected : 100%								
	Location: Basement - Electrical Room	ı, Mech	Rooms (Basement, .	3rd Flooi	r), 10th Floor					
	Chiller Room Explanation : Various Transformers R	ated At 1	Various Canacities							
Switchgear / Switchboard	Explanation : various Transformers Re	иеи лі т	arious Capacities.							
Air Circuit Breaker	5%	2044	* *	5	\$200					
An Cheun Breaker	Other Observation, Extent: N/A, Area A		100%	3	\$200					
	Location: Basement - Generator Room									
	Explanation : Power Circuit Breakers	•								
Fused Disc Sw	90%	2034	\$1,306,300	5	\$2,800					
Molded Case Bkrs	5%	2044	**	5	\$1,000					
Raceway	2,0				\$1,000					
Conduit	70%	2034	\$1,045,900	1						
Conduit	20%	2044	**	1						
Conduit	10%	2060	* *	1						
Panelboards										
Fused Disc Sw	10%	2033	\$133,700	5	\$1,700					
Fused Disc Sw	10%	2042	**	5	\$1,700					
Molded Case Bkrs	40%	2033	\$534,600	5	\$7,700					
Molded Case Bkrs	30%	2042	* *	5	\$5,800					
Molded Case Bkrs	10%	2050	* *	5	\$1,900					
Wiring										
Thermoplastic	70%	2034	\$1,599,000	1						
Thermoplastic	20%	2044	* *	1						
Thermoplastic	10%	2060	* *	1						

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

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

Asset #: 13453

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers	- 0.4		D 100	_	4.00	
Locally Mounted	5%	2032	\$2,400	5	\$200	
Motor Control Center	15%	2032	\$232,700	5	\$3,000	
Motor Control Center	65% 15%	2039 2039	* *	5	\$13,000	
Variable Frequency Drive	1370	2039				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$10,800	
	Other Observation, Extent : N	N/A, Area Affected : 1	00%			
	Location: Basement					
	Explanation: Connected To	Metal Water Pipe.				
Stand-by Power						
Transfer Switches Automatic	100%	2039	* *	1	\$225,100	
Generators	10070	2039		1	\$223,100	
Diesel	100%	2030	\$81,800	1	\$283,300	
Diesei	Other Observation, Extent : N			1	\$205,500	
	Location : Basement - Gene		00,0			
	Explanation: Two 1,750 Ki	lowatt Diesel Genera	ators.			
Batteries	^					
Lead/Acid	100%	2027	\$2,500	5	\$27,100	
Fuel Storage						
Day Tank	50%	2033	\$13,000	5		
	Other Observation, Extent : N	***	100%			
	Location: Basement - Gene					
	Explanation: Rated Capaci	·				
Main Tank	50%	2037	**	5		
	Other Observation, Extent: N	N/A, Area Affected : I	00%			
	Location: Basement	: T 1 200 C-!!	F l.			
Lighting	Explanation: Rated Capaci	ay: 1wo 1,200 Ganor	is Each			
Interior Lighting						
Fluorescent	19%	2029	\$2,372,800	10	\$125,700	
	T-8 Lamps And Fixtures, Exte				•,	
	Location : Throughout The					
Fluorescent	2%	2029	\$249,800	10	\$13,200	
	Compact Fluorescent Light, H				. ,	
	Location : Corridors					
Fluorescent	61%	2042	* *	10	\$403,600	
	T-12 Lamps And Fixtures, Ext	tent : Light, Area Affe	ected : 100%			•
	Location: Throughout The	Building				
LED	18%	2042	* *			
	Other Observation, Extent : N		00%			
	Location: Basement, 3rd F	loor - Mechanical Ro	oom, 10th Floor -	Chiller I	Room	
	Explanation : LED Lights					

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

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

Asset #: 13453

Electrical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	20%		2029	\$245,700	10	\$34,800	
Exit, LED	33%		2049	* *	1		
Exit, Service	45%		2029	\$142,000	1		
Exit, Battery	2%		2042	* *	10	\$1,000	
Exterior Lighting							
HID	3%		2034	\$103,900	10	\$100	
	Outdr Lights On Duri		t : Light,	Area Affected : 29	6		
	Location : North En	trance					
Incandescent	12%		2029	\$477,400	2	\$100	
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Ground I	Floor Entrance					
	Explanation : Soffit	Mounted Fixtures					
No Component	85%						
Alarm							
Security System							
Generic	100%		2029	\$1,393,600	1	\$273,300	
	Other Observation, E.	xtent : N/A, Area Ą	ffected :	100%			
	Location : Lobby, H	allways, Exterior V	Valls - B	uilding Perimeter			
	Explanation: CCTV	⁷ Surveillance Cam	eras				
Fire/Smoke Detection							
Generic, Digital	100%		2029	\$1,914,900	1-3	\$450,900	
	Other Observation, E.	•	ffected :	100%			
	Location : Through	out The Building					
	Explanation: Strob	e Lights, Manual P	ull Statio	ons, Horns And Sm	oke Dete	ectors	

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Interruptible Gas/Dual	100%	2044	* *	1		
Fuel						
(Other Observation, Extent : N/A,	$Area\ Affected:$	100%			
	Location: Basement					
	Explanation: Number 2 Oil. To	vo 5,000 Gallon	Tanks			
Conversion Equipment						
Heat Exchanger, Shell &	10%	2037	* *			
Tube						
Steam Boiler	90%	2039	* *	1	\$642,900	
(Other Observation, Extent : N/A,	Area Affected:	100%			
	Location: Penthouse					
	Explanation: 3 Boilers					
Distribution						
Hot Wtr Piping/Pump	30%	2042	* *	4	\$10,700	
Steam Piping/Pump	70%	2044	* *			

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

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

Asset #: 13453

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices							****	
Air Handler	40%		\$110,200	2029	\$5,509,400	1	\$160,600	
) Malfuncti 1 : Penthou	oning, Extent : Sev	ere, Area	a Affected : 100%			
			se Extent : N/A, Area A	facted :	1000/			
		iervaiion, E i : Penthou		ујестеа .	100/0			
			se Handlers And 4 As	sociated	Inline Return Fan	s I Inits I	Provide Cooling	
Air Handler	20%		\$55,100	2029	\$2,754,700	1	\$80,300	
All Halldlei			oning, Extent : Sev			1	\$60,300	
		ı : Basemer	0	cre, 21rea	11111cerea : 10070			
			 Extent : N/A, Area A	ffected :	100%			
		ı : Basemer		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	100,0			
	Explana	tion : 3 Air	Handlers And 1 As	sociated	Inline Return Fan	. Units P	rovide Cooling.	
Convector/Radiator	30%			2032	\$1,795,500	1	\$69,900	
Induction Unit	10%			2030	\$271,400	1	\$23,300	
Controls								
Digital	50%			2029	\$10,660,800			
Pneumatic	50%			2028	\$7,173,900			
Air Conditioning								
Energy Source	4000/			2012	4. 4.			
Electricity	100%			2042	* *	1		
Conversion Equipment	000/			2027	* *	1	Ф 702 (00	
Centrifugal, Elec Chiller			Eutout Light Augo	2037		1	\$702,600	
		ejrigerani, 1 1 : Penthou	Extent : Light, Area	Ајјестес	1:95%			
A' C 1 1' (' Pl				2022	Φ50.C 200		Ф2 200	
Air Cooled interior Pkg Unit	5%			2032	\$596,300	2	\$2,200	
Water Cooled interior	5%			2032	\$657,100	2		
Pkg Unit	370			2032	\$057,100	2		
Distribution								
CW & CHW Wtr	50%			2044	* *	4	\$26,700	
Pipe/Pump							* -9	
• •	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
		i : Penthou						
			ndenser Water Pum os And 2 Dual Temp					
Ductwork/Diffusers	50%			LIFE	* *	2	\$469,300	

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

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

Asset #: 13453

Mechanical	Current Repair Futur		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices	400/	2020	Φ5 (OO 700	1	0170 400	
Air Handler/Cool/Ht	40% Other Observation, Extent : N/A, A	2029 rea Affected : I	\$5,680,700 100%	1	\$178,400	
	Location: Penthouse					
	Explanation: 6 Air Handlers And	4 Inline Retur	n Fans. See Heati	ing.		
Air Handler/Cool/Ht	20%	2029	\$2,840,400	1	\$89,200	
	Other Observation, Extent: N/A, An	rea Affected : I	100%			
	Location: Basement					
	Explanation: 3 Air Handlers And		n Fan. See Heatin	ıg.		
Air Handler/Cool/Ht	30%	2029	\$4,260,600	1	\$133,800	
	Other Observation, Extent: N/A, An	rea Affected : I	100%			
	Location: Floors 1 Through 5					
	Explanation: 4 Booster Cooling (
Induction Unit	10%	2029	\$395,400	1	\$23,300	
Heat Rejection			_			
Dry Cooler	5%	2034	\$167,900	2	\$25,100	
Water Cooling Tower	95%	2032	\$3,512,100	2	\$689,700	
Ventilation						
Distribution	1000/	LIDD		2.5	# 402 200	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$402,200	
Exhaust Fans	000/	2020	¢2 021 500	2	¢10.000	
Interior	90%	2029	\$2,921,500	2	\$19,900	
Roof	10%	2029	\$142,000	2	\$2,200	
Plumbing H/C Water Piping						
Brass/Copper	30%	2034	\$2,820,100	1		
Galvanized Steel	70%	2034	\$6,540,700	1		
Water Heater With Tanks	7070	2032	ψ0,540,700			
Gas Fired	100%	2029	\$52,000	2		
Gus i neu	Other Observation, Extent: N/A, An			2		
	Location : Penthouse	33				
	Explanation : 250 Gallon Capacit	ty				
HW Heat Exchanger	*	•				
Steam Fired	100%	2044	* *	4	\$107,000	
	Other Observation, Extent: N/A, Ar	rea Affected : I	100%			
	Location: Basement					
	Explanation: Back Up To Gas Fin	red Heater At I	Penthouse			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$148,600	4	\$15,500	
Sewage Ejector(s)						
Electric	100%	2029	\$388,700	4	\$29,100	
Backflow Preventer						
Generic	100%	2034	\$326,900	1	\$44,200	

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

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

Asset #: 13453

Mechanical	Current Re	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Ext	tent : N/A, Area Affected	: 100%			
	Location: 4 Units Fr	om 1st To 6th Floor, 5 U	nits From 1st To 9th	h Floor		
	Explanation : Nine U	Inits				
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$363,700	
Sprinkler			_			
Generic	100%	2044	* *	1-2	\$202,100	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : 253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Address : 253-256 BROADWAY @ MURRAY ST.

Area Sq Ft : 259,676 Project Type : REAL PROPERTY

Date of Survey : 20-Oct-2021 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,10,14,15,16

Block : 134 Lot : 7501 BIN : 1082757

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$52,100	\$622,900
Interior Architecture	\$15,634,700	\$4,636,500
Electrical	\$147,500	\$4,959,700
Mechanical	\$2,643,700	\$9,318,700
Total	\$18,478,000	\$19,537,800
Importance Code A	\$52,100	\$1,081,600
Importance Code B	\$13,747,400	\$18,209,300
Importance Code C	\$4,678,500	\$246,900
Total	\$18,478,000	\$19,537,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,800	\$86,800	\$31,800	
Interior Architecture	\$12,100	\$68,000	\$1,173,600	\$58,300
Electrical	\$10,200	\$53,100	\$9,700	\$9,700
Mechanical	\$66,800	\$14,500	\$61,300	\$18,000
Elevators/Escalators	\$49,200	\$49,200	\$49,200	\$49,200
Total	\$183,200	\$271,700	\$1,325,600	\$135,200
Importance Code A	\$53,500	\$87,400	\$31,800	
Importance Code B	\$129,700	\$184,300	\$1,293,800	\$135,200
Total	\$183,200	\$271,700	\$1,325,600	\$135,200



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

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

Asset #: 49

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior	L							
Exterior Walls								
Copper/Terne	5%			2053	* *	10	\$29,800	
Masonry: Brick	30%			LIFE	* *	5	\$76,400	
Masonry: Granite	30%			LIFE	* *	5	\$57,300	
Masonry: Limestone	15%			LIFE	* *	5	\$28,600	
Metal Panel	5%			2043	* *	5-10	\$87,500	
Marble Panels	5%			LIFE	* *	5	\$9,500	
Stucco Cement	5%			2038	* *	5	\$31,800	
Window Wall	5%			2043	* *	5	\$47,700	
Windows								
Aluminum	87%			2049	* *	5	\$63,600	
Metal Louvers	13%			2042	* *	10	\$59,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$6,800	
Copper/Terne	20%			2053	* *	5	\$8,500	
Masonry: Brick	52%			LIFE	* *	5	\$4,600	
Metal Rail	15%	Now	\$29,500	2046	* *	5	\$9,400	
		place Evide 1 : 14th Floo	ent, Extent : N/A, A or Roof	rea Affec	ted : 80%			
Slate	Joint Mor Location Recent Re Location Worn/Erod	ı : Coping pair Evider ı : Roof Par	\$7,600 ode, Extent : Mode at, Extent : N/A, Arc rapets Moderate, Area Aj	ea Affecte	ed : 80%	5	\$300	
Roof								
Copper/Terne Metal Panel		Now issing Elem	\$52,100 eents, Extent : Seven	2048 2053 re, Area A	* * * * Affected : 100%	10	\$16,100	
	Location	ı : Roof App	ourtenances					
Modified Bitumen			ourtenances	2033	\$312.700	10	\$25,800	
Modified Bitumen Modified Bitumen	40% 43%		ourtenances	2033 2043	\$312,700	10 10	\$25,800 \$27,700	
Modified Bitumen Modified Bitumen	40% 43%	place Evide	ourtenances ent, Extent : N/A, A	2043	* *		\$25,800 \$27,700	
	40% 43% Recent Re	place Evide 1: Roof		2043	* *			
Modified Bitumen	40% 43% Recent Re Location	place Evide 1: Roof		2043 rea Affec	* * ted : 100%	10	\$27,700	
Modified Bitumen Skylight, Metal/Glass	40% 43% Recent Re Location 2%	place Evide 1: Roof		2043 rea Affec	* * ted : 100%	10	\$27,700	
Modified Bitumen Skylight, Metal/Glass Soffits	40% 43% Recent Re Location 2% 5% Broken/M	place Evide 1: Roof Now issing Elem	ent, Extent : N/A, A	2043 rea Affec 2053 LIFE erate, Area	** ted: 100% **	10	\$27,700	

Interior

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

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

Asset #: 49

Component Type erior Floors Carpet Cast in Place Concrete Craal Lo Othe Lo Ex Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	15% 10% acking/cocation for Obsection Explanate 5% 5% 10% 15% ocation 25% 15% 10% and Mort ocation alling, E	Now Crumbling, : Basemen ervation, E : Basemen tion: Expo	\$733,800 Extent: Severe, And And Sub-basemed Extent: Severe, Area And Sub-basemed Seed Rebars Corrocal \$1,787,500 \$1,787,500 ents, Extent: Seventh, And 17th Floor \$3,163,100 rode, Extent: Seventh And Sub-basemed Severe, Area Affected	2029 LIFE trea Affected that Affected that 2036 2038 LIFE 2043 tre, Area Affected 2033 2028 LIFE tife tife tife tife tife tife tife tife	\$1,216,100 ** ** ** ** ** ** \$2,979,200 \$5,174,800 ** **	5 5 5 5 5 5 5	\$87,500 \$85,000 \$19,400 \$48,600 \$30,400 \$21,900 \$112,200	Priority
Carpet Cast in Place Concrete Crac Lo Othe Lo Ex Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	10% acking/ocation for Observation for Sylanate 5% 10% 15% ocation 25% 15% 10% and Mort ocation alling, E	Crumbling, : Basemer, ervation, E : Basemer, tion : Expo	stent: Severe, And And Sub-baseme Extent: Severe, Arent And Sub-baseme sed Rebars Corrod \$1,787,500 hents, Extent: Seveth, And 17th Floor \$3,163,100 rode, Extent: Sevent And Sub-baseme	LIFE rea Affected nt a Affected nt led 2036 2038 LIFE 2043 are, Area A s 2033 2028 LIFE LIFE re, Area A	** ed: 20% 1: 80% \$1,216,100	5 5 5 5 3	\$19,400 \$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Carpet Cast in Place Concrete Crac Lo Othe Lo Ex Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	10% acking/ocation for Observation for Sylanate 5% 10% 15% ocation 25% 15% 10% and Mort ocation alling, E	Crumbling, : Basemer, ervation, E : Basemer, tion : Expo	stent: Severe, And And Sub-baseme Extent: Severe, Arent And Sub-baseme sed Rebars Corrod \$1,787,500 hents, Extent: Seveth, And 17th Floor \$3,163,100 rode, Extent: Sevent And Sub-baseme	LIFE rea Affected nt a Affected nt led 2036 2038 LIFE 2043 are, Area A s 2033 2028 LIFE LIFE re, Area A	** ed: 20% 1: 80% \$1,216,100	5 5 5 5 3	\$19,400 \$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Cast in Place Concrete Crac Lo Othe Lo Ex Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	10% acking/ocation for Observation for Sylanate 5% 10% 15% ocation 25% 15% 10% and Mort ocation alling, E	Crumbling, : Basemer, ervation, E : Basemer, tion : Expo	stent: Severe, And And Sub-baseme Extent: Severe, Arent And Sub-baseme sed Rebars Corrod \$1,787,500 hents, Extent: Seveth, And 17th Floor \$3,163,100 rode, Extent: Sevent And Sub-baseme	LIFE rea Affected nt a Affected nt led 2036 2038 LIFE 2043 are, Area A s 2033 2028 LIFE LIFE re, Area A	** ed: 20% 1: 80% \$1,216,100	5 5 5 5 3	\$19,400 \$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Craw Lo Other Lo Ex Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	acking/ocation/her Obs. ocation 5% 5% 10% 15% ocation 25% 15% 10% nt Mort ocation alling, E	Crumbling, : Basemer, ervation, E : Basemer, tion : Expo	stent: Severe, And And Sub-baseme Extent: Severe, Arent And Sub-baseme sed Rebars Corrod \$1,787,500 hents, Extent: Seveth, And 17th Floor \$3,163,100 rode, Extent: Sevent And Sub-baseme	rea Affected nt lea Affected nt led 2036 2038 LIFE 2043 rre, Area A s 2033 2028 LIFE LIFE re, Area A	\$1,216,100 ** ** ** ** ** ** ** \$2,979,200 \$5,174,800	5 5 5 3	\$19,400 \$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Watte Lo Marble Panels Plaster	ocation her Obsi- ocation Explanat 5% 10% 15% ocation 25% 10% nt Mort ocation alling, E	Now tar Miss/Er : Basemen : Basemen : Basemen : Now : Sth, 16	st And Sub-baseme Extent: Severe, Are at And Sub-baseme sed Rebars Corroc \$1,787,500 ments, Extent: Seve th, And 17th Floor \$3,163,100 rode, Extent: Seve at And Sub-baseme	nt led Affected nt led 2036 2038 LIFE 2043 re, Area A s 2033 2028 LIFE LIFE re, Area A,	\$1,216,100 ** ** ** ** ** ** \$2,979,200 \$5,174,800 ** **	5 5 3 3	\$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Watte Lo Marble Panels Plaster	ther Obsi- ocation (xplanat) 5% 5% 10% 15% oken/Mi ocation 25% 10% nt Mort ocation alling, E	ervation, E : Basemer tion : Expo Now issing Elem : 15th, 16th	Extent: Severe, Are nt And Sub-baseme sed Rebars Corroc \$1,787,500 nents, Extent: Seve th, And 17th Floor \$3,163,100 rode, Extent: Seve nt And Sub-baseme	a Affected nt led 2036 2038 LIFE 2043 re, Area A s 2033 2028 LIFE LIFE LIFE re, Area A	\$1,216,100 ** ** ** !ffected : 50% \$2,979,200 \$5,174,800 ** **	5 5 3 3	\$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	ocation Explanat 5% 5% 10% 15% oken/Mi ocation 25% 10% 10% int Mort ocation alling, E	Now is 15th, 16d Now ar Miss/Er Er Basemer	\$1,787,500 sents, Extent: Seventh, And 17th Floor \$3,163,100 rode, Extent: Sevent And Sub-basement	nt led 2036 2038 LIFE 2043 re, Area A 2033 2028 LIFE LIFE re, Area A,	\$1,216,100 ** ** ** !ffected : 50% \$2,979,200 \$5,174,800 ** **	5 5 3 3	\$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	Explanate 5% 5% 10% 15% oken/Mi ocation 25% 15% 10% int Mort ocation alling, E	Now issing Elem 1: 15th, 16d Now tar Miss/Er 1: Basemen	\$1,787,500 nents, Extent: Seventh, And 17th Floor \$3,163,100 rode, Extent: Sevent And Sub-basement	2036 2038 LIFE 2043 ere, Area A 2033 2028 LIFE LIFE ere, Area A	** ** ** ** *ffected : 50% \$2,979,200 \$5,174,800 ** **	5 5 3 3	\$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Ceramic Tile Mosaic Tile Terrazzo Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	5% 5% 10% 15% ocation 25% 15% 10% mt Mort ocation alling, E	Now issing Elem : 15th, 16 Now tar Miss/Er : Basemen	\$1,787,500 nents, Extent : Seve th, And 17th Floor \$3,163,100 rode, Extent : Seve nt And Sub-baseme	2036 2038 LIFE 2043 ere, Area A s 2033 2028 LIFE LIFE re, Area A	** ** ** ** *ffected : 50% \$2,979,200 \$5,174,800 ** **	5 5 3 3	\$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Mosaic Tile Terrazzo Vinyl Tile Winyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	5% 10% 15% oken/Mi ocation 25% 15% 25% 10% nt Mort ocation alling, E	Now tar Miss/Er : Basemer	\$3,163,100 stand Sub-basements, Extent: Sevent And Sub-basements.	2038 LIFE 2043 ere, Area A s 2033 2028 LIFE LIFE ere, Area A	** ** ** ** *ffected : 50% \$2,979,200 \$5,174,800 ** **	5 5 3 3	\$48,600 \$30,400 \$21,900 \$48,600 \$21,900	
Terrazzo Vinyl Tile Brok Lo Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Marble Panels Plaster	10% 15% oken/Mi ocation 25% 15% 25% 10% int Mort ocation alling, E	Now tar Miss/Er : Basemer	\$3,163,100 stand Sub-basements, Extent: Sevent And Sub-basements.	LIFE 2043 are, Area A s 2028 LIFE LIFE the, Area A	** ** ** ** *ffected : 50% \$2,979,200 \$5,174,800 ** **	5 5 3 3	\$30,400 \$21,900 \$48,600 \$21,900	
Vinyl Tile Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Marble Panels Plaster	15% oken/Mi ocation 25% 15% 25% 10% int Mort ocation alling, E	Now tar Miss/Er : Basemer	\$3,163,100 stand Sub-basements, Extent: Sevent And Sub-basements.	2043 ere, Area A s 2033 2028 LIFE LIFE ere, Area A	** ## ## ## ## ## ## ## ## ##	3 3 3	\$21,900 \$48,600 \$21,900	
Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	oken/Mi ocation 25% 15% 25% 10% int Mort ocation alling, E	Now tar Miss/Er : Basemer	\$3,163,100 stand Sub-basements, Extent: Sevent And Sub-basements.	2033 2028 LIFE LIFE re, Area A	\$2,979,200 \$5,174,800 **	3 3	\$48,600 \$21,900	
Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	25% 15% 25% 10% nt Mort ocation alling, E	Now tar Miss/Er	\$3,163,100 sode, Extent: Sevent And Sub-baseme	2033 2028 LIFE LIFE LIFE re, Area A	\$2,979,200 \$5,174,800 **	3	\$21,900	
Vinyl Tile Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	25% 15% 25% 10% Int Mort ocation	Now ar Miss/Ei : Basemer	\$3,163,100 rode, Extent : Seve nt And Sub-baseme	2033 2028 LIFE LIFE LIFE re, Area A	\$5,174,800 ** **	3	\$21,900	
Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	25% 10% int Mort ocation alling, E	tar Miss/Er : Basemer	rode, Extent : Seve nt And Sub-baseme	2028 LIFE LIFE re, Area A	\$5,174,800 ** **	3	\$21,900	
Vinyl Tile 9" X 9" Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	25% 10% int Mort ocation alling, E	tar Miss/Er : Basemer	rode, Extent : Seve nt And Sub-baseme	2028 LIFE LIFE re, Area A	\$5,174,800 ** **	3	\$21,900	
Interior Walls Gypsum Board Masonry: Brick Join Lo Spail Lo Wate Lo Marble Panels Plaster	25% 10% Int Mort ocation	tar Miss/Er : Basemer	rode, Extent : Seve nt And Sub-baseme	LIFE LIFE re, Area A	* *		•	
Gypsum Board Masonry: Brick Join Lo Spai Lo Wate Lo Marble Panels Plaster	10% int Mort ocation alling, E	tar Miss/Er : Basemer	rode, Extent : Seve nt And Sub-baseme	LIFE re, Area A	* *	5	\$112,200	
Masonry: Brick Join Lo Spai Lo Wate Lo Marble Panels Plaster	10% int Mort ocation alling, E	tar Miss/Er : Basemer	rode, Extent : Seve nt And Sub-baseme	LIFE re, Area A		-	¥ , - · ·	
Join Lo Spai Lo Wate Lo Marble Panels Plaster	nt Mort ocation alling, E	tar Miss/Er : Basemer	rode, Extent : Seve nt And Sub-baseme	re, Area Aj	ffected : 75%			
Lo Spai Lo Wate Lo Marble Panels Plaster	ocation alling, E	: Basemer	nt And Sub-baseme	-	9			
Spail Lo Wate Lo Marble Panels Plaster	alling, E							
Plaster	ter Pen	: This Is A etration, E.	Ictually Terra Cott xtent : Severe, Are nt And Sub-baseme	a. Baseme a Affected		15th And	d 16th Floors	
	5%			LIFE	* *			
Brok	15%	Now	\$1,515,400	LIFE	* *	5	\$33,700	
		_	nents, Extent : Seve th, And 17th Floor		lffected : 20%			
Plaster	45%			LIFE	* *	5	\$101,000	
Ceilings							•	
AcousTileConcealSpLn	15%			2038	* *	5	\$72,900	
AcousTileSusp.Lay-In	20%			2050	* *	5	\$77,700	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$3,000	
Masonry: Vault Struct	15%	Now	\$2,276,200	LIFE	* *			
Broi	oken/Mi	ssing Elem	nents, Extent : Seve	re, Area A	lffected : 50%			
Lc	Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Basement And Sub-basement							
Wate	ter Pen	etration, E.	xtent : Severe, Are	a Affected	: 50%			
Lc	ocation	: Basemer	ıt And Sub-baseme	nt				
Oth	her Obs	ervation, E	Extent : Severe, Are	a Affectea	l : 70%			
Lc	ocation	: Basemer	ıt And Sub-baseme	nt				
Ex	xplanat	tion : Corre	oded Steel Membe	rs				
	_				* *	5	\$36.400	
					Iffected : 50%	-	\$50,100	
		_						
Plaster		J		LIFE	* *	5	\$72,900	
Lo	oken/Mi	_	\$984,000 nents, Extent : Seve h, Sixteenth, And S	eventeenth	ffected : 50% a Floors		\$36,400	

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

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

Asset #: 49

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Fence/Gates						
Iron Picket	100%	2053	* *			
	Deteriorated Finish, Extent : Light, Are	a Affected	l : 100%			
	Location : Metal Rail					
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2046	* *			

Electrical	Current Repa	ir Futu	e Replacement	M	aintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
nder 600 Volts									
Service Equipment									
Fused Knife Sw	50%	2033	\$142,600	5	\$600				
	Other Observation, Exten		100%						
	Location : Sub-basemen								
	Explanation: One Main	Service Switch Rated	At 4,000 Amperes I	For Build	ding 253				
Fused Knife Sw	50%	2033	\$142,600	5	\$600				
	Other Observation, Exten	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Sub-basemen	t							
	Explanation: One Main	Service Switch Rated	At 4,000 Amperes I	For Buila	ling 256				
Switchgear / Switchboard									
Fused Disc Sw	20%	2033	\$158,800	5	\$200				
Molded Case Bkrs	80%	2053	* *	5	\$5,500				
Raceway									
Conduit	100%	2053	* *	1					
Panelboards									
Fused Disc Sw	15%	2041	* *	5	\$900				
Fused Toggle Switch	5%	2032	\$35,400	5	\$300				
Molded Case Bkrs	70%	2041	* *	5	\$4,800				
Molded Case Bkrs	10%	2032	\$70,900	5	\$700				
Wiring									
Braided Cloth	5%	2032	\$62,500	1					
Thermoplastic	85%	2053	* *	1					
Under Construction	10%								
Motor Controllers									
Locally Mounted	90%	2038	* *	5	\$1,600				
Variable Frequency	10%	2046	* *						
Drive									
round									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$3,800				

Lighting

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

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

Asset #: 49

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	60%		2033	\$2,950,600	10	\$142,900	
	T-8 Lamps And Fixt	_	Area Aff	ected : 100%			
	Location : Throug	hout The Building					
Fluorescent	25%		2033	\$1,229,400	10	\$59,500	
	Compact Fluorescer	-	ght, Area	Affected : 100%			
	Location : Throug	hout The Building					
Fluorescent	3%		2028	\$147,500	10	\$7,100	
	T-12 Lamps And Fix	tures, Extent : Light	, Area A <u>j</u>	fected : 100%			
	Location : Throug	hout The Building					
LED	2%		2038	* *			
	Other Observation,	Extent : Light, Area		: 100%			
	Location : 9th Flo	-	33				
	Explanation: 9th	Floor					
Under Construction	10%						
Egress Lighting							
Emergency, Battery	40%		2038	* *	10	\$25,100	
Exit, Battery	40%		2038	* *	10	\$7,000	
Under Construction	20%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2036	\$30,800	5	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%					
	Location: Top Of						
	Explanation: On I	Top Of Water Tower					
Alarm							
Security System	1000					do =	
Generic	100%		2038	**	1	\$97,000	
	Other Observation,		Iffected :	100%			
	Location : Lobby,						
F: (0 1 5	Explanation : Surv	veillance Cameras					
Fire/Smoke Detection	1000/						
Under Construction	100%						

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2043	* *	1		
	Other Observation, Extent: N/A, Are	ea Affected :	: 100%			
	Location : Murray Street					
	Explanation: From Con Edison					

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

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

Asset #: 49

/lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment								
Pres. Reducing Valve/LP	100%	2-4	\$8,700	2036	\$173,500	5	\$7,700	
Steam								
			oderate, Area Affe				_	
			t, Steam Leak Fron	n Utility	Vault Above Room	Leaking	Onto Piping	
Distribution	Causing	Corrosion						
Steam Piping/Pump	100%	Now	\$115,400	2033	\$2,307,900			
Steam 1 iping/1 ump			vere, Area Affected		\$2,307,900			
		1 : Sub-base	***	1.20/0				
Terminal Devices	Locuitor	i . Suo-ouse	meni					
Convector/Radiator	70%			2031	\$1,649,700	1	\$58,700	
Under Construction	30%			2031	\$1,049,700	1	\$30,700	
Older Collstruction			Extent : N/A, Area A	ffected .	0%			
			ement, 2nd, 11th-13					
			r Construction	111111001	3			
r Conditioning	Ехрійни	iion . Onue	Construction					
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment	10070			2041		1		
Interior Pkg Unit -	30%			2027	\$1,367,400	2	\$4,800	
Cooling	3070			2021	φ1,507,400	2	φ-1,000	
Split Unit	20%			2033	\$1,368,800			
Window/Wall Unit	20%			2028	\$218,400	1		
Under Construction	30%			2020	Ψ210,100	•		
Chaci Construction			Extent : N/A, Area A	ffected ·	0%			
		ı : 11 - 13th .		ggeerea .	070			
				illers Pu	mps And Controls	Under C	onstruction	
Distribution	2. promo		2001		ps 11 com ou		onstruction	
CW & CHW Wtr	30%			2043	* *	4	\$5,800	
Pipe/Pump	5070			2015		•	\$2,000	
CW & CHW Wtr	10%			2053	* *	4	\$1,300	
Pipe/Pump	1070			_000		•	\$1,500	
No Component	60%							
Terminal Devices	0070							
No Component	70%							
Under Construction	30%							
Heat Rejection								
Water Cooling Tower	30%			2031	\$436,700	2	\$78,400	
No Component	70%			_001	ψ.20,700	_	Ψ, ο, . ο ο	
entilation	, 0 , 0							
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$101,400	
Under Construction	30%						\$201,100	
			Extent : N/A, Area A	ffected :	0%			
			ement, 2nd, 11th-13					
			,,					

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

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

Asset #: 49

Mechanical	Cu	rrent Repair	Future	Replacement	Ma	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation							
Exhaust Fans							
Interior	98% No	. ,	2033	\$1,252,700	2	\$6,200	
		t, Extent : Severe, Area A ilet Exhaust Fans	Affected : 5	10%			
Roof	2%		2038	* *	2	\$200	
lumbing							
H/C Water Piping							
Brass/Copper	80%		2043	* *	1		
Galvanized Steel	20% No	. ,	2031	\$735,900	1		
		nt : Severe, Area Affecte	ed : 10%				
	Location : Ba						
		Extent : Moderate, Area		5%			
	Location : Wo	iter Main And At Booste	r Pump				
HW Heat Exchanger	1000/		• • • • •	44.000.000		00 00	
Steam Fired	100%		2033	\$1,393,600	4	\$25,700	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	- 00/	• •••	20.12	di di			
Non-Submersible		-2 \$28,800	2043	**	4	\$2,700	
		, Extent : Severe, Area A b-basement Units	Affected : I	00%			
	On Extended L Location : Su	ife, Extent : Light, Area b-basement	Affected :	100%			
	Other Observa Location : Su	tion, Extent : Light, Ared b-basement	a Affected .	: 100%			
		Building 253					
Non-Submersible	50%		2028	\$28,800	4	\$4,100	
Troit Submersione		tion, Extent : Light, Ared		·	-	ψ4,100	
	Location : Su		33				
		Building 256					
Fixtures							
Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observa	tion, Extent : N/A, Area	Affected :	100%			
		o Units From Basement m Sub-basement, Basen Five Units			rom 1st T	To 14th Floor,	
ire Suppression							
Standpipe							
Generic		-4 \$265,400	2043	* *	1-5	\$92,100	
		tion, Extent : Moderate,	Area Affec	eted: 20%			
	Location : Ho	ouse Tank					
	Explanation:	House Tank Piping Nee	eds Replac	ement Due To Sca	le Buildu	p p	

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

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

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

Asset #: 49

Mechanical	Current Repair	Future R	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
No Component	50%					
Generic	50%	2053	* *	1-2	\$36,400	
	Other Observation, Extent: N/A, Are	ea Affected : 159	%			
	Location: Sub-basement, Basemer	t, 1st Floor				
	Explanation: Part Of The Building	g Only				
Fire Pump						
Under Construction	100%					

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

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

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : 345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT

Address : 345 ADAMS STREET BTWN: WILLOUGHBY ST - JOHNSON ST

Borough : BROOKLYN Agency's Number : 312-326

Program / Asset # : DGS0034.000 / 2043 Yr Built/Renovated : 1919 / 2002

Area Sq Ft : 320,000 Project Type : REAL PROPERTY

Date of Survey : 21-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,5,9,12,Ph

Block : 140 Lot : 123 BIN : 3000263

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,731,000	\$496,900
Interior Architecture	\$74,598,600	\$46,286,900
Electrical	\$1,711,200	\$5,833,600
Mechanical	\$12,106,500	\$8,066,200
Total	\$90,147,200	\$60,683,600
Importance Code A	\$2,305,600	\$496,900
Importance Code B	\$87,715,000	\$60,186,700
Importance Code C	\$126,600	
Total	\$90,147,200	\$60,683,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,200	\$8,800	_	\$48,900
Interior Architecture	\$1,199,500		\$23,422,600	\$940,800
Electrical	\$38,200	\$29,100	\$38,800	\$51,900
Mechanical	\$155,800	\$127,800	\$194,300	\$168,700
Site Pavements	\$11,900			
Elevators/Escalators	\$82,100	\$82,100	\$82,100	\$82,100
Total	\$1,531,600	\$247,800	\$23,737,800	\$1,292,400
Importance Code A	\$45,700	\$38,900	\$30,100	\$79,700
Importance Code B	\$1,457,500	\$208,900	\$23,707,700	\$1,212,700
Importance Code C	\$28,400			
Total	\$1,531,600	\$247,800	\$23,737,800	\$1,292,400



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

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

Asset #: 2043

rchitecture	Currer	nt Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$138,100	
Masonry: Brick	78% Now	\$460,700	LIFE	* *	5	\$275,700	
	0	ements, Extent : Mod					
		4th Floor Window C					
		Extent: Moderate, A					
	Location: 8th Ar	nd 9th Floors West Sid	de And Th	roughout			
Masonry: Limestone	10% Now	\$211,800	LIFE	* *	5	\$26,500	
•	Joint Mortar Miss/	Erode, Extent : Light	, Area Afj	fected : 10%			
	Location : Throug	ghout					
	Vertical Cracks, Ex	ctent : Moderate, Are	a Affected	l : 5%			
	Location : At Soi	itheast And Southwes	t Corners				
Metal Panel	2%		2050	* *	5-10	\$48,600	
Granite Panels	2% Now	\$44,200	LIFE	* *	5	\$5,300	
	Cracking/Crumblin	ng, Extent : Moderate	e, Area Af	fected : 10%			
	Location : Along	South And East Side					
	Joint Mortar Miss/	Erode, Extent : Mode	erate, Are	a Affected : 10%			
	Location: Throu	ghout Base Of Buildi	ng				
	Loose Units, Exten	t : Moderate, Area Aj	ffected : 5	5%			
	Location : Buildi	ng Base On West Fac	ade				
	Misaligned/Bulgin	g, Extent : Moderate,	Area Affe	ected : 10%			
	Location : Buildi	ng Base On West Fac	ade				
	Caulking Deterior	ated, Extent : Modera	ite, Area 2	Affected : 20%			
	Location: West F	Facade					
Stucco Cement	2%		2043	* *	5	\$17,700	
Window Wall	1%		2050	* *	5	\$13,300	
Windows							
Aluminum	90% Now	\$623,800	2046	* *	5	\$32,200	
		tent : Moderate, Area	ı Affected	: 10%			
	Location : Throug	-					
	Ctrwt/Balnc Not F	unct, Extent : Light, A	Area Affec	eted : 30%			
	Location : Throug	9					
		ing, Extent : Modera	te, Area A	lffected : 10%			
	Location : Throug	ghout					
Steel	10% Now	\$109,300	2038	* *	5	\$44,800	
	Corrosion/Rusting,	Extent : Moderate, A	Area Affec	eted : 20%			
	Logation : Douth	ouse Level And Grou	nd Level 1	Along Pearl Street			
	Location . Fening			. 1 100/			
	Water Penetration,	Extent : Moderate, A					
	Water Penetration,	Extent : Moderate, A ouse Level And Grou					
Parapets	Water Penetration, Location: Penth		nd Level 2				
Cast Stone/Terra Cotta	Water Penetration, Location : Pentho		nd Level 2	Along Pearl Street **	5	\$11,300	
	Water Penetration, Location: Penth		nd Level 2	Along Pearl Street		\$11,300 \$7,300 \$17,600	

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

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

Asset #: 2043

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof					
Cast in Place Concrete	5%	LIFE **			
Copper/Terne	75% 0-2 \$83,800	2058 **			
	Corrosion/Rusting, Extent : Light, Area Location : Throughout				
	Water Penetration, Extent: Moderate, A Location: Into Penthouse	Area Affected : 10%			
Modified Bitumen	20% Now \$55,700 Blisters, Extent: Moderate, Area Affect Location: Throughout Miss/Damaged Flashings, Extent: Mod Location: 10th Floor Roof				
	Worn/Erode, Extent: Moderate, Area A Location: Throughout	ffected : 100%			
nterior					
Floors					
Carpet	30% 0-2 \$1,171,100 Worn/Erode, Extent : Moderate, Area A Location : Throughout	2029 \$23,422,600 ffected : 15%	3	\$1,957,800	
Cast in Place Concrete	10% Paint Peeling, Extent : Light, Area Affect Location : Basement	LIFE * * cted : 10%	5	\$951,700	
Ceramic Tile	3% Now \$373,300 Cracking/Crumbling, Extent: Light, Art Location: Throughout	2033 \$7,466,900 ea Affected : 10%	5	\$65,300	
Marble Panels	2%	LIFE **	5	\$65,300	
Terrazzo	2%	LIFE **	5	\$68,000	
	Horizontal Cracks, Extent : Light, Area Location : Entrance	Affected: 5%			
Vinyl Tile	43% 0-2 \$1,048,800 Cracking/Crumbling, Extent: Light, Are Location: Throughout Patching Evident, Extent: Light, Area Location: Throughout		3	\$701,500	
Vinyl Tile 9" X 9"	10% Now \$706,100 Adhesion Failure, Extent: Moderate, A Location: Basement Broken/Missing Elements, Extent: Mod Location: Basement Cracking/Crumbling, Extent: Moderate Location: Basement	erate, Area Affected : 5%	3	\$163,100	
	Worn/Erode, Extent : Moderate, Area A Location : Basement	ffected : 100%			

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

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

Asset #: 2043

Architecture		Current l	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	Cracking/ Location Staining/L	n : At Vault Discoloring	\$126,600 . Extent : Moderate In Basement . Extent : Moderate al Room And Basen	e, Area A <u>j</u>				
			xtent : Moderate, A al Room And Basen		cted : 20%			
Glass: Single Pane	5%	1		LIFE	* *	5	\$6,200	
Gypsum Board	38%			LIFE	* *	5	\$37,400	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%)		LIFE	* *			
Plaster	35%	Now	\$28,400	LIFE	* *	5	\$17,200	
	-	_	, Extent : Severe, A. 9th Floor And At V			oors		
Ceilings AcousTileConcealSpLn		Now	\$887,900	2028	\$17,758,800	5	\$679,800	
	Location Misaligne Location Staining/L	n: 9th Floo ed/Bulging, n: Various Discoloring n: Penthou	e, Extent : Moderat r Above Hung Ceil Extent : Moderate, , Extent : Severe, A se And Throughout	ing Area Aff rea Affec	ected : 20% ted : 100%			
AcousTileSusp.Lay-In	Broken/M Location Misaligne	n : Penthou ed/Bulging,	\$587,200 nents, Extent : Ligh se 9th Floor And V Extent : Severe, Ar se 9th Floor And V	arious Lo ea Affecto	ocations Throughored : 100%		\$870,100	
	_	_	, Extent : Severe, A					
F 10 0			se 9th Floor And Vo		ecations Inrougnor **		#2.4.000	
Exposed Struc: Concrete Plaster	25% Cracking/ Location Paint Pee	Now Crumbling, n : Stairs Ai ling, Extent	\$671,300 Extent: Moderate Penthouse Moderate, Area	, Area A <u>j</u>	* * Gected : 10%	5 5	\$34,000 \$679,800	
	Water Per	netration, E	xtent : Moderate, A t Penthouse	lrea Affec	cted : 5%			
Plaster	5%	1		LIFE	* *	5	\$136,000	
te Pavements Public Sidewalk Cast in Place Concrete	100%		\$11,900	2043	* *		·	
	_	Crumbling, n : Through	Extent : Light, Are out	ea Affecte	ed : 15%			

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

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

Asset #: 2043

Electrical		Current F	Repair	pair Future Replacement Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	75%			2050	**	5	\$1,000		
			xtent : Light, Area	Affected	: 100%				
			al Room Basement 1,000 Ampere Units	a And On	a 2 000 Amnaya II	nit			
Fused Disc Sw	25%	ion . Two 4	,000 Ampere Onii	2030	\$65,200	5	\$300		
Transformers	2370			2030	\$03,200	3	\$300		
Dry Type	100%			2043	* *	5	\$1,200		
Dry Type		ervation, E	xtent : Light, Area		: 100%	3	Ψ1,200		
		: Through	-	33					
		ion : Vario							
Switchgear / Switchboard									
Molded Case Bkrs	100%			2050	* *	5	\$8,400		
Raceway									
Conduit	80%			2030	\$597,600	1			
Conduit	20%			2050	* *	1			
Panelboards						_	*		
Molded Case Bkrs	20%			2038	* *	5	\$1,700		
Molded Case Bkrs	80%			2046	* *	5	\$6,700		
Wiring	200/	2.4	¢2.42.600	2055	* *	1			
Braided Cloth	30%	2-4	\$342,600 nt : Moderate, Are	2055		1			
		Agea, Exte : Electrica		а Ајјесте	a : 100%				
T11		. Litetiriet	ii Room	2040	* *	1			
Thermoplastic	30% 40%			2040 2050	* *	1			
Thermoplastic Motor Controllers	40%			2030		1			
Locally Mounted	70%			2043	* *	5	\$1,500		
Motor Control Center	25%			2043	* *	5	\$2,200		
Variable Frequency	5%			2043	* *	3	Ψ2,200		
Drive	370			2043					
211.1	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
			or Mechanical Roc						
	Explanat	ion : Varia	ble Frequency Dri	ves Obse	rved				
Ground									
Grounding Devices									
Generic	100%	2-4	\$10,500	LIFE	* *	5	\$4,700		
			xtent : Moderate, A	Area Affe	cted : 100%				
			ain Basement						
Stand by Downer	Explanat	ion : Corre	раеа						
Stand-by Power Transfer Switches									
Automatic	100%	4+	\$11,000	2050	* *	1	\$88,600		
2 Intolliulo		· -	t : Moderate, Area		: 100%	1	Ψ00,000		
		: Basemen		00 7	•				
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
		: Basemen							
	Explanat	ion : Trans	fer Switch Is New .	And Not	Connected				
-	•								

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

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

Asset #: 2043

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Generators							
Diesel	100% Now	\$8,200	2039	**	1	\$111,500	
	Other Observation, E	0	00	: 100%			
	Location: Water Pa	•					
D. //	Explanation: One	41 Kilovolt-ampere	Unit				
Batteries Lead/Acid	100%		2027	\$2,500	5	\$11,900	
Fuel Storage	10070		2027	\$2,300		\$11,900	
Day Tank	50%		2029	\$13,000	5		
Main Tank	50%		2023	\$39,000	5		
Lighting	3070		2033	\$39,000			
Interior Lighting							
Fluorescent	100%		2035	\$5,540,100	10	\$293,500	
	T-8 Lamps And Fixtu	res, Extent : Light,				,,	
	Location : Through	-					
Egress Lighting							
Emergency, Service	10%		2030	\$20,000	1		
Exit, LED	90%		2058	* *	1		
Exterior Lighting							
HID	20% Now	\$151,500	2030	\$303,000			
	Other Observation, E		Affected	: 100%			
	Location : Perimete						
	Explanation: Out 6	Of Service Because	Of New (Ground Floor Con	ımercial	Stores	
No Component	80%						
Alarm							
Fire/Smoke Detection	0.007						
No Component	80%	002.000	2020	Φ1 6 5 50 0	1.0	ф2. 7 .000	
Generic, Analog	20% Now	\$83,800	2030	\$167,500	1-3	\$35,900	
	Other Observation, E		area Affe	ciea : 20%			
	Location: Through		Mod-P	to To Datt E 1			
	Explanation : Syste	m siays in irouble	моае Ді	ie 10 Battery Faili	ıre		

Mechanical	Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2050	* *	1		
Fuel						
	Other Observation, Extent : Light	, Area Affected	: 100%			
	Location : Vault					
	Explanation: One 10,000 Gallo	n Tank				

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

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

Asset #: 2043

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate & Frame	10%			2039	* *	1	\$15,800	
Steam Boiler			\$509,400 : Severe, Area Affe	2043 cted : 30	**	1	\$256,700	
	Location	servation, E n : Basemen tion : 3 Uni		Affected	: 100%			
Distribution								
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	50% 50%			2038 2040	* *	4 4	\$7,900 \$11,800	
Terminal Devices								
Air Handler	Location	servation, E 1 : Compres	\$24,400 Extent: Moderate, A SSOR And Air Dryer matic Control Syste	-	\$1,222,000 ccted: 3%	1	\$35,600	
A II II			matic Control Syste		¢(11,000	1	¢10.000	
Air Handler Convector/Radiator	10% 50%			2035 2035	\$611,000 \$1,327,500	1	\$19,800 \$51,700	
Fan Coil Unit/Heat	20%			2033	\$1,527,300	1 1	\$20,700	
Air Conditioning Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment Centrifugal, Elec Chiller				2039	**	1	\$311,700	
	Location Other Obs Location	ı : Basemen	Extent : Light, Area t					
Exterior Pkg Unit - Cooling	5%	0-2	\$17,800	2030	\$178,000	2	\$800	
Cooling	Location	1 : 1 Out Of	t : Severe, Area Aff 2 Units Not Worki tent : Light, Area A	ng In The	e Roof			
	Location	0	<i>3</i> , ,	,,,				
Split Unit	5%			2035	\$385,500			
Distribution CW & CHW Wtr	80%			2030	\$420,000	4	\$12,600	
Pipe/Pump No Component	20%							

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

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

Asset #: 2043

Mechanical	Current	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	90% Now Noisy/Vibrating, Extending Location: 6th Floo		2027 a Affecte	\$5,670,100 ed: 15%	1	\$160,300	
Fan Coil - 4 Pipe	5%		2030	\$617,500	1	\$5,200	
No Component	5%						
Heat Rejection							
Water Cooling Tower	90% Other Observation, I Location : Adjacen Explanation : Cool	t Building	2031 Affected	\$1,476,000 :: 100%	2	\$289,800	
No Component	10%						
Ventilation Distribution	1000/		LIEE	* *	2.5	¢170 400	
Ductwork/Diffusers	100%		LIFE		2-5	\$178,400	
Exhaust Fans	200/		2020	¢1 152 000	2	¢7 000	
Interior Roof	80% 20%		2030 2027	\$1,152,000	2 2	\$7,800 \$2,000	
Plumbing	2070		2027	\$126,000		\$2,000	
H/C Water Piping							
Galvanized Steel	100% 0-2 Corroded, Extent : S Location : Basemen		2035 d : 5%	\$4,145,100	1		
Water Heater With Tanks							
Electric	2% Other Observation, I Location : 12th Flo Explanation : 40 G	oor	2027 Affected	\$500 1:2%	4		
Gas Fired	98%		2028	\$17,000	2		
	Other Observation, I Location: Basemen Explanation: One	nt			٢		
Sanitary Piping	-						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2030	\$65,000	4	\$6,800	
Sewage Ejector(s) Electric	100%		2030	\$170,000	4	\$12,700	
Fixtures	100/0		2030	\$170,000	+	\$12,700	
Generic	100% Obsolete Fixtures, E. Location : Through		Affected	! : 100%			

Vertical Transport

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

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

Asset #: 2043

Mechanical	Current Repai	r Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estin FY	nated Cost Cyc (Yr		Priority
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent	: Light, Area Affected : 100%	6		
	Location : Six Units Fron Two Units From 1st To 6t Explanation : 9 Units	ı 1st To 12th Floor, One Uni h Floor	it From Basement	To 13th Floor,	
Fire Suppression					
Standpipe					
Generic	100%	2050	* * 1-5	\$161,300	
Sprinkler					
No Component	95%				
Generic	5%	2040	* * 1-2	\$4,500	
Fire Pump					
Generic	100%	2039	** 1	\$59,800	

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

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

Page: 35

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : ADMINISTRATION BUILDING

Address : 115 CHRYSTIE STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 40,507 Project Type : REAL PROPERTY

Date of Survey : 27-Apr-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph

Block : 423 Lot : 22 BIN : 1005645

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$133,200	\$117,800
Interior Architecture	\$138,800	\$75,300
Electrical	\$38,600	\$518,100
Mechanical	\$2,171,300	\$1,783,600
Total	\$2,481,900	\$2,494,800
Importance Code A	\$133,200	\$554,600
Importance Code B	\$2,348,700	\$1,864,900
Importance Code C		\$75,300
Total	\$2,481,900	\$2,494,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$67,700			·
Interior Architecture	\$79,300	\$4,700		\$1,500
Electrical	\$4,600	\$19,400	\$4,300	\$4,500
Mechanical	\$21,600	\$43,800	\$23,200	\$10,200
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$188,000	\$82,800	\$42,300	\$31,100
Importance Code A	\$69,700	\$2,100	\$2,000	\$2,000
Importance Code B	\$102,100	\$80,700	\$40,300	\$29,100
Importance Code C	\$16,300			
Total	\$188,000	\$82,800	\$42,300	\$31,100



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

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

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

Asset #: 13411

	Current I	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
400/					_	001000	
	M	¢72.000					
					5	\$17,500	
			, Areu Aj	jeciea . 1576			
			rea Affe	cted · 5%			
			. 000 11,55 00				
50%			LIFE	* *	5	\$34,900	
	Now	\$60,200	2038	* *	5	\$13,100	
Cracking/0	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 20%			
Location	: Bulkhead	d And Rear Of Build	ding				
				ffected : 25%			
Location	: Bulkhead	d And Rear Of Buil	ding				
4000/		* 4 - - 0 0	• • • • •	de de	_		
					5	\$4,900	
			Ajjeciea	: 10%			
	_		to Area	Affected : 50%			
_			и, лиси	Аујества . 50/0			
	_		Affected	: 10%			
		-	-557				
5%			LIFE	* *	5	\$1,700	
25%	Now	\$8,700	LIFE	* *	5	\$1,200	
-			ea Affeci	ed : 5%			
	: South Si	de, Throughout					
20%			LIFE	* *	5	\$900	
					5	\$1,400	
	_		rea Affe	cted : 25%			
			ffected ·	100%			
			усски.	100/0			
	10% 25% Cracking/C Location Water Pen- Location 15% Cracking/C Location Loose/Del- Location Caulking I Location Water Pen- Location 25% Diagonal C Location 20% 40% 10% Corrosion Location Other Obs Location	10% 25% Now Cracking/Crumbling, Location: Bulkhead Water Penetration, E. Location: Bulkhead Total 10% 25% Now Cracking/Crumbling, Location: Bulkhead Location: Bulkhead Location: Bulkhead Location: Bulkhead Location: Bulkhead Location: Through Caulking Deteriorate Location: Through Water Penetration, E. Location: Through Thr	10% 25% Now \$73,000 Cracking/Crumbling, Extent: Moderate Location: Bulkhead Water Penetration, Extent: Moderate, A Location: Into Kitchen Storage Area 50% 15% Now \$60,200 Cracking/Crumbling, Extent: Moderate Location: Bulkhead And Rear Of Built Loose/Delam Surface, Extent: Moderate Location: Bulkhead And Rear Of Built Loose/Delam Surface, Extent: Moderate Location: Bulkhead And Rear Of Built Loose/Delam Surface, Extent: Moderate Location: Bulkhead And Rear Of Built Location: Throughout 100% Now \$47,700 Air Infiltration, Extent: Moderate, Area Location: Throughout Caulking Deteriorated, Extent: Moderate Location: Throughout 5% 25% Now \$8,700 Diagonal Cracks, Extent: Moderate, Area Location: South Side, Throughout 20% 40% 10% 0-2 \$1,100 Corrosion/Rusting, Extent: Moderate, Area Location: Balconies	10% LIFE 25% Now \$73,000 LIFE Cracking/Crumbling, Extent: Moderate, Area Affect Location: Bulkhead Water Penetration, Extent: Moderate, Area Affect Location: Into Kitchen Storage Area 50% LIFE 15% Now \$60,200 2038 Cracking/Crumbling, Extent: Moderate, Area Affect Location: Bulkhead And Rear Of Building Loose/Delam Surface, Extent: Moderate, Area Affect Location: Bulkhead And Rear Of Building Location: Bulkhead And Rear Of Building Location: Bulkhead And Rear Of Building 100% Now \$47,700 2049 Air Infiltration, Extent: Moderate, Area Affected Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected Location: Throughout Water Penetration, Extent: Light, Area Affected Location: Throughout 5% LIFE 25% Now \$8,700 LIFE Diagonal Cracks, Extent: Moderate, Area Affected Location: South Side, Throughout 20% LIFE 40% LIFE 10% 0-2 \$1,100 2038 Corrosion/Rusting, Extent: Moderate, Area Affected: Location: Balconies Other Observation, Extent: N/A, Area Affected: Location: 2nd Floor Balcony	10% LIFE ** 25% Now \$73,000 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Bulkhead Water Penetration, Extent: Moderate, Area Affected: 5% Location: Into Kitchen Storage Area 50% LIFE ** 15% Now \$60,200 2038 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Bulkhead And Rear Of Building Loose/Delam Surface, Extent: Moderate, Area Affected: 25% Location: Bulkhead And Rear Of Building 100% Now \$47,700 2049 ** Air Infiltration, Extent: Moderate, Area Affected: 10% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Light, Area Affected: 10% Location: Throughout 5% LIFE ** 25% Now \$8,700 LIFE ** Diagonal Cracks, Extent: Moderate, Area Affected: 5% Location: South Side, Throughout 20% LIFE ** LIFE ** 40% LIFE ** 10% 0-2 \$1,100 2038 ** Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Balconies Other Observation, Extent: N/A, Area Affected: 100% Location: 2nd Floor Balcony	Year Estimated Cost Year Estimated Cost Cycle Total FY Estimated Cost Cycle FY Estimated Cost Estimated Cost FY Estimated Cost Estimated Cost FY Estimated Cost FY Estimated Cost FY Estimated Cost FY Estimated Cost Estimated Cost FY Estimate	10%

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

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

Asset #: 13411

Architecture	Current Repair	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof					
Metal, Corrugated	5% Now \$400 Gut/DS Non Func/Miss, Extent : Model Location : Roof Over Play Area	2038 ** rate, Area Affected : 10%	1		
Modified Bitumen	10% Now \$4,000 Vegetation Growth, Extent: Moderate, Location: West Roof Over Second Flow Worn/Erode, Extent: Light, Area Affect Location: West Roof Over Second Flow Other Observation, Extent: Moderate, Location: Penthouse Roof Explanation: Fascia Damage	oor red : 25% oor			
Play Surface	85% 2-4 \$5,900 Punct/Tear/Impact Damage, Extent : M Location : Throughout	2033 \$117,800 Toderate, Area Affected : 5%	;		
Soffits Cement - Fiber Panel	100% Other Observation, Extent: N/A, Area Location: 2nd Floor Balcony Explanation: Not Accessible	2038 ** Affected : 100%	10		
Interior Floors					
Cast in Place Concrete Ceramic Tile	5% 5% Now \$3,300 Broken/Missing Elements, Extent: Mod Location: Basement Bathrooms	LIFE ** 2042 ** derate, Area Affected : 5%	5 5	\$6,300 \$1,500	
Quarry Tile	5% 4+ \$4,300 Cracking/Crumbling, Extent: Light, Ar Location: Main Lobby	2046 * * rea Affected : 5%	5	\$2,200	
Vinyl Tile Vinyl Tile	65% 20% Now \$9,800 Broken/Missing Elements, Extent: Moderate Cracking/Crumbling, Extent: Moderate Location: Room 402, Basement Corr Worn/Erode, Extent: Moderate, Area A Location: Room 402, Basement Corr	e, Area Affected : 25% idor ffected : 25%	3 3	\$14,200 \$4,400	
Interior Walls	Location : Room 402, Basement Corr				
Ceramic Tile Gypsum Board	5% 6% Now \$12,600 Cracking/Crumbling, Extent: Light, Ar Location: Basement Corridor Water Paretration, Extent: Moderate		5 5	\$7,400 \$5,300	
	Water Penetration, Extent: Moderate, Location: Basement	Area Affectea : 5%			
Gypsum Board Plaster	79% 10%	LIFE ** LIFE **	5 5	\$70,000 \$4,400	

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

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

Asset #: 13411

Architecture	Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	95% Now Broken/Missing Elem Location: Through		2046 erate, Ar	* * rea Affected : 5%	5	\$27,000	
	Staining/Discoloring Location : Through	-	ea Affect	ed : 15%			
	Water Penetration, E. Location: Basemen						
Exposed Struc: Steel	5% 0-2 Corrosion/Rusting, E Location : Beam In		LIFE Irea Affe	* * cted : 10%			
Site Enclosure							
Fence/Gates							
Chain Link	100%		2053	* *			
	Other Observation, E Location : Play Roo Explanation : Chair	f					
Site Pavements	T		, 1	J			
Public Sidewalk							
Cast in Place Concrete	100%		2046	* *			

ectrical	Current Repair	Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2033	\$45,900	5	\$200		
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location : Electrical Roon	n Basement					
	Explanation: One 1,200 A	mpere Main Discon	nect Switch				
Switchgear / Switchboard							
Fused Disc Sw	100%	2033	\$197,900	5	\$200		
Raceway							
Conduit	95%	2033	\$97,900	1			
Conduit	5%	2053	* *	1			
Panelboards							
Fused Disc Sw	5%	2032	\$6,100	5			
Molded Case Bkrs	90%	2049	* *	5	\$1,000		
Molded Case Bkrs	5%	2032	\$6,100	5	\$100		
Wiring							
Thermoplastic	80%	2033	\$110,100	1			
Thermoplastic	20%	2059	* *	1			
Motor Controllers							
Locally Mounted	95%	2031	\$45,200	5	\$300		
Variable Frequency	5%	2046	* *				
Drive							

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

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

Asset #: 13411

Electrical	Current Repa	air Futur	e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Lighting						
Interior Lighting						
LED	100%	2041	* *			
Egress Lighting						
Emergency, Battery	50%	2033	\$34,500	10	\$4,900	
Exit, Battery	50%	2033	\$29,100	10	\$1,400	
Exterior Lighting						
Incandescent	7%	2028	\$15,400	2		
LED	8%	2038	* *			
No Component	85%					
Alarm						
Security System						
Generic	50%	2041	* *	1	\$7,600	
	Other Observation, Exter	t : Moderate, Area Affe	cted : 100%			
	Location: Elevator Lob	bies At 1st And 2nd Flo	oor Only			
	Explanation: Cameras	Security System				
Generic	50%	2028	\$38,600	1	\$7,600	
	Other Observation, Exter				**,***	
	Location: Throughout	O .				
	Explanation: Intusion	System And Door Lock 2	Alarm			
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$106,000	1-3	\$25,700	

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2033	\$94,300	5	\$12,600	
Conversion Equipment							
Hot Water Boiler	100%		2031	\$436,700	1	\$20,000	
	Boiler Used For Hot V	Vater, Extent : Ligh	t, Area .	Affected : 100%			
	Location: Basement						
	Other Observation, Ex	tent : N/A, Area A <u>f</u>	fected :	100%			
	Location: Basement						
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%		2032	\$89,900	4	\$3,000	
Terminal Devices							
Air Handler	50%		2028	\$386,700	1	\$12,500	
Convector/Radiator	50%		2038	* *	1	\$6,500	
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		

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

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

Asset #: 13411

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	100%			2028	\$606,300	1	\$18,800	
	-	-	tent : Light, Area Aj t In Each Floor Me	-				
Distribution CW & CHW Wtr Pipe/Pump	100%			2033	\$66,500	4	\$2,000	
Terminal Devices Air Handler/Dir Expansion	100%			2028	\$788,000	1		
Heat Rejection Water Cooling Tower	100%			2027	\$207,600	2	\$40,800	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,600	
Exhaust Fans Interior Roof	70% 30%			2028 2033	\$127,600 \$23,900	2 2	\$900 \$400	
Plumbing	3070			2033	\$23,900		Φ+00	
H/C Water Piping Brass/Copper	100%			2033	\$527,900	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible			\$1,300 oderate, Area Affec sing. Basement	2027 cted : 509	\$1,300	4	\$900	
Sewage Ejector(s) Electric	100%			2028	\$21,500	4	\$2,400	
Backflow Preventer Generic	100%			2038	* *	1	\$2,500	
Fixtures Generic	100%							
Vertical Transport Elevators								
Geared Traction	Location		extent : N/A, Area A rom Basement To 6 its			ment To .	5th Floor	
Fire Suppression Sprinkler	-							
Generic Fire Pump	100%			2033	\$568,400	1-2	\$11,300	
Generic	100%			2036	\$39,200	1	\$7,600	

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

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

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

Asset #: 13411

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

Fire Suppression

Chemical System

Wet 100% 2028 \$55,000 1-10 \$29,000

Other Observation, Extent: N/A, Area Affected: 100%

Location: Kitchen

Explanation: Covers 40 Square Feet

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : APPELLATE COURT - 1ST DEPT.

Address : 27 MADISON AVENUE BTWN: E. 25 ST. - E. 26 ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 54,300 Project Type : REAL PROPERTY

Date of Survey : 03-Nov-2022 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,Mez

Block : 855 Lot : 1 BIN : 1016743

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$90,900	\$242,200
Interior Architecture	\$112,700	\$76,700
Electrical	\$73,400	
Mechanical	\$177,800	\$3,121,600
Total	\$454,700	\$3,440,500
Importance Code A	\$90,900	\$242,200
Importance Code B	\$251,200	\$3,121,600
Importance Code C	\$112,700	\$76,700
Total	\$454,700	\$3,440,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$88,900		\$11,100	
Interior Architecture	\$211,400			\$1,003,800
Electrical	\$6,100	\$5,100	\$76,200	\$6,800
Mechanical	\$51,100	\$11,900	\$42,900	\$17,500
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$372,300	\$31,800	\$145,000	\$1,043,000
Importance Code A	\$90,900		\$11,200	\$7,300
Importance Code B	\$247,600	\$31,800	\$133,800	\$1,035,700
Importance Code C	\$33,800			
Total	\$372,300	\$31,800	\$145,000	\$1,043,000



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

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

Asset #: 13870

rchitecture		Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Copper/Terne	5%			2069	* *	10	\$5,700	
Masonry: Brick	15%	Now	\$13,400	LIFE	* *	5	\$7,300	
			xtent : Moderate, A		cted: 5%			
		: Penthou.	se, Foundation Wai					
Masonry: Marble	55%			LIFE	* *	5	\$20,100	
Metal Panel	5%			2044	* *	5-10	\$16,800	
Stucco Cement	20%			2047	* *	5	\$24,400	
Windows								
Aluminum		Now	\$90,900	2050	* *	5	\$8,600	
			ct, Extent : Light, A	lrea Affe	cted : 10%			
	Location	: Through	out					
Wood	25%	Now	\$18,500	2042	* *	5	\$28,600	
		_	ients, Extent : Seve		Affected : 5%			
	Location	: 1st Floor	r Southwest Corner	•				
	Ctrwt/Bali	าc Not Fun	ct, Extent : Light, A	rea Affe	ctad · 10%			
			0	1164 11556	lieu . 10/0			
		: Through	0	1100 21330	мей . 10/0			
Parapets			0	17eu 21jjei	мей . 10/0			
Parapets Copper/Terne	Location 25%	: Through	s3,400	2054	**	5	\$2,400	
	Location 25% Deformed	: Through 4+ Dented, Ex	s3,400 stent : Light, Area A	2054	**	5	\$2,400	
	Location 25% Deformed	: Through	s3,400 stent : Light, Area A	2054	**	5	\$2,400	
	Location 25% Deformed	: Through 4+ Dented, Ex	s3,400 stent : Light, Area A	2054	**	5	\$2,400 \$800	
Copper/Terne	Location 25% Deformed Location	: Through 4+ Dented, Ex	s3,400 stent : Light, Area A	2054 Affected :	**			
Copper/Terne Masonry: Brick	25% Deformed Location 20%	: Through 4+ Dented, Ex	s3,400 stent : Light, Area A	2054 Affected :	**	5	\$800	
Copper/Terne Masonry: Brick Masonry: Marble	25% Deformed Location 20% 45%	: Through 4+ Dented, Ex	s3,400 stent : Light, Area A	2054 Affected : LIFE LIFE	**	5 5	\$800 \$2,200	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel	25% Deformed. Location 20% 45% 10%	: Through 4+ Dented, Ex	s3,400 stent : Light, Area A	2054 Affected : LIFE LIFE	**	5 5	\$800 \$2,200	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel Roof	25% Deformed Location 20% 45% 10%	2: Through 4+ (Dented, Exist): Through	out \$3,400 xtent : Light, Area A	2054 Affected LIFE LIFE 2044	**	5 5	\$800 \$2,200	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel Roof	25% Deformed Location 20% 45% 10% 15% Water Pen	2: Through 4+ (Dented, Exist): Through	\$3,400 xtent : Light, Area A out \$1,400 xtent : Moderate, A	2054 Affected LIFE LIFE 2044	**	5 5	\$800 \$2,200	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel Roof	25% Deformed Location 20% 45% 10% Water Pen Location	: Through 4+ /Dented, Ex : Through Now etration, Ex	\$3,400 xtent : Light, Area A out \$1,400 xtent : Moderate, A	2054 Affected . LIFE LIFE 2044 2047 rea Affec	** ** ** ** ** ** cted: 5%	5 5 5	\$800 \$2,200 \$1,500	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel Modified Bitumen	25% Deformed Location 20% 45% 10% 15% Water Pen Location 70%	: Through 4+ /Dented, Ex : Through Now etration, Ex	\$3,400 xtent : Light, Area A out \$1,400 xtent : Moderate, A	2054 Affected LIFE LIFE 2044	**	5 5	\$800 \$2,200	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel	25% Deformed Location 20% 45% 10% 15% Water Pen Location 70% 15%	Yhrough 4+ (Dented, Exist Through Now etration, Exist Penthous	\$3,400 Extent: Light, Area A out \$1,400 Extent: Moderate, A se Roof	2054 Affected: LIFE LIFE 2044 2047 rea Affected 2034 2044	** ** ** ** ** ** ** \$242,200 **	5 5 5	\$800 \$2,200 \$1,500	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel Modified Bitumen	25% Deformed. Location 20% 45% 10% 15% Water Pen Location 70% 15% Water Pen	Yhrough 4+ (Dented, Exist Through Now etration, Exist Penthous	\$3,400 xtent: Light, Area A out \$1,400 xtent: Moderate, A se Roof \$40,000 xtent: Light, Area	2054 Affected: LIFE LIFE 2044 2047 rea Affected 2034 2044	** ** ** ** ** ** ** \$242,200 **	5 5 5	\$800 \$2,200 \$1,500	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel Modified Bitumen	25% Deformed. Location 20% 45% 10% 15% Water Pen Location 70% 15% Water Pen	Yow etration, E. Now etration, E. Now etration, E.	\$3,400 xtent: Light, Area A out \$1,400 xtent: Moderate, A se Roof \$40,000 xtent: Light, Area	2054 Affected: LIFE LIFE 2044 2047 rea Affected 2034 2044	** ** ** ** ** ** ** \$242,200 **	5 5 5	\$800 \$2,200 \$1,500	

Interior

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

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

Asset #: 13870

Architecture		Current I	Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	50%			2030	\$982,400	3	\$83,400	
Cast in Place Concrete	10%		\$15,700	LIFE	* *	5	\$18,200	
	0	_	Extent : Light, Are out Basement	a Affecte	ed : 15%			
Mosaic Tile	10%	2-4	\$43,400	2039	* *	5	\$10,400	
	_	_	Extent : Moderate r And Basement Co		ffected : 10%			
Marble Panels	15%			LIFE	* *	5	\$9,400	
Vinyl Tile	5%			2039	* *	3	\$2,100	
Wood	10%	2-4	\$13,800	2049	* *	5	\$7,800	
		ted Finish, 1 : Through	Extent : Light, Ared out	a Affecte	d : 10%			
Interior Walls								
Masonry: Brick	8%	Now	\$25,900	LIFE	* *			
			xtent : Moderate, A al Room In Sub-bas		cted : 10%			
Masonry: Fieldstone	2%	Now	\$7,800	LIFE	* *			
Ž	Other Obs	servation, E	Extent : Severe, Ared	a Affecte	d : 100%			
	Location	i : Basemen	nt					
	Explana	tion : Water	r Penetration					
Marble Panels	25%	Now	\$112,700	LIFE	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	U	ı : Through		00				
Plaster	40%			LIFE	* *	5	\$9,200	
Wood	25%			LIFE	* *	5	\$76,700	

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

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

Asset #: 13870

Architecture	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings					_			
AcousTileSusp.Lay-In	7%	#16600	2047	* *	5	\$5,800		
Exposed Struc: Concrete		\$16,600	LIFE	**	5	\$800		
	Cracking/Crumbling Location: Sub-bas							
	Worn/Erode, Extent							
	Location : Sub-bas							
	Other Observation,							
	Location : Sub-bas							
	Explanation : Temp	oorary Supports In .	Place					
Glass: Susp Panels	10% Now	\$36,000	LIFE	* *				
1	Other Observation,		Area Affe	cted : 100%				
	Location : Courtro	om Dome						
	Explanation : Loui	s Tiffany Dome. Uli	tra Premi	um.				
Gypsum Board	32%		LIFE	* *	5	\$33,400		
Masonry: Marble	10%		LIFE	* *	1			
Masonry: Vault Struct	5% Now	\$6,500	LIFE	* *				
	Cracking/Crumbling		rea Affect	ted : 10%				
	Location : Sub-bas							
Plaster	30% Now	\$21,100	LIFE	**	5	\$15,600		
	Cracking/Crumbling		e, Area Af	fected: 5%				
G' ₁ E 1	Location : Sub-bas	ement Area						
Site Enclosure Free Standing Walls								
Masonry: Fieldstone	100%		2044	* *				
Wasoniy. 1 leidstone	Other Observation,	Extent : N/A. Area A		100%				
	Location : Through		33					
	Explanation : Actu	al Material Is Marl	ble					
Retaining Walls								
Cast in Place Concrete	5%		2069	* *				
Masonry: Fieldstone	95%		2044	* *				
	Other Observation,		Affected :	100%				
	Location: Through	•						
G'. B	Explanation : Actu	al Material Is Mart	ole					
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%		2047	* *				
On-Site Walkways	10070		2U4 /	·				
Cast in Place Concrete	60%		2047	* *				
Masonry: Granite	40%		LIFE	* *				
	.0,0							

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

Under 600 Volts

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

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

Asset #: 13870

Electrical		Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts	•			•				•
Service Equipment								
Fused Disc Sw	100%)		2054	* *	5	\$200	
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Electrico	al Room Basement					
	Explana	tion : Two .	3,000 Ampere Swite	ches				
Switchgear / Switchboard								
Fused Disc Sw	100%	Ò		2054	* *	5	\$200	
Raceway								
Conduit	100%	Ò		2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	\$100	
Molded Case Bkrs	90%)		2050	* *	5	\$1,300	
Wiring								
Thermoplastic	100%)		2054	* *	1		
Motor Controllers								
Locally Mounted	25%			2051	* *	5	\$100	
Motor Control Center	70%			2051	* *	5	\$1,000	
Variable Frequency	5%)		2051	* *			
Drive								
			Extent : Light, Area	Affected	: 100%			
		n : Enginee	**					
	Explana	ition : All C	ontrollers Monitor	ed By Bu	ilding Managemen	t System.		
Ground								
Grounding Devices	1000/				* *	_	4000	
Generic	100%)		LIFE	* *	5	\$800	
Stand-by Power								
Transfer Switches Under Construction	1000/							
Under Construction	100%		Entont N/A Anna A	(ffeeted .	00/			
		servanon, 1 n : Basemer	Extent : N/A, Area A	ујестеи .	070			
			u w 2,500 Ampere Tr	anafan G	vitah Installation I	a Onaoin	σ.	
Generators	Ехріапа	uion : A Ne	w 2,500 Ampere Ir	unsjer S1	vuen instattation I.	s Ongoin	ğ.	
Under Construction	100%							
Onder Construction			Extent : N/A, Area A	Iffacted :	0%			
		n : Basemer		ујестеи .	070			
			u w Generator Is Bei	na Instal	lled On The Racky	ard Area		
Batteries	Ехрини	ilion . 11 Ive	W Generator 13 Dei	ng msiai	ied On The Buckyt	iru mreu.		
Under Construction	100%							
Onder Construction			Extent : N/A, Area A	Iffected ·	0%			
		n : Backyar		gyeereu .	070			
		•	w Generator Systen	n Is Rein	o Installed			
Fuel Storage	Блрини	11 116	Generator byster	15 Dem	S monanca.			
Under Construction	100%							
Chaci Constituendii			Extent : N/A, Area A	Iffected ·	0%			
		n : Basemer		JJ J & .	-			
			 Diesel Tank Is Und	ler Consi	ruction.			
Lighting	T							

Lighting

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

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

Asset #: 13870

Electrical	Current Repair	Future Replace	ement M	Maintenance					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimate FY	ed Cost Cycle (Yrs)	Estimated Cost	Priority				
Lighting									
Interior Lighting									
Fluorescent	60%	2039	* * 10	\$29,900					
	Compact Fluorescent Light, Ex		ted : 20%						
	Location : Throughout The Bi	0							
	T-8 Lamps And Fixtures, Extent		: 30%						
	Location : Throughout The Bi	0							
	T-9 Lamps And Fixtures, Extent		: 10%						
	Location : Throughout The Bi	ıilding							
Fluorescent	8%	2029 \$	73,400 10	\$4,000					
	T-12 Lamps And Fixtures, Exten	nt : Moderate, Area Affected	d: 100%						
	Location: Basement								
HID	2%	2029 \$	14,300 10						
LED	30%	2042	**						
Egress Lighting									
Emergency, Battery	50%	2039	** 10	\$6,600					
Exit, LED	50%	2062	** 1	. ,					
Exterior Lighting									
HID	15%	2042	** 10						
LED	5%	2029 \$	16,100						
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Roof								
	Explanation : LED Fixtures								
No Component	80%								
Alarm									
Security System									
Generic	100%	2042	** 1	\$20,300					
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Cameras Secur	ity And Intrusion Alarm Sys	tems						
Fire/Smoke Detection		·							
Generic, Digital	100%	2042	* * 1-3	\$34,500					

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2054	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	80%			2037	* *	5	\$2,600	
Steam								
Pres. Reducing Valve/LP	20%	0-2	\$700	2030	\$7,300	5	\$300	
Steam								
U	Jnit Inope	rable, Exte	nt : Moderate, Are	a Affecte	ed : 50%			
	Location	: Basemen	t. Medium And Lov	v Pressu	re Valve On Extend	led Life		

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

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

Asset #: 13870

000% 50% 55% 000%	(Years)	Estimated Cost	Year FY 2044 2034	Estimated Cost **		Estimated Cost \$4,000	Priority
50% 45% <u>5%</u>			2034		4	\$4,000	
50% 45% <u>5%</u>			2034		4	\$4,000	
45% 5% 00%				Φ <i>ECE</i> 100			
00%			2039	\$567,100 * *	1 1	\$16,800 \$7,900	
			2034	\$74,700	1	\$900	
00%			2050	* *	1		
	0-2	\$177,800	2034	\$889,100	1	\$22,700	
cation Refrication Cation Cation	n : Penthous igerant, Ext n : Chillers. servation, E n : Multistag	ge Chiller. Penthoi	Not Work ffected : nical Roo lffected :	king 100% om			
			2044	* *	4	\$4,000	
00%			2034	\$1,169,400	1	\$33,600	
Evid	lent, Extent			\$304,400 5%	2	\$43,700	
27% r Obs cation	Now servation, E 1 : Cellar		2039 Area Affe	* * cted : 100%			
, will	on . 7 Oni	is Dioneit					
00%			LIFE	* *	2-5	\$30,300	
			• • • •	de la casa		** = * :	
00%			2034	\$116,900	2	\$1,700	
20%			2054	* *	1		
	cation of the ca	cation: Multistage lanation: 2 United to 1 2 United 1 2	cation: Multistage Chiller. Penthonolanation: 2 Units 00% 00% 00% Now \$15,200 Evident, Extent: Moderate, Area A cation: Roof. Small Leak Observed 73% 27% Now \$16,300 r Observation, Extent: Moderate, A cation: Cellar colanation: 4 Units Broken	cation: Multistage Chiller. Penthouse colanation: 2 Units 00% 2044 00% 2034 00% Now \$15,200 2032 Evident, Extent: Moderate, Area Affected: cation: Roof. Small Leak Observed 73% 27% Now \$16,300 2039 r Observation, Extent: Moderate, Area Affected: cation: Cellar colanation: 4 Units Broken LIFE 00% 2034	2044 **	Cation: Multistage Chiller: Penthouse Colanation: 2 Units 00% 2044 ** 4 00% 2034 \$1,169,400 1 00% Now \$15,200 2032 \$304,400 2 Evident, Extent: Moderate, Area Affected: 5% Cation: Roof. Small Leak Observed 73% 27% Now \$16,300 2039 ** r Observation, Extent: Moderate, Area Affected: 100% Cation: Cellar Colanation: 4 Units Broken	cation: Multistage Chiller: Penthouse colanation: 2 Units 00% 2044 ** 4 \$4,000 00% 2034 \$1,169,400 1 \$33,600 00% Now \$15,200 2032 \$304,400 2 \$43,700 Evident, Extent: Moderate, Area Affected: 5% cation: Roof. Small Leak Observed 73% 27% Now \$16,300 2039 ** r Observation, Extent: Moderate, Area Affected: 100% cation: Cellar colanation: 4 Units Broken

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

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

Asset #: 13870

Mechanical	anical Curre		nt Repair Future Replacement			М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2029	\$19,000	2		
			Extent : Light, Area	Affected	: 100%			
		n : Basemen	•					
g : P! !	Explana	tion : 100 C	Gallon Tank					
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%)		LIFE	~ ^	1		
Storm Drain Piping	1000/	0.2	¢10.600	LIEE	* *	1		
Cast Iron	100%		\$10,600 : Moderate, Area A	LIFE		1		
			: Moaerate, Area A n Outside Drain	<i>ујестеа</i> :	3%			
C P ()	Locaiioi	n . Leaks Oi	n Ouiside Drain					
Sump Pump(s) Non-Submersible	100%			2039	* *	4	\$1,700	
	10070)		2039		- 4	\$1,700	
Sewage Ejector(s) Electric	100%			2034	\$31,600	4	\$2,200	
Backflow Preventer	10070	1		2034	\$31,000	- 4	\$2,200	
Generic	100%			2034	\$26,900	1	\$3,300	
Fixtures	10070	1		2034	\$20,900	1	\$3,300	
Generic	100%							
Vertical Transport	10070	•						
Elevators								
Geared Traction	100%)		LIFE	* *			
			Extent : N/A, Area A		100%			
					ouse, One Unit Fro	m Basem	ent To 4th Floor	
	Explana	ition : 2 Uni	its					
ire Suppression	*							
Sprinkler								
No Component	95%							
Generic	5%	1		2054	* *	1-2	\$800	

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

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

Page: 50

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : APPELLATE COURT - 2ND DEPT.

Address : 45 MONROE PLACE @ PIERREPONT ST.

Borough : BROOKLYN Agency's Number : 312-319
Program / Asset # : DGS0024.000 / 2036 Yr Built/Renovated : 1937 / 2004

Area Sq Ft : 62,794 Project Type : REAL PROPERTY

Date of Survey : 06-Mar-2025 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph

Block : 237 Lot : 1 BIN : 3001881

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$846,800	\$507,800
Interior Architecture	\$190,600	\$391,400
Electrical		\$488,500
Mechanical	\$352,000	\$5,011,000
Site Pavements	\$322,600	
Total	\$1,712,100	\$6,398,600
Importance Code A	\$846,800	\$1,115,200
Importance Code B	\$439,400	\$5,180,200
Importance Code C	\$425,900	\$103,200
Total	\$1,712,100	\$6,398,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$156,600			
Interior Architecture	\$142,000		\$2,400	\$20,000
Electrical	\$13,300	\$11,200	\$11,400	\$10,200
Mechanical	\$75,500	\$18,300	\$37,400	\$18,300
Site Enclosure	\$25,400			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$427,200	\$43,900	\$65,500	\$62,900
Importance Code A	\$162,900	\$6,200	\$6,200	\$6,200
Importance Code B	\$178,900	\$37,700	\$59,300	\$56,700
Importance Code C	\$85,300			
Total	\$427,200	\$43,900	\$65,500	\$62,900



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

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

Asset #: 2036

rchitecture	Current	Repair	Futur	e Replacement	M		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5% Now	\$27,900	LIFE	* *	5	\$21,000	
	Cracking/Crumbling	-					
	Location : Below G		-				
	Exposed Reinforceme			00			
	Location : Below G		way Wal				
Masonry: Brick	15% Now	\$115,000	LIFE	* *	5	\$12,600	
	Diagonal Cracks, Ex						
	Location : Elevator						
	Horizontal Cracks, E						
	Location : Elevator						
	Joint Mortar Miss/En			**			
	Location : Elevator			-			
	Vertical Cracks, Exte						
	Location : Elevator						
	Water Penetration, E						
	Location: Elevator			-			
	Other Observation, E Location: Elevator						
	Explanation : Wrap		и Бикпе	auu			
Maganmu Chanita	5%	peu in iurp	LIFE	* *	5	\$6,300	
Masonry: Granite Masonry: Limestone	18% 4+	\$39,600	LIFE	* *	5	\$11,300	
Masoni y. Liniestone	Joint Mortar Miss/Ei				3	\$11,500	
	Location : Through	_	, лгеи лу	Jecieu . 1070			
Masonry: Limestone	57%		LIFE	* *	5	\$71,800	
Windows	3770		LII L			Ψ71,000	
Bronze/Brass	95% Now	\$681,000	2044	* *	5	\$35,900	
519.120 , 510 00	Ctrwt/Balnc Not Fun	. ,		Affected : 30%	C	422,500	
	Location : Library						
	Glazing Broken/Crac	ked, Extent : Mode	rate, Are	a Affected : 5%			
	Location : Bulkhea	d, Penthouse And N	1achine 1	Room			
	Thermally Inefficient	, Extent : Moderate	, Area Aj	ffected : 100%			
	Location : Through	out					
	Water Penetration, E	xtent : Light, Area	Affected	: 10%			
	Location : Library						
Metal Louvers	5%		2045	* *	10	\$3,800	
Parapets							
Masonry: Brick	45%		LIFE	* *	5-10	\$17,800	
Masonry: Limestone	55%		LIFE	* *	5-10	\$38,900	
Roof							
Modified Bitumen	100% Now	\$50,800	2036	\$507,800			
	Blisters, Extent : Mod	derate, Area Affecte	ed : 10%				
	Location: Roof						

Interior

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

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

Asset #: 2036

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	25%			2032	\$461,200	3	\$47,000		
Ceramic Tile	15%			2045	**	5	\$14,100		
Cork Tile	15%			2056	* *	5	\$12,300		
Marble Panels	20%			LIFE	* *	5	\$28,200		
Quarry Tile	5%		\$7,700	2041	* *	5	\$3,500		
•	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%				
	Location	ı : Basemer	nt Mechanical Room	n					
Terrazzo	5%			LIFE	* *	5	\$7,300		
Vinyl Tile		Now	\$5,800	2036	\$288,200	3	\$3,500		
· myr rne			ents, Extent : Light			5	Ψ2,200		
		ı : Basemen	_	, ,	<i>y</i>				
	Worn/Ero	de, Extent :	Moderate, Area Af	fected : .	15%				
		ı : Basemen							
Wood		Now	\$15,600	2064	* *	5	\$4,400		
wood			ents, Extent : Light		ffected · 1%	3	\$4,400		
		1331118 Bielli 1 : Room 11		, 111 cu 11,	yeerea . 170				
			e Extent : Light, Ared	Affecte	d · 10%				
		i : Through		111110000	. 10/0				
Interior Walls	<u> </u>	i . imougn							
Cast in Place Concrete	5%			LIFE	* *	10	\$16,100		
Gypsum Board	10%			LIFE	* *	5-10	\$21,900		
Marble Panels	15%			LIFE	* *	10	\$7,700		
Plaster	45%			LIFE	* *	5-10	\$49,400		
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$3,200		
Wood	20%			LIFE	* *	5	\$206,500		
Ceilings	2070			LII L			Ψ200,300		
AcousTileSusp.Lay-In	5%			2049	* *	5	\$4,700		
Exposed Struc: Concrete				LIFE	* *	5-10	\$11,700		
Plaster	15%			LIFE	* *	5-10	\$24,200		
Plaster	70%			LIFE	* *	5-10	\$113,100		
Site Enclosure	7070			LII L		2 10	Ψ112,100		
Fence/Gates									
Iron Picket	100%	Now	\$12,100	2056	* *				
11011 1 101100			xtent : Moderate, A		cted : 50%				
		ı : Perimete		55					
	Impact De	amage. Exte	ent : Moderate, Are	a Affecte	ed : 10%				
	•	_	y Into Parking Lot	33					
Free Standing Walls									
Masonry: Brick	100%			2046	* *				
Retaining Walls	_0070								
Masonry: Fieldstone	100%	Now	\$13,300	2056	* *				
111111111111111111111111111111111111111	Joint Mor	tar Miss/Er	ode, Extent : Mode ad East Side Of Bui	rate, Are	ea Affected : 50%				
			Extent : Light, Area		: 100%				
			nd East Side Of Bui		. 100/0				
			Are Clad With Gro		Fieldstone				
Note: All component repairs \$ estima									

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

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

Asset #: 2036

Current Repair Future Re			ement Maintenance			
	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
	2049	* *				
	00	5%				
s Locations Sidewalk						
airs In Progress						
	2049	* *				
\$91,200	2051	* *				
g, Extent : Moderate	, Area Aj	ffected : 50%				
g Area And Drivewa	y					
Ioderate, Area Affect	ted : 15%	ó				
g Area						
Aoderate, Area Affec	ted : 15%	6				
g Area And Drivewa	y					
Extent : Moderate, A	rea Affec	cted : 20%				
g Area						
\$231,500	2056	* *				
+ -)		ted : 50%				
-	3,500					
O	ted : 20%	ó				
		-				
	Extent: N/A, Area As Locations Sidewalk pairs In Progress \$91,200 ag, Extent: Moderate of Area And Drivewal Moderate, Area Affect of Area And Drivewal Extent: Moderate, A ag Area \$231,500 ag, Extent: Severe, A. Parking Area	2049 Extent: N/A, Area Affected: s Locations Sidewalk pairs In Progress 2049 \$91,200 2051 ag, Extent: Moderate, Area Affected: 15% ag Area And Driveway Moderate, Area Affected: 15% ag Area Moderate, Area Affected: 15% ag Area And Driveway Extent: Moderate, Area Affected ag Area \$231,500 2056 ag, Extent: Severe, Area Affected ag Area Moderate, Area Affected: 20%	2049 ** Extent: N/A, Area Affected: 5% s Locations Sidewalk vairs In Progress 2049 ** \$91,200 2051 ** g, Extent: Moderate, Area Affected: 50% g Area And Driveway Moderate, Area Affected: 15% g Area Moderate, Area Affected: 15% g Area And Driveway Extent: Moderate, Area Affected: 20% g Area \$231,500 2056 ** g, Extent: Severe, Area Affected: 50% Parking Area Moderate, Area Affected: 20% Area Moderate, Area Affected: 20% Area And Driveway Extent: Moderate, Area Affected: 50% Area And Driveway Extent: Severe, Area Affected: 50% Area Moderate, Area Affected: 20%	2049 ** Extent: N/A, Area Affected: 5% s Locations Sidewalk vairs In Progress 2049 ** \$91,200 2051 ** g, Extent: Moderate, Area Affected: 50% g Area And Driveway Moderate, Area Affected: 15% g Area Moderate, Area Affected: 20% g Area And Driveway Extent: Moderate, Area Affected: 20% g Area \$231,500 2056 ** g, Extent: Severe, Area Affected: 50% Parking Area Moderate, Area Affected: 20%	2049 ** Extent: N/A, Area Affected: 5% s Locations Sidewalk vairs In Progress 2049 ** \$91,200 2051 ** g, Extent: Moderate, Area Affected: 50% g Area And Driveway Moderate, Area Affected: 15% g Area Moderate, Area Affected: 20% g Area \$231,500 2056 ** g, Extent: Severe, Area Affected: 50% Parking Area Moderate, Area Affected: 20%	

ectrical		Current I	Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	\$300	
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Basemen	nt					
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 2,000 Am	peres.		
Transformers								
Dry Type	100%			2053	* *	5	\$200	
	Other Obs	ervation, E	Extent : Light, Area	Affected	' : 100%			
	Location	: Basemen	nt					
	Explana	tion : 15 Ki	ilovolt Ampere Step	Down 4	180v/220v			
Switchgear / Switchboard	•							
Molded Case Bkrs	100%			2062	* *	5	\$1,700	
Raceway								
Conduit	50%			2036	\$64,300	1		
Conduit	50%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2058	* *	5	\$100	
Molded Case Bkrs	95%			2058	* *	5	\$1,600	

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

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

Asset #: 2036

Electrical	Current Repair	Future Ro	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts							
Wiring							
Thermoplastic	50%	2046	* *	1			
Thermoplastic	50%	2062	* *	1			
Motor Controllers							
Locally Mounted	10%	2041	* *	5			
Motor Control Center	50%	2041	**	5	\$900		
Variable Frequency Drive	40%	2053	* *				
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,800		
	Other Observation, Extent : Location : Basement		10%		·		
	Explanation : Water Main	Pipe Grounded					
Stand-by Power							
Transfer Switches							
Automatic	100%	2053	* *	1	\$19,300		
Generators	1000/	• • • • •	ale ale		001000		
Diesel	100%	2049	**	1	\$24,300		
	Other Observation, Extent : Location : Roof Explanation : 631 Kilovol						
Batteries	Emplanation . 031 Intovol	i imperes, 505 intowards					
Lead/Acid	100%	2031	\$2,700	5	\$2,300		
Fuel Storage			4-,		+-,- • •		
Day Tank	30%	2058	* *	5			
·	Other Observation, Extent : Location : Roof Explanation : 330 Gallons		00%				
Main Tank	70%	2076	* *	5			
iviani Tank	Other Observation, Extent: Location: Basement Explanation: 1,000 Gallo	Light, Area Affected: 10	00%	3			
Lighting	1,	1 2					
Interior Lighting							
Fluorescent	20%	2036	\$212,100	10	\$11,500		
	Other Observation, Extent : Location : Offices	N/A, Area Affected : 100	%				
	Explanation: T-8 Lamps						
Fluorescent	20%	2036	\$212,100	10	\$11,500		
	Compact Fluorescent Light, Location: Lobbies	Extent : Moderate, Area	Affected: 100	%			
LED	60%	2044	* *				
Egress Lighting							
Emergency, Service	50%	2044	* *	1			
Exit, Service	50%	2044	* *	1			

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

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

Asset #: 2036

Electrical	Current Repair	Future Re	placement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Lighting							
Exterior Lighting							
HID	15%	2031	\$48,800	10			
LED	5%	2044	* *				
No Component	80%						
Alarm							
Security System							
Generic	100%	2044	* *	1	\$23,500		
	Other Observation, Extent: N/A	l, Area Affected : 1009	%				
	Location : Hallways And Outs	ide Perimeter					
	Explanation: CCTV Surveilla	nce Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2044	* *	1-3	\$38,700		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout The Bu	ilding					
	Explanation : Main Fire Alarn	n Panel, Smoke Detec	tors, Horns, S	trobes, B	ells		

Mechanical	Current Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Fuel Oil No 2	100%	2046	* *	5	\$19,500	
Conversion Equipment						
Steam Boiler	100%	2034	\$607,500	1	\$62,200	
	Other Observation, Extent : N/A, Area Location : Basement Boiler Room Explanation : 2 Units	a Affected :	100%			
Distribution						
Steam Piping/Pump	100%	2036	\$558,100			
Terminal Devices						
Air Handler	50%	2031	\$655,800	1	\$19,400	
Convector/Radiator	50%	2041	* *	1	\$10,100	
Controls						
Electrical	100%	2031	\$387,400			
Air Conditioning Energy Source						
Electricity	100%	2044	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	2031	\$1,028,200	1	\$29,100	
	R-22 Refrigerant, Extent : Light, Area Location : 5 Units In Basement	a Affected :	100%			

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

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

Asset #: 2036

Mechanical	Current Repair Future R		e Replacement	Maintenance				
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	\$5,600	2036	\$112,700	4	\$3,100	
			oderate, Area Affe	cted : 5%	j .			
		: Basemen						
			Extent : Moderate,	Area Aff	fected : 5%			
	Location	: Mechani	cal Room					
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$1,352,300	1	\$38,800	
Heat Rejection								
Water Cooling Tower	100%	_		2030	\$352,000	2	\$63,200	
			xtent : N/A, Area A	lffected :	100%			
		: Penthous						
	Explanat	ion : 2 Uni	ts					
entilation								
Distribution	1000/			TIPE	* *	2.5	Φ 77 400	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,400	
Exhaust Fans	500/			2021	Φ154.500	2	ф1 000	
Interior	50%			2031	\$154,500	2	\$1,000	
Interior	50%			2031	\$154,500	2	\$1,000	
lumbing								
H/C Water Piping Brass/Copper	15%	0-2	\$6,700	2046	* *	1		
Brass/Copper			oderate, Area Affe			1		
			t. Water Main Cori		,			
D/C		. Busemen	i. Water Main Con		* *	1		
Brass/Copper	85%			2046		1		
Water Heater With Tanks	500/			2025	¢12 100	4		
Electric Oil Fired	50% 8%	0-2	\$400	2035 2036	\$13,100 \$7,800	4 1		
On Fired			\$400 Extent : Moderate			1		
		: Basemen		, ягеа аз	jeciea . 100%			
	On Extend	ed Life, Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
		: Basemen		50				
Oil Fired	42%			2036	\$41,200	1		
Sanitary Piping	12/0			2000	ψ11,200			
Cast Iron	15%			LIFE	* *	1		
Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$2,800	2046	* *	4	\$1,300	
			Extent : Moderate,		fected : 100%	-	¥ - ,= v 0	
			mp. Basement	55				
Fixtures								

Vertical Transport

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 APPELLATE COURT - 2ND DEPT.

Asset #: 2036

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, Area	Affected : 10	00%			
	Location: Basement To 3rd Floor					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2062	* *	1-5	\$31,700	
Fire Pump		•				
Generic	100%	2039	* *	1	\$11,700	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BAINBRIDGE FACILITY

Address : 2556 BAINBRIDGE AVE. @ COLES LA

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 36,688 Project Type : REAL PROPERTY

Date of Survey : 13-Jun-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3286 Lot : 14 BIN : 2016589

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,513,800	\$247,400
Interior Architecture	\$2,323,900	
Electrical	\$413,600	\$316,100
Mechanical	\$1,751,200	\$1,404,500
Total	\$7,002,500	\$1,968,100
Importance Code A	\$2,513,800	\$571,900
Importance Code B	\$3,827,400	\$1,396,200
Importance Code C	\$661,200	
Total	\$7,002,500	\$1,968,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$12,700			
Interior Architecture	\$226,700			\$13,400
Electrical	\$120,100	\$2,500	\$2,600	\$2,700
Mechanical	\$13,100	\$4,800	\$25,700	\$4,800
Site Pavements	\$47,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$427,600	\$14,600	\$35,500	\$28,200
Importance Code A	\$16,300	\$3,600	\$3,700	\$3,600
Importance Code B	\$380,000	\$10,900	\$31,800	\$22,100
Importance Code C	\$31,300			\$2,500
Total	\$427,600	\$14,600	\$35,500	\$28,200



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

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

Asset #: 4223

rchitecture	Current Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior		•				•
Exterior Walls						
Masonry: Brick	85% Now \$1,285,50		* *	5	\$51,300	
	Joint Mortar Miss/Erode, Extent : Se					
	Location: North And South Facade		-			
	Other Observation, Extent: N/A, Are					
	Location : Entire Building Is Curre					
	Explanation: Building Formerly U		-		-	
Masonry: Granite	4%	LIFE	**	5	\$1,800	
Masonry: Limestone	8% Now \$77,10		**	5	\$3,600	
	Joint Mortar Miss/Erode, Extent : Se	vere, Area A	Affected: 30%			
	Location : At Window Sills					
Metal Coiling Doors	3%	2032	\$196,200	5	\$5,700	
Windows	000/ N 04/120	0 2050	* *	_	¢20,400	
Metal Clad	80% Now \$461,30			5	\$28,400	
	Broken/Missing Elements, Extent : So Location : Throughout	evere, Area	Affectea : 100%			
	Deteriorated Finish, Extent: Severe,	Avaa Affaa	ead · 100%			
	Location: Throughout	Area Ajjeci	ea . 10076			
	Thermally Inefficient, Extent: Severe	Area Affe	cted : 100%			
	Location: Throughout	г, лгей лујес	леи . 100/0			
W / J	20% Now \$92,50	0 2059	* *		¢11 200	1
Wood	Air Infiltration, Extent : Severe, Area			5	\$11,300	1
	Location: Throughout	Ајјестец	0070			
	Deteriorated Finish, Extent: Severe,	Area Affect	red · 50%			
	Location: Throughout	mea myeet	ca . 5070			
	Thermally Inefficient, Extent: Severe	e. Area Affe	cted · 100%			
	Location : Throughout	,, 11, 00, 11,,, 00				
	Split/Cracked, Extent : Severe, Area	Affected: 3.	5%			
	Location : Throughout	55				
Parapets	Ü					
Masonry: Brick	90% Now \$206,80	0 LIFE	* *	5	\$5,400	1
•	Diagonal Cracks, Extent : Severe, Ar	ea Affected	: 2%			
	Location: Front Facing Parapet W	Yall				
	Joint Mortar Miss/Erode, Extent : Se	vere, Area A	Affected : 50%			
	Location : Throughout					
	Painted Surfaces, Extent : Light, Are	a Affected :	50%			
	Location : Interior Face					
	Spalling, Extent : Severe, Area Affect	ed : 25%				
	Location : Interior Face					
Pre-Cast Concrete	10% 0-2 \$9,80	0 LIFE	* *	5	\$3,800	
	Worn/Erode, Extent : Moderate, Area	a Affected :	50%			
	Location: Coping Stones					

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

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

Asset #: 4223

Architecture		Current Repair Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Modified Bitumen	Location Patching E Location Ponding, E	: Flashing A vident, Exte : Througho	At Perimeter Of R ent : Moderate, A ut Main Roof ere, Area Affected	oof rea Affect	\$325,500 ea Affected : 25% red : 20%			1
nterior								
Floors Carpet	Punct/Tear Location	: Offices	_		\$197,100 a Affected : 100%	3	\$16,500	
	Location	: Offices Extent : Mo	Moderate, Area Aj oderate, Area Affe	,				
Cast in Place Concrete	10%			LIFE	* *	5	\$12,000	
Ceramic Tile	5%			2030	\$157,100	5	\$2,700	
Terrazzo	5%			LIFE	* *	5	\$2,100	
Vinyl Tile	Location Loose Unit. Location Worn/Erodo	: Througho s, Extent : S : Througho	Severe, Area Affec ut Severe, Area Affec	ted : 20%	6	3	\$1,000	
Vinyl Tile 9" X 9"	Cracking/C Location Worn/Erode	: Througho	Severe, Area Affec			3	\$11,300	
Interior Walls								
Ceramic Tile	5%			2030	\$273,800	5	\$4,900	
Gypsum Board	15%		DAG = 10.	LIFE	* *	5	\$8,800	
Plaster	Location Deteriorate Location	: Througho ed Finish, E : Througho	\$387,400 Extent : Severe, A ut, Stairway Extent : Severe, Ar ut : Severe, Area Affi	ea Affecte	ed : 50%	5	\$23,500	
		ng, Exieni . : Througho		жи. 30	1/0			

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

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

Asset #: 4223

Architecture		Current F	Repair	Future Replaceme		re Replacement Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	500/	Now	\$448,300	2039	* *	5	¢12 700	
AcousTile,Adhered			\$448,300 ents, Extent : Sever			3	\$13,700	
		-	enis, Extent . Sever Floor Reading Roor					
			Severe, Area Affect		-			
		: Through		ea . 257	0			
Exmand Stayer Company		. Imougn	<i>5111</i>	LIFE	* *		\$1,300	
Exposed Struc: Concrete Plaster	_	Now	\$29,700	LIFE	* *	5 5	\$1,300	
Plaster			\$29,700 Extent : Severe, Ai			3	\$12,000	
	_	_	Extent : Severe, Ar Floor Reading Root		ieu . 2070			
			e, Extent : Severe, A		ctad · 20%			
		-	t Workroom And Ti					
			: Severe, Area Affe	_				
		: Through		<i>cica</i> . 00	,,,0			
Site Enclosure								
Fence/Gates								
Chain Link	98%			2034				
Iron Picket	2%			2039	* *			
Retaining Walls								
Cast in Place Concrete	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$16,400	2039	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 20%			
<u></u>	Location	: Bainbria	lge Avenue And Ma	rion Ave	пие			
On-Site Walkways								
Cast in Place Concrete		Now	\$31,300	2047	* *			
	_	_	Extent: Severe, Ar	ea Affec	ted : 30%			
	Location	: Through	out					

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2034	\$25,700	5	\$200			
	Enclosure Damaged, Extent : Moderate	Area Aff	ected : 100%					
	Location : Basement							
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Basement							
	Explanation: Two Main Service Switches Rated At 1,200 Each.							
Switchgear / Switchboard								
Molded Case Bkrs	100%	2034	\$164,900	5	\$1,000			
Raceway								
Conduit	100%	2034	\$70,200	1				

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

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

Asset #: 4223

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts					
Panelboards	1000/	2022 001.00	.0 5	¢1 000	
Molded Case Bkrs Wiring	100%	2033 \$81,00	00 5	\$1,000	
Braided Cloth	50% 2-4 \$47,40	00 2059 *	* 1		
	Insulation Aged, Extent : Moderate,	Area Affected : 100%			
	Location : Electrical Room				
Thermoplastic	50%	2034 \$47,40	0 1		
Motor Controllers	1000/	2022 \$47.50	.0 5	\$200	
Locally Mounted Ground	100%	2032 \$47,50	00 5	\$200	
Grounding Devices					
Generic	100% 2-4 \$10,50	00 LIFE *	* 5	\$500	
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location: Water Main				
ighting	Explanation: Corroded				
Interior Lighting					
Fluorescent	100% Now \$317,60		*		
	Not in Service, Extent : Light, Area				
	Location: Throughout The Building	-			
	T-12 Lamps And Fixtures, Extent : L Location : Throughout The Buildin				
Egress Lighting					
Exit, Service	100% Now \$16,10	00 2044 *	* 1		
	Not in Service, Extent : Light, Area	**			
F . ' T' 1.'	Location: Throughout The Buildin	ng			
Exterior Lighting HID	15% Now \$26,10	00 2044 *	*		
IIID	Not in Service, Extent : Light, Area A				
	Location: Front Of The Building				
Incandescent	10% Now \$19,90	00 2044 *	* 2		
	Not in Service, Extent : Light, Area	Affected : 100%			
	Location : Building Perimeter				
No Component	75%				
Alarm Fire/Smoke Detection					
Generic, Digital	100% Now \$96,00	00 2044 *	* 1-3	\$20,600	
, 8	Not in Service, Extent : Light, Area		_	+ -,,,,,	
	Location : Throughout The Buildin	g			

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

Heating

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

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

Asset #: 4223

Mechanical	Current Repair Future Replacement Maintenance										
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority					
Heating	•										
Energy Source											
Natural Gas	100%	2044	* *	1							
	Not in Service, Extent : Light, Area Affe Location : Basement - Gas Service Is		ied Buildir	ıg							
Conversion Equipment											
Steam Boiler	100%		324,500	1	\$36,300						
	Not in Service, Extent : Light, Area Affe Location : Basement - Boiler Room - I Noted		led Life, No	o Visual I	Deficiencies						
Distribution											
Steam Piping/Pump	100%		\$298,100								
	Not in Service, Extent: Light, Area Affected: 100%										
	Location: Throughout - No Visual Deficiencies Noted										
	On Extended Life, Extent : Light, Area A Location : Throughout	Ајјества : 100%									
Terminal Devices	Locuiton . Throughout										
Convector/Radiator	100% Now \$60,900	2032	304,400	1	\$10,700						
Convector/Radiator	Broken, Extent : Moderate, Area Affecte		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1	\$10,700						
	Location: Various - Broken Radiator										
	Not in Service, Extent : Light, Area Affected : 100%										
	Location: Throughout										
	On Extended Life, Extent : Light, Area A	Affected : 100%									
	Location : Throughout										
Controls											
Pneumatic	100% Now \$719,400	2039	* *								
	Broken, Extent : Moderate, Area Affected : 100%										
	Location: Boiler Room - Deteriorated Compressors, Air Dryer, Pressure Reducing Station.										
	Pneumatic Thermostats Missing Other Observation, Extent : N/A, Area Affected : 100%										
	Location: Throughout	<i>престеа . 1007</i> 6									
	Explanation : Not In Service										
Air Conditioning	Explanation . Not in Service										
Energy Source											
Electricity	100%	2042	* *	1							
,	Not in Service, Extent : Light, Area Affe	cted : 100%									
	Location : Roof - Electric Service Is S	hutoff, Unoccupie	ed Building	3							
Conversion Equipment											
Exterior Pkg Unit -	100% Now \$408,200	2044	* *	2	\$1,800						
Cooling											
	Controller Not Working, Extent: Severe, Area Affected: 100%										
	Location: Various - Unit Thermostats Broken										
	Not in Service, Extent : Light, Area Affe										
	Location: Roof - 4 Units, R-22 Refrig										
	Unit Inoperable, Extent : Severe, Area A										
	Location : Roof - 4 Units - Deteriorate	ed / Inoperable									
Ventilation											

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

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

Asset #: 4223

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
entilation								
Distribution 1/B:cc	1000/ 37	Ø400.500	LIDE		2.5	#20.500		
Ductwork/Diffusers	100% Now Damaged, Extent: M Location: Roof, Other Needs Cleaning, Exte	her Locations ent : Moderate, Are		* * · 100%	2-5	\$20,500		
	Not in Service, Extend Location : Through		cted : 100%	ó				
	Unbalanced System, Location: Through	Extent : Moderate,	Area Affec	ted : 100%				
Exhaust Fans								
Roof	100% Now Not in Service, Extend Location: Roof Unit Inoperable, Exte				2	\$900		
	Location: Roof - D	eteriorated Units						
lumbing								
H/C Water Piping								
Brass/Copper	80% Not in Service, Exten. Location : Through On Extended Life, Ex Location : Through	out - Water Service tent : Light, Area A	Is Shutoff	- No Visual Defic	1 ciencies I	Noted		
Galvanized Steel	20% Now Corroded, Extent: M Location: Basemen Not in Service, Extent Location: Basemen	t t : Light, Area Affe	cted : 100%	\$95,000	1			
Water Heater With Tanks								
Gas Fired	100% Not in Service, Extend	t : Light, Area Affe	2029 cted : 100%	\$17,300	2			
	Location : Boiler Re	00m - 1 Unit, 40 G	allons, No	Visual Deficienc	ies Notea	!		
Sanitary Piping				_				
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	1000/		LIEE	ملد بوال	,			
Cast Iron	100%		LIFE	* *	1			
Fixtures Generic	100% Not in Service, Extend Location : Through Obsolete Fixtures, Ex	out						
ertical Transport	Location : Through		луестей ;	100/0				

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 BAINBRIDGE FACILITY

Asset #: 4223

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

Vertical Transport

Elevators

Not Accessible 100%

Other Observation, Extent: N/A, Area Affected: 0%

Location: From Basement To 2nd Floor

Explanation: 1 Unit, No Power To Elevator, Machine Room Inaccessible

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

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

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BERGEN BUILDING

Address : 1932 ARTHUR AVENUE @ E. TREMONT AVE.

Borough : BRONX Agency's Number : 312-207
Program / Asset # : DGS0018.000 / 2059 Yr Built/Renovated : 1916 / 2008

Area Sq Ft : 125,160 Project Type : REAL PROPERTY

Date of Survey : 11-Apr-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,7

Block : 2947 Lot : 18 BIN : 2009911

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$6,491,200	\$107,500
Interior Architecture	\$1,529,300	\$2,689,900
Electrical		\$1,802,800
Mechanical	\$1,258,500	\$5,006,500
Site Enclosure	\$54,600	
Total	\$9,333,600	\$9,606,600
Importance Code A	\$7,044,600	\$205,100
Importance Code B	\$1,653,300	\$9,401,600
Importance Code C	\$635,600	
Total	\$9,333,600	\$9,606,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			_	\$8,400
Interior Architecture	\$122,700	\$4,700	\$2,700	\$39,800
Electrical	\$35,700	\$21,000	\$24,100	\$22,500
Mechanical	\$78,100	\$25,100	\$27,700	\$58,900
Site Enclosure	\$1,900			
Site Pavements	\$7,800			
Elevators/Escalators	\$39,600	\$39,600	\$39,600	\$39,600
Total	\$285,800	\$90,300	\$94,100	\$169,200
Importance Code A		\$12,400	\$12,400	\$21,100
Importance Code B	\$230,000	\$77,900	\$79,000	\$148,200
Importance Code C	\$55,800		\$2,700	
Total	\$285.800	\$90,300	\$94,100	\$169,200



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

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

Asset #: 2059

chitecture	Current Repair	Future Replacement	M	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls				****	
Masonry: Brick	80% Now \$2,695,000 Cracking/Crumbling, Extent: Severe, Location: Throughout Sidewalk Shed in Use, Extent: Light, Location: Corner Of Arthur Avenue Spalling, Extent: Severe, Area Affected Location: Basement Wall Water Penetration, Extent: Severe, Ar Location: Basement Boiler Room	Area Affected : 25% Area Affected : 40% And East Tremont d : 25%	* 5	\$107,500	1
Masonry: Granite	5% Now \$161,100 Joint Mortar Miss/Erode, Extent : Mod Location : Throughout		5	\$5,000	
Masonry: Limestone	10% Now \$161,100 Cracking/Crumbling, Extent : Modera Location : Throughout		* 5	\$10,100	
Stucco Cement	5%	2040 *	* 5	\$16,800	
Windows					
Aluminum	100% Now \$2,457,400 Air Infiltration, Extent: Moderate, Ard Location: 5th Floor And 3rd Floor		* 5	\$25,400	
Parapets					
Masonry: Brick	90% Now \$408,800 Cracking/Crumbling, Extent: Modera Location: Parapet Wall Joint Mortar Miss/Erode, Extent: Moderate, Location: Parapet Wall Water Penetration, Extent: Moderate, Location: Floors Below	te, Area Affected : 25% derate, Area Affected : 50%	3	\$10,600	
Masonry: Limestone	10% Now \$74,100	LIFE *	* 5	\$1,500	
	Cracking/Crumbling, Extent: Light, A Location: Coping Stones Joint Mortar Miss/Erode, Extent: Mod Location: Coping Stones		ć		
Roof	1000/ 37	2045 *	ı.		
Modified Bitumen	100% Now \$533,600 Blisters, Extent: Severe, Area Affected Location: Main Roof Miss/Damaged Flashings, Extent: Sev Location: Throughout Patching Evident, Extent: Moderate, Location: Main Roof Water Penetration, Extent: Severe, Ar	2043 1 : 40% vere, Area Affected : 20% Area Affected : 30%	*		1
	Location: Floors Below Roof				

Interior

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

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

Asset #: 2059

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet		Now	\$50,400	2031	\$168,100	3	\$14,000	
		r/Impact D 1 : Offices T	amage, Extent : Mo Throughout	oderate, 1	Area Affected : 30%	0		
Cast in Place Concrete	10%			LIFE	* *	5	\$41,000	
Ceramic Tile	5%			2038	* *	5	\$9,400	
Mosaic Tile	5%			2040	* *	5	\$23,400	
Terrazzo	15%		\$53,300	LIFE	* *	5	\$22,000	
	_	Crumbling, 1 : 1st Floo	Extent : Moderate r	, Area A <u>j</u>	fected : 10%			
Vinyl Tile	50%	Now	\$52,500	2035	\$2,625,500	3	\$35,100	
•		issing Elem 1 : 2nd Floo	ents, Extent : Mode or Room 3	erate, Ar				
Vinyl Tile 9" X 9"	10%	Now	\$152,000	2040	* *	3	\$7,000	
,	_	_	Extent : Moderate And 7th Floors	, Area A <u>j</u>	fected : 100%			
Interior Walls								
Ceramic Tile	3%			2044	* *	5	\$5,400	
Concrete Masonry Unit	10%	Now	\$34,600	LIFE	* *	5	\$7,300	
	U	Crumbling, 1 : Basemer	Extent : Severe, Ai nt	rea Affec	ted : 10%			
Gypsum Board	15%	Now	\$19,300	LIFE	* *	5	\$16,300	
••	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 25%			
Metal Panel	15%	Now	\$142,800	LIFE	* *			
		//Dented, E n : Through	xtent : Moderate, A out	rea Affec	eted : 100%			
Marble Panels	2%	ı		LIFE	* *			
Plaster	55%	Now	\$492,800	LIFE	* *	5	\$29,900	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Staircase B							
		ling, Exteni 1 : Through	: Moderate, Area 2 out	Affected .	: 10%			
		_	xtent : Moderate, A	rea Affe	cted: 30%			
		ı : Staircas		00				

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

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

Asset #: 2059

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings						_	*	
AcousTile,Adhered	15%		\$18,400	2040	**	5	\$14,100	
		_	nents, Extent : Mode	erate, Ar	ea Affected : 10%			
		ı : Through			CC . 1 50/			
	_	_	, Extent : Moderate	, Area Aj	ffected: 5%			
		ı : Through	out					
AcousTileSusp.Lay-In	10%			2040	* *	5	\$18,700	
Exposed Struc: Concrete				LIFE	* *	5	\$5,900	
Plaster	55%		\$635,900	LIFE	* *	5	\$64,400	
	_	_	Extent : Moderate	, Area Aj	ffected : 60%			
		ı : Through						
			xtent : Moderate, A	rea Affe	cted : 60%			
	Location	ı : Through	out					
Site Enclosure								
Fence/Gates								
Iron Picket	100%		\$1,900	2055	**			
		_	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Through	out					
Retaining Walls					* *			
Masonry: Fieldstone		Now	\$54,600	2045				
	_		Extent : Severe, Ar	ea Affect	ed: 50%			
		ı : Rear Of	-					
			Extent : Light, Area	Affected	: 50%			
		: Rear Of	-					
	Explana	tion : Retai	ining Wall Is Curre	itly Shor	ed By Large Timbe	er Membe	ers	
Site Pavements								
Public Sidewalk	1000/	0.2	¢7 000	2040	* *			
Cast in Place Concrete	100%		\$7,800 Extent : Light, Are	2040				
	-	Crumbung, 1 : Through	-	и Ајјеск	ги . 10/0			
On-Site Walkways	Locuitor	. Imough						
Cast in Place Concrete	100%			2040	* *			
Cast III I face Collected	10070			2070				

Electrical	Current Rep	oair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2035	\$97,500	5	\$500	
	Other Observation, Exte	ent : N/A, Area Af	fected :	100%			
	Location : Electrical F	Room					
	Explanation : No Avail	lable Nameplate	Rating (Capacity			
Transformers							
Dry Type	100%		2040	* *	5	\$500	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2035	\$329,900	5	\$3,300	

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

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

Asset #: 2059

Electrical		Current Repair Future Replacement Maintenance						
System	% of		Estimated Cost	Year	Estimated Cost		Estimated Cost	Priorita
Component	Total	(Years)	Estimated Cost	FY	Estilliated Cost	(Yrs)	Estimated Cost	Friority
Туре	Total	(Tears)		• •		(113)		
Under 600 Volts								
Raceway								
Conduit	90%			2035	\$162,400	1		
Conduit	10%			2045	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	\$13,200	5	\$100	
Molded Case Bkrs	80%			2034	\$210,600	5	\$2,600	
Molded Case Bkrs	10%			2043	* *	5	\$300	
Molded Case Bkrs	5%			2051	* *	5	\$200	
Wiring								
Braided Cloth	40%			2034	\$158,100	1		
			Extent : N/A, Area A	ffected :	100%			
		_	out The Building					
		tion : Insul	ation Aged					
Thermoplastic	60%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	\$47,500	5	\$800	
Ground								
Grounding Devices								
Generic		Now	\$10,500	LIFE	* *	5	\$1,800	
			evere, Area Affected	l: 100%				
	Location	: Basemen	ıt Water Main					
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	\$11,000	1	\$38,500	
Generators								
Diesel	100%			2031	\$81,800	1	\$48,500	
			Extent : N/A, Area A	ffected :	100%			
		: Backyare						
	Explanai	tion : Emer	gency Generator R	ated At 8	32.5 Kilowatts			
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$4,600	
Fuel Storage								
Main Tank	100%			2038	* *	5		
			Extent : N/A, Area A	ffected :	100%			
		: Backyare						
	Explana	tion : 250 C	Gallon Rated Capa	city				
Lighting								
Interior Lighting	1000/			20.42	ماء ماء			
LED	100%			2043	* *			
Egress Lighting				200-	# 10 < <0 =	10	4.5.1 00	
Emergency, Battery	50%			2035	\$106,600	10	\$15,100	
Exit, Battery	50%			2035	\$90,000	10	\$4,200	
Exterior Lighting				20:-				
LED	10%			2043	* *			
No Component	90%							

Alarm

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

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

Asset #: 2059

Electrical	Current Repair	Future	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Security System								
Generic	100%	2035	\$238,400	1	\$46,700			
	Other Observation, Extent: N/A, Are	ea Affected : .	100%					
	Location: Lobby And Second Floo	or						
	Explanation : CCTV Surveillance	Explanation: CCTV Surveillance System						
Fire/Smoke Detection		·						
Generic, Analog	100%	2035	\$327,600	1-3	\$77,100			
,	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout The Buildin	ıg						
	Explanation : Strobe Lights, Manu	_	ns, Alarm Bells, S	moke De	tectors, Horns			

Mechanical	Current Repair		Futu	Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2055	* *	1			
Conversion Equipment								
Steam Boiler	100% No		2040	* *	1	\$111,600		
		Moderate, Area Affect						
		ement Boiler Room. Bo						
		xtent : Severe, Area Aff						
		ement Boiler Room. Le	_		ler No.3			
		Extent : Moderate, Area						
		ement Boiler Room. Bo		_				
		on, Extent : Light, Area	a Affected	: 100%				
	Location : Bas							
	Explanation:	Three Dual Fuel Steam	Boilers					
Distribution	1000/		2025	#1.016.000				
Steam Piping/Pump	100%		2035	\$1,016,900				
Terminal Devices	1000/		2022	Ø1 030 500	1	Φ40.400		
Convector/Radiator	100%		2033	\$1,038,500	1	\$40,400		
Controls	1000/		2022	Φ2 454 200				
Pneumatic	100%		2033	\$2,454,300				
Air Conditioning								
Energy Source	100%		2043	* *	1			
Electricity	100%		2043		1			
Conversion Equipment	200/		2026	¢200.200	2	¢1.500		
Heat Pump Air Sourced	20%	on Extent : Light Avec	2036	\$380,200	2	\$1,500		
	Other Observation, Extent : Light, Area Affected : 100% Location : Sixth Floor Fan Room							
	Explanation: 2 Water Sourced Heat Pumps							
C. 1'4 II. '4		2 maier sourcea fieat I		* *				
Split Unit	10%	016000	2040		1			
Window/Wall Unit	70% 0-2	* -)	2030	\$336,800	1			
	Malfunctioning, Extent : Severe, Area Affected : 35% Location : Throughout							
	Location : Thre	ougnoui						

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

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

Asset #: 2059

lechanical	Current Repair			Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
r Conditioning									
Heat Rejection									
Dry Cooler	20%			2035	\$116,600	2	\$17,400		
No Component	80%								
entilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$14,000		
No Component	80%								
Exhaust Fans									
Roof	90%			2030	\$221,800	2	\$3,500		
Wall Unit	10%		\$2,200	2035	\$5,500	2	\$300		
			Extent : Severe, Are	a Affecte	d : 20%				
		ı : Boiler R -							
	Explana	tion : Fans	Are Inadequate, M	alfunctio	n Often And Provi	de Entry	For Rodents		
umbing									
H/C Water Piping	1000/	0.0	#22.400	20.40	* *				
Galvanized Steel	100%		\$32,400	2040		1			
	Corroded, Extent : Moderate, Area Affected : 50% Location : Supply Pipe Connects To Water Main In Basement								
-	Location	i : Supply F	rpe Connects 10 W	ater Mai	n In Basement				
Water Heater With Tanks	1000/			2020	017.200	•			
Gas Fired	100%			2030	\$17,300	2			
Sanitary Piping	1000/	0.0	#00.000		de de				
Cast Iron	100%		\$80,000	LIFE	**	1			
	_		Extent : Severe, Are	a Affecte	d: 20%				
	Location	: Basemer	11						
Storm Drain Piping	1000/			LIDE	* *	1			
Cast Iron	100%			LIFE	* * *	1			
Sump Pump(s)	5 00/	0.0	#12.5 00	2045	de de		#1.200		
Non-Submersible	50%		\$12,700	2045	**	4	\$1,300		
	Malfunctioning, Extent: Severe, Area Affected: 20%								
	Location : Boiler Pit Obsolete Equipment, Extent : Severe, Area Affected : 20%								
				ea Affeci	ed: 20%				
	Location : Boiler Pit On Extended Life, Extent : Severe, Area Affected : 20%								
				Affected	: 20%				
		ı : Boiler P	II						
Non-Submersible	50%			2035	\$12,700	4	\$2,000		
Sewage Ejector(s)									
Electric	100%			2030	\$66,500	4	\$5,000		
Backflow Preventer									
No Component	80%								
Generic	20%			2040	* *	1	\$1,500		
	Other Observation, Extent: Light, Area Affected: 10%								
		ı : Basemer							
	Explana	tion : Dedi	cated To The Boiler	·Plant					
Fixtures									
Generic	100%								

Vertical Transport

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

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

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

Mechanical	Current Repair	Future Repl	acement	M					
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
/ertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Li	ght, Area Affected : 100%	6						
	Location: 4 Units From 1st	To 7th Floor, 1 Unit From	n Basement T	To 7th F	loor				
	Explanation: 5 Units								
ire Suppression									
Standpipe									
Generic	100%	2055	* *	1-5	\$63,100				
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%								
	Location: Westside Of Building Facade								
	No Backflow Preventer, Extent: Light, Area Affected: 100%								
	Location: Basement								
Sprinkler									
No Component	80%								
Generic	20%	2055	* *	1-2	\$7,000				
Fire Pump									
Generic	100%	2044	* *	1	\$23,400				

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

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

Page: 74

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR

Address : 330 JAY STREET @ JOHNSON ST.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DGS0057.000 / 13879 Yr Built/Renovated : 2006 /

Area Sq Ft : 968,139 Project Type : REAL PROPERTY

Date of Survey : 16-May-2025 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,14,21,22,23,25,31,Mez,Ph

Block : 140 Lot : 7502 BIN : 3347736

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,149,200	\$4,116,200
Interior Architecture	\$4,427,700	\$2,908,900
Electrical	\$107,900	\$491,100
Mechanical	\$30,453,900	\$35,188,400
Total	\$36,138,700	\$42,704,700
Importance Code A	\$1,253,600	\$4,116,200
Importance Code B	\$32,019,700	\$36,961,000
Importance Code C	\$2,865,400	\$1,627,400
Total	\$36,138,700	\$42,704,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,100		\$57,600	_
Interior Architecture	\$215,300		\$144,900	\$72,500
Electrical	\$241,000	\$157,700	\$187,900	\$157,700
Mechanical	\$371,400	\$578,400	\$364,500	\$507,000
Site Pavements	\$39,800			
Elevators/Escalators	\$293,300	\$293,300	\$293,300	\$293,300
Total	\$1,178,800	\$1,029,300	\$1,048,200	\$1,030,400
Importance Code A	\$42,000	\$47,900	\$105,500	\$47,900
Importance Code B	\$994,000	\$981,500	\$942,700	\$982,500
Importance Code C	\$142,800			
Total	\$1,178,800	\$1,029,300	\$1,048,200	\$1,030,400



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

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

Asset #: 13879

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
Exterior Exterior Walls								
Masonry: Brick	43%			LIFE	* *	5	\$689,900	
Metal/Glass Curt Wall	50%			LIFE	* *	5	\$1,504,200	
Metal Coiling Doors	2%			2049	* *	5	\$50,100	
Granite Panels	3%			LIFE	* *	5	\$36,100	
Pre-Cast Concrete	2%			LIFE	* *	5	\$104,300	
Windows							, , ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,,	
Aluminum	97%			2052	* *	5		
Metal Louvers	3%			2045	* *	10		
Parapets								
Metal/Glass Curt Wall	50%			2056	* *	5	\$14,400	
Metal Panel	20%			2056	* *	5	\$5,800	
Metal Rail	30%			2049	* *	5-10	\$40,300	
Roof								
IRMA/Protected	100%			2036	\$2,848,400	10	\$118,600	
Membrane								
			Extent : Moderate,		ected: 25%			
	Location	1: 7th And	33th Floor Setback	S				
Soffits	200/			2045	* *	1.0	Ф1 2 700	
Aluminum Sunshades	20%			2045		10	\$13,500	
		servation, E 1 : At Entra	Extent : N/A, Area A	јјестеа :	100%			
			nces Is Actually Metal A	nd Class	Auminas			
Metal Panel	20%		is Actually Metal A	2056	**	5-10	\$14,900	
Stucco Cement	60%			2036	* *	5-10 5	\$14,900	
Interior	0070			2049			\$10,200	
Floors								
Carpet	10%			2032	\$2,600,400	3	\$289,800	
Cast in Place Concrete	10%			LIFE	**	5	\$634,000	
Mosaic Tile	3%			2049	* *	5	\$108,700	
Terrazzo	10%			LIFE	* *	5	\$226,400	
Vinyl Tile	65%			2041	* *	3	\$353,200	
Wood	2%			2064	* *	5	\$54,300	
Interior Walls								
Concrete Masonry Unit	100/	Now	\$457,900	LIFE	* *	5	\$96,000	
•	1070							
			tent : Moderate, Ar	ea Affect	ed : 5%			
	Diagonal	Cracks, Ex						
	Diagonal Location	Cracks, Ex 1 : Bulkhead	tent : Moderate, Ar	2 And 33				
	Diagonal Location Horizonta	Cracks, Ex n : Bulkhead al Cracks, E	tent : Moderate, Ar d Stair A - Floors 3	2 And 33 Irea Affe	cted : 5%			
Glass: Single Pane	Diagonal Location Horizonta	Cracks, Ex 1 : Bulkhead 1 Cracks, E 1 : Bulkhead	tent : Moderate, Ar d Stair A - Floors 3 xtent : Moderate, A	2 And 33 Irea Affe	cted : 5%	5	\$72,000	
Glass: Single Pane Gypsum Board	Diagonal Location Horizonta Location	Cracks, Ex 1: Bulkhead 1l Cracks, E 1: Bulkhead	tent : Moderate, Ar d Stair A - Floors 3 xtent : Moderate, A	2 And 33 Irea Affed 2 And 33	cted : 5%	5 5-10	\$72,000 \$2,978,800	
	Diagonal Location Horizonta Location 2%	Cracks, Ex 1: Bulkhead 1l Cracks, E 1: Bulkhead	tent : Moderate, Ar d Stair A - Floors 3 xtent : Moderate, A	2 And 33 Irea Affeo 2 And 33 LIFE	**		·	
Gypsum Board	Diagonal Location Horizonta Location 2% 73%	Cracks, Ex n: Bulkhead d Cracks, E n: Bulkhead	tent : Moderate, Ar d Stair A - Floors 3 xtent : Moderate, A	2 And 33 Area Affect 2 And 33 LIFE LIFE	eted : 5% ** **	5-10	\$2,978,800	
Gypsum Board Mosaic Tile	Diagonal Location Horizonta Location 2% 73% 2%	Cracks, Ex 1 : Bulkhead 1l Cracks, E 1 : Bulkhead	tent : Moderate, Ar d Stair A - Floors 3 xtent : Moderate, A	2 And 33 Irea Affec 2 And 33 LIFE LIFE LIFE	** ** **	5-10 10	\$2,978,800 \$30,000	

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

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

Asset #: 13879

Architecture	Cu	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	85%		2049	* *	5	\$1,231,700	
Exposed Struc: Steel	5%		LIFE	* *	10	\$144,900	
Gypsum Board	10%		LIFE	* *	5-10	\$498,100	
Site Enclosure							
Fence/Gates							
Metal Panel	100%		LIFE	* *	10		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location: Ro	oof					
	Explanation .	: Location Noted					
Retaining Walls							
Cast in Place Concrete	100%		2071	* *			
		tion, Extent : Light, Are	a Affected	1: 100%			
		outh Side Of Building					
	Explanation .	: This Is A Concrete Wal	l With A S	tone Face Finish			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete		-2 \$39,800	2049	* *			
	-	nbling, Extent : Light, A	rea Affecte	ed : 10%			
	Location : Pe	erimeter Sidewalk					
On-Site Walkways							
Cast in Place Concrete	30%		2049	* *			
Pavers/Stone	70%		2045	* *			
		tion, Extent : N/A, Area	Affected :	100%			
	Location: At	Entry Areas					
	Explanation .	: This Is Actually Granii	e Pavers				
Parking/Driveway							
Cast in Place Concrete	100%		2041	* *			

Electrical	Current Repair	Future Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2056 **	5	\$5,000			
	Other Observation, Extent: N/A, Area A	ffected : 100%					
	Location : Electrical Room						
	Explanation: Five 4,000 Ampere Siem	ens Low Voltage Power C	ircuit Bre	akers			
Transformers							
Dry Type	100%	2049 **	5	\$3,600			
	Other Observation, Extent : N/A, Area A	Other Observation, Extent: N/A, Area Affected: 100%					
	Location : Electrical Room On Variou	Location : Electrical Room On Various Floors					
	Explanation: Various Capacities Tran	sformer					

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

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

Asset #: 13879

Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•							<u> </u>
Switchgear / Switchboard								
Air Circuit Breaker	50%			2056	* *	5	\$2,500	
Fused Disc Sw	10%			2056	* *	5	\$400	
Molded Case Bkrs	40%			2056	* *	5	\$10,200	
Raceway								
Conduit	98%			2056	* *	1		
Conduit	2%		\$23,200	2066	* *	1		
	Other Obs	servation, E	Extent : Moderate, A	1rea Affe	cted : 100%			
			Room Ll-1.114 Med					
			r Leakage Observed Electrical Cables	l, Water	Infiltration Patterr	ı And Po	tential For	
Panelboards								
Fused Disc Sw	5%			2052	* *	5	\$1,100	
Molded Case Bkrs	95%			2052	* *	5	\$24,200	
Wiring								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	15%			2049	* *	5	\$1,000	
Motor Control Center	70%			2049	* *	5	\$18,500	
Variable Frequency Drive	5%	Now	\$33,200	2049	* *			
		-	ent : Moderate, Are ical Room - 14th Fl		ed : 100%			
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$28,500	
			ight, Area Affected				4-0,-00	
	Location	i : Fp And I	D Water Services - 1	Basemen	nt .			
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	\$297,900	
Generators								
Diesel	100%			2045	* *	1	\$374,900	
			Extent : N/A, Area A		100%		, , ,	
	Location	ı : Penthou	se					
	Explana	tion : Two	1,100 Kilowatt Gen	erators				
Batteries	1							
Nickel Cadmium	100%			2031	\$2,500	5	\$215,800	

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

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

Asset #: 13879

Current Repair	Future Rep	olacement	M	aintenance		
% of Fail Date Estimated Total (Years)	l Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
- 00/		at at	_			
			5			
	, Area Affectea : 100%	0				
	ad Canacity					
		* *				
			3			
		0				
2	ons reaces cupacity					
20%	2041	* *	10	\$177,600		
T-8 Lamps And Fixtures, Extent .	Light, Area Affected	: 100%				
Location : Throughout The Bui	lding					
10%	2041	* *	10	\$88,800		
Compact Fluorescent Light, Exte	ent : Light, Area Affect	ted : 100%				
Location : Lobby And Corridor	rs					
70%	2044	* *				
50%	2041	* *	10	\$116,800		
50%	2041	* *	10	\$32,700		
	2041	* *				
7/0%						
1000/	2064	* *	5	\$1.200		
			3	\$1,200		
	, mea myeetea . 100%	o .				
	Rods					
100%	2041	* *	1	\$361,600		
Other Observation, Extent: N/A,	Area Affected : 100%	ó				
Location : Public Spaces And Outside						
Explanation : Intrusion Alarm	System And Surveillar	ice Camera S	System			
1000/						
			1-3	\$596,600		
	**	ó				
		I D 11 - 7	C	ala Data t		
Explanation : Strobe Lights, Mo Fire Alarm Panel	anuai Puii Stations, A	iarm Bells, E	iorns, Sm	юке Detectors,		
	50% Other Observation, Extent: N/A, Location: Penthouse Explanation: 150 Gallons Rate 50% Other Observation, Extent: N/A, Location: Basement Lower Le Explanation: Two 10,000 Gall 20% T-8 Lamps And Fixtures, Extent Location: Throughout The Buil 10% Compact Fluorescent Light, Exte Location: Lobby And Corridor 70% 50% 50% 50% 100% Other Observation, Extent: N/A, Location: Roof Explanation: Steel Lightning B 100% Other Observation, Extent: N/A, Location: Public Spaces And G Explanation: Intrusion Alarm 100% Other Observation, Extent: N/A, Location: Throughout The Buil Explanation: Strobe Lights, M.A, Location: Throughout The Buil Explanation: Strobe Lights, M.A, Location: Strobe Lights, M.A.	Sof Fail Date Estimated Cost Total (Years) Sof FY Sof Sof Cocation : Penthouse Explanation : 150 Gallons Rated Capacity Sof Sof	Sof Fail Date Estimated Cost FY Estimated Cost Total (Years)	Sof Fail Date Estimated Cost FY Estimated Cost Cycle Total (Years) FY Estimated Cost Cycle Total (Years) FY Soft Cycle (Yrs)	No f Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	

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

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

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

Asset #: 13879

/lechanical	Current Repair Future Replacement			e Replacement	Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source Interruptible Gas/Dual Fuel	100%		2056	* *	1		
	Other Observation, Ex Location: Basement Explanation: Two 15	Vault		100%			
Conversion Equipment Hot Water Boiler	50% Now Leak Evident, Extent: Location: 31st Floor		2049 ted : 5%	* *	1	\$215,400	
	Other Observation, Ex Location: 31st Floor Explanation: 3 Units	tent : N/A, Area A r Boiler Room	ffected :	100%			
Hot Water Boiler	50%		2049	* *	1	\$239,300	
Distribution Hot Wtr Piping/Pump	100% Broken, Extent : Light, Location : 31st Floor	**	2044 %	* *	4	\$71,600	
Terminal Devices							
Air Handler	10%		2036	\$1,848,600	1	\$59,900	
Convector/Radiator	85%		2041	**	1	\$265,800	
Unit Heater - Hot Water	5%		2036	\$291,200			
Controls Digital	100%		2029	\$28,212,600			
ir Conditioning				+,,			
Energy Source Electricity	100%		2052	* *	1		
Conversion Equipment	10070		2032		1		
Centrifugal, Elec Chiller	90%		2045	* *	1	\$942,900	
Q ,	R-134a Refrigerant, Ex Location : 31st Floor	-		' : 100%			
Interior Pkg Unit - Cooling	10%		2030	\$1,553,600	2	\$5,900	
Cooling	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Telecom Rooms, Elevator Machine Rooms						
Distribution CW & CHW Wtr Pipe/Pump	100% Now	\$31,800	2046	* *	4	\$47,700	
	Broken, Extent : Light, Location : Pump Roc		%				
	Insul. Deteriorating, E Location: Mechanica	xtent : Light, Area	a Affected	d : 5%			
	Leak Evident, Extent: Location: Mechanica	Light, Area Affec					

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

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

Asset #: 13879

lechanical	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning						
Terminal Devices						
Air Handler/Cool/Ht	10%	2036	\$1,906,100	1	\$59,900	
Air Handler/Cool/Ht	60%	2036	\$11,436,300	1	\$359,200	
	Other Observation, Extent: N/A, Ar	rea Affected : 1	00%			
	Location: Mechanical Rooms					
	Explanation: Cooling Only					
Fan Coil - 2 Pipe	30%	2036	\$8,990,200	1	\$93,800	
	Other Observation, Extent: N/A, Ar	rea Affected : 1	00%			
	Location : Above Ceiling					
	Explanation : Electric Heating Co	oils				
Heat Rejection						
Water Cooling Tower	100%	2034	\$4,961,800	2	\$974,300	
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$854,700	
Exhaust Fans						
Interior	90%	2036	\$3,921,000	2	\$26,700	
Roof	10%	2036	\$190,600	2	\$3,000	
umbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater With Tanks						
Electric	100%	2029	\$96,000	4		
	Other Observation, Extent: N/A, Ar	rea Affected : 1	00%			
	Location: Mechanical Room Ll1.	114				
	Explanation: One Unit, 15kwt 20	0 Gallons				
Sanitary Piping						
Cast Iron	100% Now \$247,50	00 LIFE	* *	1		
	Blockage /Clogged, Extent: Light, A	Area Affected :	5%			
	Location: Sub-basement					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	\$196,700	4	\$30,700	
Sewage Ejector(s)						
Electric	100%	2036	\$514,300	4	\$57,800	
Backflow Preventer						
Generic	100%	2036	\$438,700	1	\$59,300	
Fixtures			-		-	
Generic	100%					
Tankless Water Heater(POU						
Gas Fired	100%	2031	\$32,900	2	\$1,300	
	Other Observation, Extent: N/A, Ar			_	Ψ 1,0 0 0	
	Location : 31st Floor Boiler Roon	**				
	Explanation: One Unit, 3500mbh					

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

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

Mechanical	Current Repa	ir Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Hot Water Storage Tank								
Generic	100%	2036	. ,	1	\$2,600			
	Other Observation, Extend		: 100%					
	Location : 31st Floor Bo							
	Explanation: One Unit,	200 Gallons						
Booster Pump w/Tank	1000/	4=00			0.1.1.0.0.0			
Generic	100% 0-2	\$700 2036	\$36,700	1	\$14,900			
	Corroded, Extent : Light,							
	Location : Pump Room I	L12.10						
Vertical Transport								
Elevators								
Geared Traction	90%	LIFE						
	Other Observation, Extend Location: 6 Units From 25th-31st Floor, 4 Units Explanation: 16 Units	Sub-basement To 25t		om Sub-bo	asement To 1m,			
Hydraulic	10%	LIFE	**					
	Other Observation, Extend Location: Detention Fa Explanation: 2 Units	***	: 100%					
Escalators								
Over 20' Rise	100%	LIFE	**					
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st To 2nd Floor							
	Explanation: 4 Units							
Fire Suppression								
Standpipe								
Generic	100%	2046	**	1-5	\$488,100			
Sprinkler								
Generic	100%	2046	**	1-2	\$271,200			
Fire Pump								
Generic	100%	2045	* *	1	\$180,800			

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

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

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

Page: 82

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BRONX COUNTY HOUSING COURT

Address : 1118 GRAND CONCOURSE BTWN: E.166 ST. - MC CLELLAN ST.

Borough : BRONX Agency's Number : 312-210

Program / Asset # : DGS0041.000 / 4374 Yr Built/Renovated : 1997 / 2022

Area Sq Ft : 100,000 Project Type : REAL PROPERTY

Date of Survey : 04-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,5,6,10

Block : 2462 Lot : 39 BIN : 2101266

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,289,400	\$83,900
Interior Architecture	\$336,900	\$2,002,700
Electrical	\$2,181,600	\$282,100
Mechanical	\$5,495,400	\$5,812,500
Total	\$9,303,200	\$8,181,200
Importance Code A	\$1,289,400	\$83,900
Importance Code B	\$7,928,900	\$8,038,700
Importance Code C	\$85,000	\$58,600
Total	\$9,303,200	\$8,181,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$59,000		\$200	
Interior Architecture	\$348,200	\$7,400		\$15,900
Electrical	\$32,600	\$16,300	\$112,500	\$16,300
Mechanical	\$47,100	\$33,900	\$69,300	\$37,100
Site Enclosure	\$1,000			
Elevators/Escalators	\$71,000	\$71,000	\$71,000	\$71,000
Total	\$558,900	\$128,700	\$253,000	\$140,300
Importance Code A	\$63,900	\$4,900	\$5,400	\$4,900
Importance Code B	\$437,800	\$120,100	\$247,600	\$135,400
Importance Code C	\$57,100	\$3,700		
Total	\$558,900	\$128,700	\$253,000	\$140,300



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

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

Asset #: 4374

chitecture	Curren	t Repair	Future R	eplacement	M	aintenance	
tem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Glass Block	7% Now	\$178,100	LIFE	* *	5	\$5,400	
		Erode, Extent : Mode	erate, Area A	ffected: 30%			
	Location: Through		a Affactad . 2	00/			
		Extent : Severe, Ared ast Facade, Street L		070			
Masanny Driet Cavity	68% 0-2	\$370,600		* *		\$92,000	
Masonry: Brick Cavity		\$370,600 ilure, Extent : Mode	LIFE trate Area At		5	\$83,900	
	-	ad And Throughout	raie, 211eu 21 <u>)</u>	Jecieu . 2070			
		Erode, Extent : Mode	erate, Area A	ffected : 20%			
		And South Facades,					
	Rusting Masonry St	upt, Extent : Modera	ite, Area Affe	cted : 15%			
	Location : At Lou	vers					
	-	g, Extent : Moderate		ted : 15%			
		Window Sills And Ve	ents				
Masonry: Sandstone	5% 0-2	\$14,500	LIFE	* *	5	\$4,600	
		: Moderate, Area A	ffected : 15%	ó			
	Location : Bulkhe						
Metal/Glass Curt Wall	20% 0-2	\$421,800	LIFE	* *	5	\$46,300	
	Air Infiltration, Ext Location : Throug	ent : Light, Area Affo	ected: 60%				
	-	moui Extent : Moderate, Ai	raa Affactad :	20%			
	-	Facade At Main Stai		2070			
		ted, Extent : Modero		cted : 25%			
	Location : Throug		. 55				
	Water Penetration,	Extent : Light, Area	Affected: 20	%			
	Location : 5th Flo	oor At Main Stair In	North Facad	e			
Windows							
Aluminum	90% Now	\$241,100	2042	* *	5	\$12,500	
	0	ted, Extent : Modera	ate, Area Affe	cted: 25%			
	Location: Upper	r toors Extent : Moderate, A	Area Affected	. 15%			
		Exiem : Moderdie, A s Rooms On Upper I			Facades.	10th Floor	
	Elevator Lobby	, nooms on opper i	100/5/11/1/0/	in iina soum i	acaacs,	1000	
Metal Louvers	10% 4+	\$3,100	2043	* *			
	-	Extent : Light, Area	Affected: 30)%			
	Location : Throug	hout					
Parapets							
Masonry: Brick Cavity	15%		LIFE	**	5	\$500	
Masonry: Sandstone	5%	#0.200	LIFE	* *	5	\$200	
Metal Rail	75% 4+	\$9,300 Extent : Moderate, A	2047 Area Affected		5	\$19,400	
	Location: Throug		лгеи Ајјес <i>і</i> еа	. 30/0			
	-	noui z, Extent : Moderate,	Area Affecta	ed : 5%			
		vest Corner On The					

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	9%	Now	\$32,000	2039	* *			
	Water Penetration, Extent: Moderate, Area Affected: 25%							
	Location	: 10th Flo	or Cooling Tower I	nto Stair	way B			
Modified Bitumen	90%			2044	* *	10	\$26,700	
	Recent Installation, Extent: N/A, Area Affected: 100%							
	Location	: 6th And	10th Floor Roofs					
Skylight, Plastic	1%			2039	* *	1		
Soffits								
Glass: Special Gauge	100%	0-2	\$77,700	LIFE	* *	1		
			xtent : Light, Area	Affected	: 100%			
		: At Main						
	Explanat	ion : Corre	oded Steel And Gla	ss Canop	<i>y</i>			
Interior								
Floors	100/	3.7	#2 < 0 < 0.0	2026	#2 (0 (00	2	#22.5 00	
Carpet		Now	\$268,600	2036	\$268,600	3	\$22,500	
			Extent : Light, Are	га Ајјест	ea : 30%			
		: Through	oui Severe, Area Affec	tad . 100	0/			
		e, Extent . : Through		iea . 100	/0			
Cost in Plant Commute	10%	. Through	<i>-</i>	LIEE	* *		\$22.700	
Cast in Place Concrete Ceramic Tile	10% 5%			LIFE 2043	* *	5 5	\$32,700	
Gramic Tile Granite Panels	10%			LIFE	* *	5 5	\$7,500 \$11,200	
Terrazzo	20%			LIFE	* *	5	\$11,200	
Vinyl Tile		Now	\$188,800	2034	\$1,887,900	3	\$25,300	
villy1 THE						3	Φ25,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Basement Area And Throughout							
			tent : Moderate, A		ted : 10%			
		: Basemen						

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

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

Asset #: 4374

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%)		2043	* *	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,900	
Glass: Single Pane	5%			LIFE	* *	5	\$5,500	
Gypsum Board	50%		\$20,800	LIFE	* *	5	\$44,000	
			xtent : Severe, Area					
			Bulkhead, Various I			th Floor	Elevator Lobby	
Masonry: Brick	15%		\$85,000	LIFE	* *			
			, Extent : Moderate	, Area Aj	ffected : 20%			
	Location	n : Main Sto	air					
Granite Panels	5%	4+	\$27,000	LIFE	* *			
			Extent : Moderate, 2	1rea Affe	cted : 25%			
		n : Entranc	•					
			ing/Coloring					
Wood		Now	\$8,400	LIFE	* *	5	\$58,600	
			xtent : Light, Area	4ffected	: 5%			
	Location	n : 5th Floo	or Courtroom					
Ceilings								
AcousTileSusp.Lay-In	50%		\$63,100	2039	* *	5	\$37,400	
			, Extent : Light, Are	ea Affecte	ed : 10%			
		n : Through		4 40	C . 1 150/			
	_		Extent : Moderate,		ected: 15%			
			ling Walls On Uppe				017.000	
AcousTileSusp.Lay-In	10%		7	2047	**	5	\$15,000	
		servation, E n : Courtro	Extent : N/A, Area A	ffected :	100%			
F 1 136 1			orated Metal Panel		* *		#1.200	
Embossed Metal	2%			LIFE	**	5	\$1,300	
Exposed Struc: Concrete			¢15 000	LIFE LIFE	* *	5	\$1,900	
Gypsum Board	30%		\$15,900 Extent : Severe, Area			5	\$56,100	
			Rooms On Upper F			Lohhy		
Site Enclosure	Localio	n. ranous	Rooms On Opper 1	10015, 1	in I tool Lievator	Loody		
Fence/Gates								
Iron Picket	30%)		2054	* *			
11 011 1 101100			Extent : N/A, Area A		100%			
			nd Rear Alley Acces					
			Bars With Steel Me					
Steel Pipe Rail	70%		\$1,000	2044	* *	5	\$3,400	
1			Extent : Light, Area		: 100%	-	4-,	
	Location	_	3 / · · ·					
Retaining Walls		<u> </u>						
Cast in Place Concrete	100%	,)		2069	* *			
Site Pavements								
Public Sidewalk								
Public Sidewalk								

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

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

Asset #: 4374

Electrical		Current Repair		Futu	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment						_		
Fused Disc Sw	100%		T	2044	**	5	\$400	
			Extent : N/A, Area A	-	100%			
			t - Electrical Servi		T D (14/2	000 4	0 2000	
			Service Disconnec Amperes And One			000 Amp	oeres, One 2,000	
Switchgear / Switchboard	-				•			
Molded Case Bkrs	100%	1		2044	* *	5	\$2,600	
Raceway								
Conduit	100%	ı		2034	\$117,600	1		
Panelboards								
Molded Case Bkrs	100%	1		2042	* *	5	\$2,600	
Wiring								
Thermoplastic	100%	l		2044	* *	1		
Motor Controllers								
Locally Mounted	1%			2032	\$3,000	5	**	
Motor Control Center	99%	l		2032	\$164,500	5	\$2,700	
Ground								
Grounding Devices	1000/			LIDE	* *	-	01.500	
Generic	100%	l		LIFE	· · · ·	5	\$1,500	
Stand-by Power Transfer Switches								
	100%			2032	\$12,000	1	\$20,900	
Automatic	100%	<u> </u>		2032	\$13,900	1	\$30,800	
Generators Diesel	100%			2030	\$110,200	1	\$38,700	
Diesei			xtent : N/A, Area A			1	\$50,700	
			enerator Room	уестей.	100/0			
		-	400 Kilowatts					
Batteries	Блрини	non . One -	TOO ISHOWAIIS					
Nickel Cadmium	100%			2027	\$2,500	5	\$22,300	
Fuel Storage	100/0	•		2021	Ψ2,500		Ψ22,300	
Day Tank	50%			2033	\$13,000	5		
Duy Turni			xtent : N/A, Area A			5		
			enerator Room	· · · ·				
		-	275 Gallons (Could	Not Ver	ify Capacity)			
Main Tank	50%		(2037	**	5		
Lighting	2070	•		2031				

Lighting

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

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

Asset #: 4374

Electrical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	59%	2029	\$910,800	10	\$54,100	
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building	t, Area Aff	ected : 100%			
Fluorescent	40%	2029	\$617,500	10	\$36,700	
	Compact Fluorescent Light, Extent : L Location : Throughout The Building	ight, Area	Affected : 100%			
HID	1%	2029	\$12,000	10		
	Other Observation, Extent : N/A, Area					
	Location: Lobby					
	Explanation: Metal Halide Lights.					
Egress Lighting						
Emergency, Service	50%	2029	\$31,300	1		
Exit, LED	50%	2062	* *	1		
Exterior Lighting						
HID	7%	2029	\$33,100	10		
Incandescent	3%	2029	\$16,300	2		
LED	20%	2039	* *			
No Component	70%					
Alarm						
Security System						
Generic	100%	2029	\$190,500	1	\$37,400	
	Other Observation, Extent: N/A, Area Affected: 100%					
	Location : Hallways And Exterior W		ding Perimeter			
	Explanation: CCTV Surveillance Co	ameras				
Fire/Smoke Detection						
Generic, Digital	100%	2029	\$261,700	1-3	\$61,600	

echanical	Current Repair	Future Repla	cement	M	aintenance	
rstem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Interruptible Gas/Dual	100%	2054	* *	1		
Fuel						
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location: Basement Vault					
	Explanation: One 6,000 Gallon	Tank				
Conversion Equipment						
Hot Water Boiler	100%	2047	* *	1	\$49,400	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location: Sixth Floor Mechanica	al Equipment Room				
	Explanation : Two Dual Fuel Ho	t Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2050	* *	4	\$4,900	

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

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

Asset #: 4374

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Terminal Devices								
Convector/Radiator	40%			2047	* *	1	\$12,900	
Fan Coil Unit/Heat	20%			2034	\$503,100	1	\$6,500	
No Component	40%			C4-1.	00/			
		servation, E 1 : Mechani	Extent : N/A, Area A	јјестеа :	0%			
			cui Rooms Iandlers Under Air	Conditio	nina			
Controls	Ехрини	11011 . 2111 11	unaters Onder Iti	Conaino	ming			
Digital	100%	0-2	\$2,914,100	2034	\$2,914,100			
8			Extent : Severe, Ar					
		i : Mechani		55				
ir Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller			37/4	2030	\$1,965,300	1	\$102,800	
			Extent : N/A, Area A					
			oor Mechanical Eq	-				
II . D . A' G . 1			ary Screw Chillers				Ф200	
Heat Pump Air Sourced		Now	\$15,200	2028	\$75,900	2	\$200	
			re, Area Affected : oof, 1 Of 4 Units	23%				
Distribution	Locuitor	i. Lower K	00), 1 0) 4 011113					
CW & CHW Wtr	10%	4+	\$800	2044	* *	4	\$500	
Pipe/Pump	1070	Τ'	\$600	2011		7	Ψ300	
Tipe/Tump	Insul. Det	eriorating,	Extent : Moderate,	Area Afi	fected : 100%			
		ı : 6th Floor		33				
CW & CHW Wtr	90%			2044	* *	4	\$6,700	
Pipe/Pump	,,,,					•	\$0,700	
Terminal Devices								
Air Handler/Cool/Ht	95%			2034	\$1,870,300	1	\$58,800	
No Component	5%							
Heat Rejection								
Water Cooling Tower	95%	0-2	\$486,900	2039	* *	2	\$76,500	
	-	-	nt : Moderate, Ared	a Affected	d: 100%			
	Location	-						
	Obsolete Location		Extent : Severe, Ar	ea Affeci	ed : 100%			
	On Extend Location	-	tent : Severe, Area	Affected	: 100%			
No Component	5%							
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	

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

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

Asset #: 4374

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	90%		2034	\$405,000	2	\$2,800	
Roof	10%		2034	\$19,700	2	\$300	
Plumbing							
H/C Water Piping	100%		2044	* *	1		
Brass/Copper Water Heater With Tanks	100%		2044		1		
Electric	100%		2034	\$120,000	4		
Electric	Other Observation, Ext	ent · N/A Area Af		·	4		
	Location: 6th Floor N		ccica.	10070			
	Explanation: Two 120						
Sanitary Piping	Supramation: 1110 12						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2034	\$20,300	4	\$2,100	
Sewage Ejector(s)							
Electric	100% Now	\$53,100	2044	* *	4	\$4,000	
	Not in Service, Extent : Moderate, Area Affecto						
	Location: Basement						
Backflow Preventer							
Generic	100%		2039	* *	1	\$6,100	
Fixtures	1000/						
Generic	100%	. 16 1	1.00	. 1 750/			
	Obsolete Fixtures, Exter		ea Affec	ted:/3%			
17 / 17P	Location : Throughou	<u> </u>					
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction	Other Observation, Ext			100%			
	Location : Cellar To 1	**		10070			
	Explanation: 6 Units						
Escalators							
Over 20' Rise	100%		LIFE	* *			
	Other Observation, Ext			100%			
	Location : Lobby To 2	and Floors					
	Explanation: 2 Units						
Fire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$52,300	
	Combination Sprinkler/	Stdpipe, Extent : I	Light, A	rea Affected : 1009	%		
	Location : Basement						
Sprinkler	1000/		• • - •			d = = = = :	
Generic	100%		2054	* *	1-2	\$28,000	
Fire Pump	1000/		2025	ala di	1	010 500	
Generic	100%		2037	* *	1	\$18,700	

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX COUNTY HOUSING COURT

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

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

Page: 91

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BRONX FAMILY/CRIMINAL COURT

Address : 215 E. 161 STREET 900 SHERIDAN AVENUE

 Borough
 : BRONX
 Agency's Number
 : 312-202

 Program / Asset #
 : DGS0017.000 / 2058
 Yr Built/Renovated
 : 1977 / 2012

Area Sq Ft : 502,000 Project Type : REAL PROPERTY

Date of Survey : 25-Apr-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,4,7,8,9,10,Ph

Block : 2454 Lot : 1 BIN : 2002704

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,921,500	\$578,000
Interior Architecture	\$5,539,300	\$1,061,000
Electrical	\$265,800	\$1,213,800
Mechanical	\$16,366,400	\$31,545,800
Total	\$26,093,100	\$34,398,600
Importance Code A	\$3,921,500	\$578,000
Importance Code B	\$21,300,500	\$33,470,900
Importance Code C	\$871,000	\$349,700
Total	\$26,093,100	\$34,398,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$37,700		\$38,200	
Interior Architecture	\$314,100		\$10,500	\$219,700
Electrical	\$103,100	\$81,800	\$92,700	\$85,600
Mechanical	\$3,310,400	\$141,100	\$291,800	\$162,900
Elevators/Escalators	\$169,900	\$169,900	\$169,900	\$169,900
Total	\$3,935,300	\$392,800	\$603,100	\$638,100
Importance Code A	\$82,500	\$44,700	\$82,900	\$44,700
Importance Code B	\$3,803,300	\$348,100	\$520,200	\$568,600
Importance Code C	\$49,500			\$24,800
Total	\$3,935,300	\$392,800	\$603,100	\$638,100



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

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

Asset #: 2058

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Cracking/ Location Exposed I	n : Cooling	\$95,600 Extent : Severe, A. Tower Area ent, Extent : Moder Tower			5	\$78,700	
Masonry: Granite	3%			LIFE	* *	5	\$23,600	
Masonry: Limestone	90% Cracking/ Location Joint Mor Location Staining/I	Now /Crumbling n:East 161 tar Miss/Ei n:Various	\$1,886,600 Extent: Severe, A. Ist Street And Sheri Tode, Extent: Sever Locations Through Extent: Severe, A out	LIFE rea Affec dan Aven e, Area A out Faca	nue Facades Affected : 10% de	5	\$354,200	
Metal Coiling Doors	2%			2049	* *	5	\$32,800	
Slate Panels	2%			LIFE	* *	5	\$15,700	
Windows							4,,,,,	
Aluminum	Location Other Obs	ation, Exter n : Through	Extent : Moderate, 2 Surfaces			5	\$33,100	
Metal Louvers	5%	ı		2039	* *	10	\$21,800	
Parapets Cast in Place Concrete	Cracking/ Location Expansion	n : Through	ure, Extent : Modei	-		5	\$145,100	
Masonry: Brick	Cracking/ Location Diagonal Location Joint Mor	n : Through Cracks, Ex n : Main Ro	tent : Moderate, Ar of ode, Extent : Light	ea Affeci	ted : 5%	5	\$2,800	
Masonry: Limestone	40% Cracking/	0-2	\$141,400 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$14,100	

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

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

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	Location .	tent : Mode : Throughoi	\$1,289,600 rate, Area Affecte at mage, Extent : Se		* * a Affected : 20%			1
	Location .	: Throughoi	ıt					
	•	ed, Extent : : Throughoi	Severe, Area Affe ut	ected : 15	5%			
	-	Growth, Ext	ent : Severe, Ared it	a Affected	d : 15%			
	Water Pene	tration, Ext	ent : Severe, Area And Lower Roof		l : 20%			
	Worn/Erode	e, Extent : S	evere, Area Affec		%			
		: Throughoi	it					
Cast in Place Concrete	20%			LIFE	* *	10	\$60,500	
Modified Bitumen	20%			2041	* *	10	\$36,300	
Soffits	700/			LIEE	* *	_		
Masonry: Limestone Stucco Cement	70% 30%			LIFE 2041	* *	5		
	30%			2041		5		
Interior Floors								
Carpet	33%	0-2	\$249,600	2032	\$4,992,600	3	\$417,300	
Carpet			nage, Extent : Lig		. , ,	3	ψ417,500	
		: Throughoi		,,	33			
Cast in Place Concrete	15%			LIFE	* *	5	\$553,200	
Ceramic Tile	7%			2045	* *	5	\$59,000	
Terrazzo	10%			LIFE	* *	5	\$131,700	
Vinyl Tile	25%	Now	\$1,772,300	2046	* *	3	\$79,000	
,	Cracking/C	rumbling, E	Extent : Severe, A	rea Affec	ted : 30%			
	Location .	: Corridors,	3rd, 4th, Lower	Mezzanii	ne Levels, Basemer	ıt		
	Patching E	vident, Exte	nt : Severe, Area	Affected	: 30%			
	Location .	: Throughoi	ıt					
Vinyl Tile	10%			2041	* *	3	\$31,600	

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$189,000	LIFE	* *	5	\$39,600	
	Location Vertical Ci	: 10th Flo	tent : Severe, Area or, Roof Stair D nt : Severe, Area A ir D					
Fabric on Framing	10%			2037	* *	5	\$49,500	
Gypsum Board	33%	0-2	\$92,800	LIFE	* *	5	\$196,100	
71	O	Crumbling, : Through	Extent : Moderate	, Area Aj	ffected : 10%		,	
Masonry: Brick	5%	4+	\$191,400	LIFE	* *			
,	U	Crumbling, : Through	Extent : Light, Are		ed : 10%			
Granite Panels	5%	0-2	\$182,300	LIFE	* *			
	_	Crumbling, : Through	Extent : Light, Are		ed : 10%			
Plaster	25%			LIFE	* *	5-10	\$210,500	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$24,800	
Wood	2%			LIFE	* *	5	\$158,500	

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

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

Asset #: 2058

Architecture		Current l	Repair	Future Replacement			M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						•			
Ceilings									
AcousTileConcealSpLn	Location Staining/L Location	Crumbling, 1 : Through Discoloring 1 : Through	, Extent : Moderate	, Area A	ffected : 5%	* *	5	\$210,800	
		i: 7th And							
AcousTileSusp.Lay-In	25% Broken/M Location Staining/I Location Water Pen Location Worn/Erod	Now issing Elem i: Through Discoloring i: Through ietration, E i: 7th And	\$355,600 nents, Extent: Light out, Corridors , Extent: Moderate out, Corridors, 2nd xtent: Moderate, A 8th Floor Moderate, Area Af	, Area Aj I Floor rea Affeo	ffected : 25%	* *	5	\$105,400	
Exposed Struc: Concrete	Cracking/ Location Staining/L Location Water Pen	n : 10th Flo Discoloring n : 10th Flo eetration, E	, Extent : Severe, A	rea Affec	eted : 15%	**	5	\$39,500	
Gypsum Board	5% Cracking/	0-2	\$15,000 Extent : Light, Are	LIFE	ed : 12%	* *	5	\$52,700	
Site Enclosure									
Fence/Gates Aluminum Rail	Location		Extent : N/A, Area A d Railing	2049 ffected :	100%	**	5-10		
Site Pavements									
Public Sidewalk Cast in Place Concrete	100%			2049		* *			
Parking/Driveway Cast in Place Concrete	100%			2041		* *			

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

Under 600 Volts

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

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

Asset #: 2058

Electrical	Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2056	* *	5	\$2,600		
	Other Observation, E.		ffected :	100%				
	Location : Electrica		ъ.	~				
	Explanation: Two 4	,000 Ampere Main	Disconi	nect Switch				
Transformers	1000/		2040	* *	5	¢1 000		
Dry Type	100% Other Observation, E.	utant M/A Avas A	2049		5	\$1,800		
	Location : Electrica		-					
	Explanation : Varior			.00m				
Switchgear / Switchboard	Explanation . variou	as Capacines Trans	sjormer					
Air Circuit Breaker	100%		2056	* *	5	\$2,600		
Raceway	10070		2030			Ψ2,000		
Conduit	70%		2056	* *	1			
Conduit	30%		2036	\$208,500	1			
Panelboards	5070		2030	Ψ200,500				
Fused Disc Sw	10%		2044	* *	5	\$1,200		
Molded Case Bkrs	70%		2052	* *	5	\$9,300		
Molded Case Bkrs	20%		2035	\$145,800	5	\$2,600		
Wiring				· · · · · · · · · · · · · · · · · · ·		. , ,		
Thermoplastic	60%		2036	\$620,800	1			
Thermoplastic	40%		2046	* *	1			
Motor Controllers								
Locally Mounted	5%		2034	\$36,100	5	\$200		
Motor Control Center	60%		2041	* *	5	\$8,200		
Motor Control Center	20% Now	\$265,800	2056	* *	5	\$1,400		
	Suspect Water Damag	ge, Extent : Severe,	Area Afj	fected : 100%				
	Location : Chiller R	oom Mechanical R	200m - 1	0th Floor				
Variable Frequency	15%		2041	* *				
Drive								
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$14,800		
	Corroded, Extent : Lig		100%					
	Location : Water Mo	ain Basement						
Stand-by Power								
Transfer Switches	1000/		• • • •		_	.		
Automatic	100%		2049	* *	1	\$154,500		
Generators	1000/		20.15	عاب عاب		ф10.4.40°		
Diesel	100%	37/4	2045	**	1	\$194,400		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Roof	512 W:1						
D. 44'	Explanation : One 1	,312 Kilowatts						
Batteries	1000/		2020	¢2.500	5	¢10.600		
Lead/Acid	100%		2030	\$2,500	5	\$18,600		

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

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

Asset #: 2058

Electrical	С	urrent Re	pair	Futur	e Replacement	M			
System Component Type		il Date I Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power									
Fuel Storage									
Day Tank	100%			2052	* *	5			
			ent : N/A, Area A						
	With Boiler	Reported	Under Mechanic		1е 10,000 Gallon Т	Tank In Bo	asement Shared		
* 1.1 <u>2</u> *	Explanation	1 : One 27	3 Gallons						
Lighting Interior Lighting									
Fluorescent	20%			2041	* *	10	\$92,100		
Tuorescent		Ind Fixtur	es, Extent : Light		fected · 100%	10	\$92,100		
	•		10th Floor And I						
Fluorescent	20%		101111100111111111	2041	**	10	\$92,100		
riuorescent		orasaant I	ight, Extent : Lig			10	\$92,100		
			agni, Extent . Lig it The Building	nı, Area	Affected . 10070				
LED		moughou	ii The Building	2044	* *				
LED	60%			2044					
Egress Lighting	5 0/			2041	* *	1			
Emergency, Service	5%			2041	* *	l 10	Ø54.500		
Emergency, Battery	45%			2041	* *	10	\$54,500		
Exit, Battery	50%			2041		10	\$16,900		
Exterior Lighting	200/			2041	* *				
LED	30%			2041					
No Component	70%								
Alarm									
Security System Generic	100%			2041	* *	1	\$187,500		
Generic		ation Ext	ent : N/A, Area A			1	\$187,300		
			•		100% allways And Exit D	loors			
				_	rusion Alarm And		Tensor		
Fire/Smoke Detection	Блрининог	ı. CC1 / L	sai veitiance Cam	crus, IIII	rusion murm Alla	1,1011011 13	cisoi		
Generic, Digital	100%			2044	* *	1-3	\$309,400		
Gonorio, Digitai	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Throughout The Building, Fire Alarm Panel In Main Lobby								
		Explanation: Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel							
			,,,		. , 2011 2011				

Mechanical	Current Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Interruptible Gas/Dual	100%	2046	* *	1				
Fuel								
	Other Observation, Extent: N/A, Area	Affected: 1	100%					
	Location : Basement Oil Tank Room							
	Explanation: Two 10,000 Gallon Tax	ıks Shared	With Emergency F	Power Ge	enerator			

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

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

Mechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2039	* *			
Steam Boiler	90%			2041	* *	1	\$447,400	
	Location		Extent : N/A, Area A or Boiler Room Units	ffected :	90%			
Distribution								
Hot Wtr Piping/Pump	60%			2035	\$668,300	4	\$22,300	
	Location	ı : Through						
			Water Used For Pre			Coils		
Steam Piping/Pump	Location	servation, E 1 : Mechani	Extent : N/A, Area A ical Rooms ides Steam To Centi					
Terminal Devices								
Convector/Radiator Unit Heater - Hot Water No Component	30% 5% 65%			2034 2031	\$1,249,500 \$151,000	1	\$48,600	
	Location	ı : Through	Extent : N/A, Area A out rted Under Air Con	-				
Controls		1		•	5			
Digital	Malfuncti	Now oning, Exte 1 : Through	\$2,925,800 nt : Severe, Area A <u>j</u> out	2029 fected :	\$14,628,800 100%			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

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

Asset #: 2058

		Asset # . 2000								
echanical		Current F	Repair	Futur	e Replacement	Ma	aintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Conditioning								I.		
Conversion Equipment										
Centrifugal, Elec Chiller	Damaged, Location R-134a Re	: 10th Flo frigerant, 1	\$1,142,400 evere, Area Affected or Chiller Room Extent: Light, Area		* * ! : 100%	1	\$268,900			
			or Chiller Room							
Int Pkg Unit - Heating/Cooling		Now	\$83,000	2030	\$414,900	2	\$1,200			
	Location	: Exterior	erate, Area Affecte Mechanical Room							
		_	tent : Light, Area A Mechanical Room		100%					
Reciprocating Compr/Chiller	15%			2041	* *	1	\$34,900			
	R-134a Re Location		Extent : Light, Ared	ı Affected	l : 100%					
Exterior Pkg Unit - Cooling	5%	Now	\$55,800	2031	\$279,200	2	\$1,200			
-	Broken, Ex Location		re, Area Affected :	50%						
		gerant, Ex	tent : Light, Area A	ffected :	100%					
Split Unit	11%			2044	* *					
1	R-410a Re Location	: Annex O	-	ı Affectea						
		tallation, E : Annex O	Extent : N/A, Area A ffices	Iffected :	100%					
Split Unit	Broken, Ex	Now stent : Mod : 4th Floo	\$24,200 lerate, Area Affecte r Offices	2031 d : 20%	\$483,800					
	-	_	tent : Light, Area A ul Room, 4th Floor	-	100%					
Split Unit	Broken, Ex		\$12,100 erate, Area Affecte r Telecom Room	2031 d : 10%	\$604,800					
	Location	: 4th Floo	Extent : N/A, Area A r Telecom Room	lffected :	100%					
	Explana	tion: R-40	7c Refrigerant							
Distribution CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	\$24,700			
Terminal Devices										
Air Handler/Cool/Ht	70%			2031	\$6,918,300	1	\$217,300			
Fan Coil - 4 Pipe	30%			2036	\$5,812,300	1	\$48,600			
Heat Rejection										

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

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

Asset #: 2058

/lechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$443,200		
Exhaust Fans									
Interior	80%			2036	\$1,807,200	2	\$12,300		
Roof	20%			2031	\$197,700	2	\$3,100		
lumbing									
H/C Water Piping									
Brass/Copper	100%			2036	\$6,541,800	1			
HW Heat Exchanger									
HTHW/HW	100%			2056	* *				
			xtent : N/A, Area A	ffected :	100%				
		: Basemen							
	Explanat	ion : 2 Uni	its						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	90%			2041	* *	4	\$9,500		
Submersible	10%			2027	\$1,600	4	\$1,600		
Sewage Ejector(s)									
Electric	100%			2041	* *	4	\$20,000		
Backflow Preventer									
Generic	100%			2041	* *	1	\$30,700		
Fixtures									
Generic	100%								
Booster Pump w/Tank									
Generic	100%			2031	\$36,700	1	\$16,500		
ertical Transport									
Elevators									
Geared Traction	90%			LIFE	* *				
			Extent : N/A, Area A	00					
					th Floor, 4 Units F	From Bas	ement To 9th		
	,		Basement To 10th I	Floor					
		ion : 11 Ur	uts						
Hydraulic	10%			LIFE	* *				
			Extent : N/A, Area A		100%				
			lezzanine To 4th Fl	oor					
	Explanat	ion : 2 Uni	its						
Escalators									
Under 20' Rise	100%			LIFE	* *				
			Extent : N/A, Area A						
	Location: Two Units From Low Mezzanine To Mezzanine, Two Units From Mezzanine To								
	Ist Floor	: Two Unii	ts From 1st To 2nd	Floor					

Fire Suppression

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

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

Mechanical	Current Re	pair F	uture	Replacement	Ma		
System Component Type	% of Fail Date F Total (Years)		ear] FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%	20)36	\$2,345,300	1-5	\$262,500	
Sprinkler							
No Component	70%						
Generic	30%	20)36	\$2,113,100	1-2	\$42,200	
Fire Pump					•		
Generic	100%	20)32	\$486,300	1	\$93,700	

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

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

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BRONX HALL OF JUSTICE Address : 265 EAST 161 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 732,515 Project Type : REAL PROPERTY

Date of Survey : 16-Feb-2022 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,6,9,Ph

Block : 2444 Lot : 32 BIN : 2113095

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$365,800	\$5,504,900
Interior Architecture	\$1,459,800	\$12,304,900
Electrical	\$81,600	\$15,537,400
Mechanical	\$52,611,500	\$23,438,700
Site Pavements		\$1,433,100
Total	\$54,518,800	\$58,219,000
Importance Code A	\$365,800	\$5,504,900
Importance Code B	\$53,824,400	\$45,091,200
Importance Code C	\$328,700	\$7,622,900
Total	\$54,518,800	\$58,219,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$72,000	\$34,100		
Interior Architecture	\$597,100		\$5,902,600	\$171,300
Electrical	\$162,700	\$132,200	\$119,900	\$133,000
Mechanical	\$367,800	\$243,500	\$417,300	\$228,900
Site Pavements	\$29,400			
Elevators/Escalators	\$204,000	\$204,000	\$204,000	\$204,000
Total	\$1,433,000	\$613,800	\$6,643,800	\$737,200
Importance Code A	\$108,200	\$71,900	\$36,200	\$36,200
Importance Code B	\$1,319,300	\$541,900	\$6,607,600	\$701,000
Importance Code C	\$5,500			
Total	\$1,433,000	\$613,800	\$6,643,800	\$737,200



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

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

Asset #: 14315

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Metal/Glass Curt Wall	63%			LIFE	* *	5	\$769,700	
Metal Panel	20%			2043	* *	5-10	\$896,000	
Metal Sect. OHD	2%		\$48,000	2038	* *	5	\$20,400	
		issing Elem 1 : West Fac	ents, Extent : Mode cade	erate, Ar	ea Affected : 10%			
Pre-Cast Concrete	14%			LIFE	* *	5	\$296,500	
Pre-Cast Concrete	1%	0-2	\$24,000	LIFE	* *	5	\$21,200	
	0		ed, Extent : Severe, Base Of Building	Area Affe	ected : 50%			
Windows								
Metal Louvers	10%			2036		10		
No Component	90%							
Parapets								
Metal Panel	10%			2043	* *	5	\$7,700	
Metal Rail	90%		\$121,500	2038	* *	5	\$126,500	
		/Rusting, E 1 : Through	xtent : Moderate, A out	lrea Affe	cted : 15%			
Roof								
IRMA/Protected Membrane	4%			2033	\$396,300	10	\$16,500	
		•	ıt, Extent : N/A, Are					
	Location	ı : 10th Flo	or Penthouse And	7th Floor	· Balconies			
Metal Panel	4%			2038	* *	10	\$30,300	
Modified Bitumen	65%			2033	\$2,974,900	10	\$268,200	
Plaza Roof: Stone Pane	ls 25%			2059	* *			
			Extent : N/A, Area A Level Plaza Roof C					
	Explana	tion : Recei	nt Replacement Evi	dent				
Skylight, Metal/Glass	2%			2043	* *	10	\$27,500	
Soffits							-	
Metal Panel	100%			2043	* *	5-10		

Interior

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

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

Asset #: 14315

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior									
Floors									
Carpet	30% 0-2	\$590,300	2029	\$5,902,600	3	\$493,400			
	Punct/Tear/Impact L Location: 8th And	-	oderate, 2	Area Affected : 20%	6				
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Baseme Loose/Delam Surfac Location: Boiler I	nt Levels e, Extent : Moderat			5	\$239,800			
	Paint Peeling, Exten			: 25%					
	Water Penetration, I			. 5%					
	Location : Switchg	-	19,9000000						
Ceramic Tile	5%		2036	\$3,136,100	5	\$54,800			
Granite Panels	15%		LIFE	* *	5	\$123,300			
Steel Plate	5%		LIFE	* *	1				
	Other Observation, Location: Stairwe	lls							
T.		Is Actually Stainles		**		Ф277 000			
Terrazzo	30%	- Eutout : Light Au	LIFE		5	\$257,000			
	Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : 1st Floor And L2 Basement								
Vinyl Tile	5%		2033	\$1,536,600	3	\$27,400			
Interior Walls									
Cast in Place Concrete	10%		LIFE	* *					
Cast Stone/Terra Cotta	10%		LIFE	* *					
Ceramic Tile	5%		2036	\$5,127,900	5	\$91,900			
Gypsum Board	63% 4+	\$328,700	LIFE	* *	5	\$694,500			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 1%								
	Location: Elevator Room 1031								
	Recent Repair Evide	ent, Extent : N/A, Are	ea Affecte	ed : 10%					
	Location : Under 7	7th Floor Balconies	At Stairv	vells					
Granite Panels	2%		LIFE	* *					
Plaster	5%		LIFE	* *	5	\$27,600			
	Recent Repair Evident, Extent : N/A, Area Affected : 5% Location : Ramp Area At Jury Waiting Room								
	T	,							

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

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

Asset #: 14315

Architecture	Current Repair		Future Replacement		М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	500/	4.	Ø105.000	2020	ىك بىك	_	#274 100	
AcousTileSusp.Lay-In	Location Staining/L	: Basemer	Extent : Light, Arc			5	\$274,100	
Exposed Struc: Concrete	8%			LIFE	* *	5	\$13,700	
Gypsum Board	40%			LIFE	* *	5	\$548,200	
	-		nt, Extent : N/A, Ar r At Stairwells	ea Affecte	ed : 2%			
Metal Panel	2%			LIFE	* *	5	\$27,400	
Site Enclosure Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2077	* *			
	Location	: Through	Extent : N/A, Area A out Site nt Replacement Evi		100%			
Retaining Walls	Блрини	ion . Recei	и керисетен Бу	ucni				
Cast in Place Concrete	100%			2077	* *			
	Other Obs Location	: Through	Extent : N/A, Area A out Site nt Replacement Evi	Iffected :	100%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		4+ Crumbling, : Through	\$24,000 Extent : Light, Are out	2038 ea Affecte	* * d : 2%			
On-Site Walkways								
Cast in Place Concrete	85%			2038	**			
Pavers/Stone	15%			2036	\$1,433,100			
Parking/Driveway Cast in Place Concrete	_	4+ d/Bulging, e : North O	\$5,500 Extent : Light, Area f Site	2038 a Affected	**!:5%			
Activity Yard Pavers/Stone	100%			2046	* *			
	Other Obs	ervation, E : Through	Extent : N/A, Area A out Site		90%			
			nt Replacement Evi	dent				

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 14315

Electrical	С	Current Repair		Futur	e Replacement	Maintenance		
System Component Type		iil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	Location : H	Electrica	xtent : N/A, Area A il Room 5,000 Ampere Mai			5	\$3,100	
Transformers Dry Type		Through	xtent : N/A, Area A out The Building us Ratings	2038 ffected :	**	5	\$2,700	
Switchgear / Switchboard Fused Disc Sw	100%			2043	* *	5	\$2.100	
Raceway Conduit	100%			2043	**	5 1	\$3,100	
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%			2041 2041	* *	5 5	\$1,700 \$17,400	
Wiring Thermoplastic	100%			2043	* *	1		
Motor Controllers Locally Mounted Motor Control Center Variable Frequency	10% 60% 15%	Now	\$26,600	2038 2038 2046	* * * *	5 5	\$500 \$12,000	
Drive	Mech. Misope Location : M		Extent : Light, Are cal Rooms	a Affecte	d : 10%			
Variable Frequency Drive	15%			2050	* *			
	Recent Install Location : N		xtent : N/A, Area A cal Rooms	Iffected :	100%			
Ground Grounding Devices Generic	100%			LIFE	* *	5	\$10,800	
Stand-by Power Transfer Switches Automatic	100% Other Observ Location : A Explanation	4t Varioi		2038 ffected :	**	1	\$225,400	
Generators Diesel	100% Other Observ Location : S	vation, E. Sub-base	xtent : N/A, Area A ment Garage 800 Kilowatt Gener		\$1,697,800 100%	1	\$283,700	
Batteries Nickel Cadmium	100%			2027	\$2,500	5	\$163,300	

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

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

Asset #: 14315

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	100%	2041	* *	5		
	Other Observation, Extent: N/A, Area	ı Affected :	100%			
	Location : Sub-basement Garage					
	Explanation: 275 Gallons					
Lighting						
Interior Lighting	600/	2022	46505000	10	0.402.100	
Fluorescent	60%	2033	\$6,785,000	10	\$403,100	
	T-8 Lamps And Fixtures, Extent: Light Location: Throughout The Building		ected : 100%			
Incandescent	20%	2033	\$2,502,000	2	\$3,300	
	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Halogen Lamps		100%			
LED	20%	2038	* *			
Egress Lighting						
Emergency, Service	50%	2033	\$228,900	1		
Exit, Battery	50%	2033	\$526,500	10	\$24,700	
Exterior Lighting						
LED	30%	2038	* *			
No Component	70%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2048	* *	5	\$4,300	
Alarm						
Security System						
Generic	100%	2033	\$1,395,200	1	\$273,600	
	Other Observation, Extent : N/A, Area Location : Throughout The Building		100%			
	Explanation: CCTV Surveillance Sy	stem				
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$1,917,200	1-3	\$465,100	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2043	* *	1		
Fuel						
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location : Vault					
	Explanation: Two 10,000	Gallon Tanks For No	o.2 Fuel Oil			

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

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

Asset #: 14315

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location	ervation, Es : Boiler Ro ion : 3 Boil		2038 Affected :	**	1	\$362,200	
Distribution Hot Wtr Piping/Pump Hot Wtr Piping/Pump	_	Extent : Se	\$81,300 were, Area Affecte vansion Tanks In T		* * * * · Room In The Subd	4 4 cellar	\$34,300 \$1,800	
Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water Controls Digital			\$10,673,100 Extent : Moderate Management Syst		\$4,895,300 * * \$220,300 \$21,346,200 Fected: 100% Years Old, Needs U	1 1	\$158,500 \$142,000	
Air Conditioning Energy Source Electricity	Location	: Chiller R		-		1	anavator	
Conversion Equipment Centrifugal, Elec Chiller	85% Malfunction Location Other Obse	0-2 oning, Exten : Chiller 3	\$644,100 at : Moderate, Are extent : N/A, Area A	2036 a Affected		1	\$606,400	
Interior Pkg Unit - Cooling	10% R-22 Refrig	gerant, Exte	ent : Light, Area A	2027 Iffected :	\$1,175,500 100%	2	\$4,500	
Split Unit	Location 5%	: Througho	out Building	2033	\$882,500			
Distribution CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$54,200	
Terminal Devices Air Handler/Cool/Ht Heat Rejection	100%			2028	\$14,421,600	1	\$453,000	
Water Cooling Tower Ventilation Exhaust Fans	100%			2031	\$3,754,200	2	\$737,200	
Exnaust rans Interior Roof	95% 5%			2028 2028	\$3,131,500 \$72,100	2 2	\$21,300 \$1,100	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX HALL OF JUSTICE

Asset #: 14315

Mechanical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing H/C Water Piping Brass/Copper	100% Now \$477,300 Damaged, Extent : Moderate, Area Affe Location : Main Water Tank In Sub-bo			1 roofing		
Water Heater With Tanks Gas Fired	100% Other Observation, Extent: N/A, Area A Location: Boiler Room Explanation: Two 250 Gallon Units	2028 Affected :	\$104,000 100%	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Submersible	100%	2027	\$22,900	4	\$23,200	
Sewage Ejector(s) Electric	100%	2028	\$389,200	4	\$43,700	
Backflow Preventer Generic	100% Other Observation, Extent: N/A, Area A Location: Water Meter Room Explanation: Fire And Domestic Wat			1	\$44,900	
Fixtures	Supramation : 1 to 11th 20th estie with					
Generic	100%					
Vertical Transport Elevators						
Geared Traction	95% Other Observation, Extent: N/A, Area A Location: Twelve Units From Sub-ba. To 6th Floor, One Unit From 1st To 7 Explanation: 21 Units	sement To		Units Fro	om Sub-basement	
Hydraulic	5% Other Observation, Extent: N/A, Area Location: Basement To 2nd Floor Explanation: 1 Unit	LIFE Affected :	**			
Escalators Under 20' Rise	100% Other Observation, Extent: N/A, Area A Location: Lobby Explanation: 2 Units	LIFE Affected :	**			
Fire Suppression Standpipe						
Generic	100%	2053	* *	1-5	\$369,300	
Sprinkler Generic	100% Dry System, Extent : Light, Area Affecto Location : Garage And Lower Levels	2043 ed : 30%	* *	1-2	\$205,200	

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX HALL OF JUSTICE

Asset #: 14315

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump							
Generic	100%		2036	\$709,600	1	\$136,800	

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

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

\$36,700

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BRONX NEIGHBORHOOD GOVERNMENT BUILDING Address : 4101 WHITE PLAINS ROAD BTWN: E. 229 ST. - E. 230 ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 15,000 Project Type : REAL PROPERTY

Date of Survey : 22-Sep-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Total

Block : 4832 Lot : 9 BIN : 2063174

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$55,700	
Interior Architecture	\$100,600	
Electrical	\$13,000	\$77,900
Mechanical	\$63,900	\$180,500
Total	\$233,200	\$258,400
Importance Code A	\$55,700	
Importance Code B	\$177,500	\$258,400
Total	\$233,200	\$258,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$67,200			\$29,400
Interior Architecture	\$20,900	\$800	\$4,200	\$2,400

Interior Architecture	\$20,900	\$800	\$4,200	\$2,400
Electrical	\$1,700	\$1,500	\$4,000	\$1,700
Mechanical	\$5,900	\$3,200	\$24,000	\$3,200
Site Pavements	\$7,300			
Total	\$102,900	\$5,500	\$32,200	\$36,700
Importance Code A	\$67,800	\$900	\$12,100	\$30,300
Importance Code B	\$33,400	\$4,500	\$20,200	\$6,400
Importance Code C	\$1,700	\$200		

\$5,500

\$32,200



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

\$102,900

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

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

Asset #: 13869

rchitecture		Current I	rent Repair Future Rep		e Replacement	М	aintenance	
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$18,600	
Masonry: Granite	5%			LIFE	* *	5	\$900	
Masonry: Limestone	10%			LIFE	* *	5	\$1,700	
Wood	5%	Now	\$15,400	2039	* *	5	\$2,900	
			Extent : Severe, Ar	ea Affect	ed : 25%			
	Location	ı : At Dorm	ers And Cupola					
	Dry Rot/L	Pecay, Exte	ıt : Severe, Area A <u>f</u>	fected : I	10%			
	Location	ı : Dormers	, Fascia Boards Ar	ıd Cupol	a			
	Paint Pee	ling, Exteni	: Severe, Area Affe	ected : 50	0%			
	Location	ı : At Dorm	ers And Cupola					
Windows								
Aluminum	95%			2050	* *	5	\$800	
Wood	5%	Now	\$1,700	2059	* *	5	\$200	
	Dry Rot/L	Decay, Exte	ıt : Severe, Area A <u>f</u>	fected : 2	25%			
	Location	ı : Basemer	nt					
	Glazing B	roken/Crac	ked, Extent : Sever	e, Area A	lffected : 2%			
	Location	ı : Basemer	it Boiler Room And	! Electric	al Room			
	Thermally	, Inefficient	Extent : Severe, A	rea Affec	rted : 100%			
		ı : Basemen						
	Split/Crac	ked, Exteni	: Severe, Area Affe	ected : 50	0%			
	~	n : Basemen	***					
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,000	
Masonry: Brick	20%			LIFE	* *	5	\$500	
No Component	75%							

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

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

Asset #: 13869

Architecture	Current F	Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Roof								
Built-Up (BUR)	10% Now	\$30,900	2044	**			1	
	Water Penetration, E.							
	Location : At Juncti			· ·				
	Worn/Erode, Extent : Location : Over Me		jeciea : 2	3%				
D 11. II. (DID)		енид коот в	2024	#15.500	1.0	ф1 2 00		
Built-Up (BUR)	5%	φ.σ.σ.ο.o.	2034	\$15,500 * *	10	\$1,300		
Copper/Terne	40% Now	\$55,700	2049					
	Corrosion/Rusting, E. Location : Lower R		і Ајјесіеа	. 10%				
	Water Penetration, E.	-	lvaa Affaa	tad : 100/				
	Location : Over Att		теи Ајјес	ieu . 1070				
	Other Observation, E	**	Area Affec	rted · 20%				
	Location : Various I		1164 115560	лей . 2070				
	Explanation : Coate		nbrane					
Metal Panel	25% Now	\$19,300	2039	* *			1	
Wictar I and	Corrosion/Rusting, E.	. ,		ted: 25%			1	
	Location : Over Ca							
	Water Penetration, E.	-	a Affected	: 20%				
	Location : Over Ca	rriage House						
Roll Roofing	15%		2030	\$25,800	5	\$6,500		
Skylight, Metal/Glass	5%		2044	**	10	\$4,400		
Soffits								
Masonry: Limestone	95%		LIFE	* *	5			
Plaster	5%		LIFE	* *	5			
nterior								
Floors								
Carpet	5%		2033	\$20,100	3	\$2,200		
Cast in Place Concrete	5% Now	\$1,900	LIFE	**	5	\$2,500		
	Cracking/Crumbling,		ea Affecte	d: 20%				
	Location : Basemen	t						
Ceramic Tile	5%	****	2043	* *	5	\$1,100		
Vinyl Tile	40% Now	\$100,600	2042	**	3	\$3,400		
	Broken/Missing Elements, Extent: Severe, Area Affected: 5%							
	Location : 2nd Floor, 3rd Floor Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Second I		rea Affect	ea : 10%				
17' 17D'1		1001 Ana Ame	2020	* *		#2 000		
Vinyl Tile	25%		2039	* *	3	\$2,800		
Wood	20%		2049	* *	5	\$8,400		

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

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

Asset #: 13869

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$400	
Gypsum Board	30%			LIFE	* *	5	\$1,400	
Masonry: Brick	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	\$1,200	
Plaster	5%		\$500	LIFE	* *	5	\$100	
			Extent: Moderate	, Area A <u>f</u>	fected : 25%			
		ı : Basemen						
		-	: Moderate, Area A	Affected .	: 50%			
	Location	ı : Basemen	nt					
Ceilings								
AcousTileSusp.Lay-In	30%			2047	* *	5	\$6,700	
Gypsum Board	25%			LIFE	* *	5	\$7,000	
Plaster	25%			LIFE	* *	5	\$3,500	
Plaster	20%		\$13,800	LIFE	* *	5	\$2,800	
	-	-	Extent : Severe, Ai House And 3rd Fl					
			: Severe, Area Affe					
		ı : Basemen						
	Water Per	etration, E.	xtent : Severe, Area	Affected	d : 25%			
			e House And Meetir					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Masonry: Brick	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,000	2047	* *			
		Crumbling, 1 : White Pl	Extent : Moderate ains Road	, Area A <u>j</u>	fected : 10%			
On-Site Walkways								
Cast in Place Concrete		Now	\$1,200	2039	* *			
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	ted : 5%			
	Location	ı : Side Coı	ırtyard					

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

Under 600 Volts

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

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

Asset #: 13869

Electrical	Current	Repair	Future Replacement		М	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2044	* *	5		
	Other Observation,		Affected	: 100%			
	Location : Electric						
		n Service Disconnec					
Fused Disc Sw	50%		2034	\$7,700	5		
	Other Observation,		Affected	: 100%			
	Location : Electric						
	Explanation : Mai	n Service Disconnec	t Switch	Rated At 600 Amp	eres.		
Raceway	200/		2024	0	1		
Conduit	20%		2034	\$6,600	1		
Conduit	80%		2034	\$26,300	1		
Panelboards	50/		2042	* *	5		
Fused Disc Sw Molded Case Bkrs	5% 20%		2042 2042	* *	5	\$100	
Molded Case Bkrs Molded Case Bkrs	20% 75%		2042		5 5	\$100 \$300	
	/370		2033	\$30,400		\$300	
Wiring Thermoplastic	100%		2054	* *	1		
Motor Controllers	10070		2034		1		
Locally Mounted	100%		2039	* *	5	\$100	
Ground	10070		2037			Ψ100	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	30%		2034	\$77,900	10	\$4,100	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: 1st Floo	or					
	Explanation: T-8	Lamps					
Fluorescent	3%		2029	\$7,800	10	\$400	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location : Through	hout The Building					
	Explanation: T-12	Lamps					
Fluorescent	2%		2029	\$5,200	10	\$300	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location: Baseme						
	Explanation: Com	pact Fluorescent Li	ght				
HID	5%		2029		10		
LED	60%		2039	* *			
Egress Lighting							
Emergency, Battery	50%		2039	* *	10	\$1,800	
Exit, LED	50%		2062	* *	1		
Exterior Lighting							
HID	20%		2034	\$14,200	10		
No Component	80%						

Alarm

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

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

Asset #: 13869

Electrical	Current Repair	Future Re	eplacement	M				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
larm								
Security System								
Generic	100%	2042	* *	1	\$5,600			
	Other Observation, Extent: Light, Area	a Affected : 10	0%					
	Location : Hallways And Perimeter C	Of The Building	g					
	Explanation : CCTV Surveillance Ca.	meras And Int	rusion Alarm I	System				
Fire/Smoke Detection								
Generic, Digital	100%	2039	* *	1-3	\$9,500			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lights, Manual I Horns	Pull Stations, .	Alarm Bells, S	moke De	tectors And			

Mechanical	Current Repair		Futur	e Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Furnace	25%	2-4 \$600	0 2029	\$11,800	1	\$1,700	
	Corroded, Extent : Moderate, Area Affected : 10%						
	Location	: The Shell					
	Other Obse	ervation, Extent : Light, Ar	ea Affected	: 100%			
	Location	: Lower Roof					
	Explanat	ion : 1 Rooftop Package U	nit. On Exte	ended Useful Life T	Time		
Heat Pump Air Sourced	60%		2038	* *	2	\$2,800	
1	Other Obse	ervation, Extent : Light, Ar	ea Affected	: 100%		. ,	
	Location	: Roof					
	Explanat	ion : 7 Units					
Heat Pump Air Sourced	15%		2032		2	\$700	
11000 1 0011p 1111 2001000		ervation, Extent : Light, Ar		: 100%	_	Ψ, σσ	
		: Various Locations	33				
	Explanat	ion : 4 Units					
Terminal Devices							
Convector/Radiator	60%		2047	* *	1	\$2,900	
Fan Coil Unit/Heat	15%		2034	\$56,600	1	\$700	
No Component	25%			4-2,000	_	4.00	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		

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

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

Asset #: 13869

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	25%			2029	\$63,900	2	\$200	
			tent : Light, Area A In Lower Roof	ffected : .	25%			
Split Unit	15% R-22 Refri	gerant, Ex	tent : Light, Area Ą Lower Roof	2034 ffected :	\$54,200			
Split Unit	60% Other Observation	ervation, E : Roof	Extent : Light, Area its. R-410a	2042 Affected	**			
Terminal Devices	Елріанаі	ion . / On	113. K-410a					
Fan Coil - 2 Pipe Fan Coil - 2 Pipe	15% 60%			2034 2039	\$69,600 * *	1 1	\$700 \$2,900	
No Component	25%							
Heat Rejection Air Cooled Condenser Unit	15%			2034	\$6,600	2	\$1,600	
Air Cooled Condenser Unit	60%			2042	* *	2	\$6,300	
No Component	25%							
Ventilation								
Distribution	750/			LIEE	* *	2.5	¢.c 200	
Ductwork/Diffusers No Component	75% 25%			LIFE	4. 4.	2-5	\$6,300	
Exhaust Fans								
Interior	65%			2034	\$43,900	2	\$300	
Roof	35%			2029	\$10,300	2	\$200	
Plumbing H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks Gas Fired	100% Other Obs	ervation, E	Extent : Light, Area	2032 Affected	\$17,300 : 100%	2		
		: Basemer ion : 1 Un	nt it 80 Gallons					
Sanitary Piping Cast Iron		0-2 Extent : M : Basemer	\$3,800 Ioderate, Area Affec nt	LIFE cted: 20%	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2027	\$500	4	\$500	
Fixtures Generic	100%							

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

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

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

Asset #: 13869

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

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

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BROOKLYN BOROUGH HALL

Address : 209 JORALEMON STREET @COURT ST.

Area Sq Ft : 55,900 Project Type : REAL PROPERTY

Date of Survey : 08-May-2025 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 1,2,3,4

Block : 139 Lot : 1 BIN : 3000256

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$211,100	\$149,300
Interior Architecture	\$149,200	\$57,700
Electrical		\$218,300
Mechanical	\$890,900	\$4,936,800
Site Pavements	\$197,000	
Total	\$1,448,200	\$5,362,000
Importance Code A	\$211,100	\$305,900
Importance Code B	\$890,900	\$4,998,400
Importance Code C	\$346,200	\$57,700
Total	\$1,448,200	\$5,362,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$63,700			
Interior Architecture	\$299,400		\$700	\$13,400
Electrical	\$6,300	\$5,200	\$5,900	\$6,300
Mechanical	\$43,400	\$10,300	\$15,800	\$10,300
Site Enclosure	\$4,900			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$432,200	\$29,900	\$36,800	\$44,400
Importance Code A	\$66,500	\$2,800	\$2,800	\$2,800
Importance Code B	\$284,700	\$27,200	\$34,000	\$41,600
Importance Code C	\$81,000			
Total	\$432.200	\$29,900	\$36,800	\$44,400



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

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

Asset #: 2035

Architecture		Current I	Repair	Futur	e Replacement	nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_	****	
Masonry: Limestone	75%			LIFE	* *	5	\$111,000	
Masonry: Limestone	20%			LIFE	* *	5	\$29,600	
Metal Panel	5%			2046	* *	5-10	\$33,900	
Windows	1000/	3.7	Ø1.40.700	2011	* *	-	Φ 7 0.000	
Wood	Deteriora	Now ted Finish, 1 : Exterior	\$140,700 Extent : Moderate, Windows	2044 Area Aff		5	\$78,900	
Parapets								
Masonry: Limestone	90%			LIFE	* *	5-10	\$19,800	
Metal Cornice	10%			2051	* *	10	\$600	
Roof								
Copper/Terne		Now	\$46,000	2051	* *			
			xtent : Moderate, A Floor Topo Office	rea Affe	cted : 5%			
Skylight, Metal/Glass	25%			2056	* *	10	\$35,000	
Soffits Masonry: Limestone	100%			LIFE	* *	5		
Interior	10070			LII L				
Floors								
Carpet	30%	Now	\$92,900	2032	\$464,400	3	\$35,500	
-			amage, Extent : Lig	•	00			
	Location	ı : Fourth F	Floor Topo Office A	nd Secor	nd Floor			
	0		loderate, Area Affe	cted : 15	%			
	Location	ı : Fourth F	Floor Offices					
Cast in Place Concrete	5%			LIFE	* *	5	\$17,300	
Ceramic Tile	4%			2045	* *	5	\$3,200	
Mosaic Tile	5%			2041	* *	5	\$9,900	
Marble Panels	45%			LIFE	* *	5	\$53,200	
Vinyl Tile	1%			2041	* *	3	\$300	
Wood	3%		\$47,000	2051	* *	5	\$2,200	
			Extent : Light, Ared Floor At Mechanic		d : 40%			
	-		: Moderate, Area A Floor At Mechanic		: 50%			
						5		

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

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

Asset #: 2035

	Current F	kepair	Futur	e Replacement	IV	Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority	
					10			
		404 5 00			5	\$10,800		
		. ,			*			
	: Mechani	cal Room Below M						
					10			
10%			LIFE	*	* 5	\$115,400		
		\$34,100			* 5	\$31,500		
100%	Now	\$4,900	2056	*	*			
Broken/M	issing Elem	ents, Extent : Light	t, Area Aj	ffected : 5%				
Location	: East Side	of Building						
			2039	*	*			
			ffected :	0%				
Explana	tion : Unde	r Construction						
	=	· ·			*			
		_	Area Af	fected : 10%				
25%	Now	\$83,300	2039	*	*			
Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 30%				
Location	: Marble S	Steps At Entrance						
			rate, Are	a Affected : 75%	ó			
		•	ffected :	25%				
		•						
	5% 5% 5% 5% 3% Water Pen Location 30% 40% 10% 20% 78% Water Pen Location 100% Broken/Mi Location 50% Other Obs Location Explana 75% Joint More Location Cracking/ Location Joint More Location	5% 5% 5% 2% 5% 3% Now Water Penetration, Ex Location : Mechani 30% 40% 10% 2% 20% 78% Now Water Penetration, Ex Location : Fourth F	5% 5% 5% 2% 5% 3% Now \$91,500 Water Penetration, Extent: Moderate, A Location: Mechanical Room Below M 30% 40% 10% 2% 20% 78% Now \$34,100 Water Penetration, Extent: Moderate, A Location: Fourth Floor Corridor And 100% Now \$4,900 Broken/Missing Elements, Extent: Light Location: East Side Of Building 50% 50% Other Observation, Extent: N/A, Area A Location: Joralemon Street Explanation: Under Construction 75% 4+ \$113,700 Joint Mortar Miss/Erode, Extent: Light, Location: Throughout 25% Now \$83,300 Cracking/Crumbling, Extent: Moderate Location: Marble Steps At Entrance Joint Mortar Miss/Erode, Extent: Moderate Location: Marble Steps At Entrance	Soft Fail Date Estimated Cost Total (Years) FY	Solution Fail Date Estimated Cost FY	Solution	Solution	

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

Under 600 Volts

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

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

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

Asset #: 2035

Electrical	Curr	ent Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail I Total (Yea	oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2046	* *	5	\$200		
		on, Extent : N/A, Area A	Affected :	100%				
	Location : Elec							
	Explanation : I	Aain Service Disconne	ct Switch	Rated At 2,000 An	iperes.			
Switchgear / Switchboard	1000/		2046	* *	_	#200		
Fused Disc Sw	100%		2046	~ ~ ~	5	\$200		
Raceway	000/		2046	* *	1			
Conduit	90%		2046 2056	* *	1			
Conduit	10%		2056		1			
Panelboards Fused Disc Sw	10%		2044	* *	5	\$100		
Molded Case Bkrs	80%		2044	* *	5 5	\$1,200		
Molded Case Bkrs	10%		2052	* *	5	\$1,200		
Wiring	1070		2032			\$100		
Thermoplastic	80%		2046	* *	1			
Thermoplastic	20%		2056	* *	1			
Motor Controllers	2070		2030		-			
Locally Mounted	90%		2041	* *	5	\$300		
Locally Mounted	10%		2049	* *	5	4200		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%		2041	* *				
Egress Lighting								
Emergency, Battery	50%		2041	* *	10	\$6,700		
Exit/Emergency Light	5%		2041	* *				
Combo								
Exit, LED	45%		2064	* *	1			
Exterior Lighting	200/		2041					
LED	30%		2041	* *				
No Component	70%							
Alarm								
Security System Generic	50%		2031	\$58,200	1	\$10,400		
Generic		on, Extent : Moderate, .			1	\$10,400		
		oughout The Building	лгеи лује	cieu . 10070				
		ntrusion Alarm System						
Canaria	50%	iii usion mumin system	2041	* *	1	¢10.400		
Generic		on, Extent : N/A, Area A			1	\$10,400		
		m, Extent . N/A, Area 1 ways, Outside Perimet		100/0				
		ways, Ouiside 1 erimei CCTV Surveillance Can						
	влешнинон.	CI V Sui veniunce Cun	nerus					

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

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

Asset #: 2035

Electrical	Current Repair	Current Repair Future Replacement Ma		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2036	\$160,000	1-3	\$35,500	
	Other Observation, Extent: Moderate,	Area Affect	ted : 100%			
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manual I	Pull Station	ıs, Alarm Bells, Si	moke De	tectors And	
	Horns					

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								•
Conversion Equipment Heat Exchanger, Plate & Frame	& 100%			2032	\$156,700	1	\$27,600	
2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Ground	Floor Mechanical	Room				
	Explana	tion : Hot)	Water Pumped Fron	n Suprem	ie Court Building			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$13,600	2035	\$135,700	4	\$2,800	
			oderate, Area Affec					
	Location	: Ground	Floor Mechanical	Room An	d Various Location	ıs		
Terminal Devices								
Air Handler	40%			2031	\$467,000	1	\$13,800	
Fan Coil Unit/Heat	60%			2031	\$922,900	1	\$10,800	
Controls								
Digital	100%	0-2	\$890,900	2031	\$1,781,800			
			lerate, Area Affecte			, .		
	Location	: Through	out. Building Mand	igement i	System Is Not Work	king.		
ir Conditioning								
Energy Source	500/			2046	* *	1		
District Chilled Water	50%	1	7 37/4 4	2046		1		
			Extent : N/A, Area A Floor Mechanical A	00	100%			
			r toor Mechanicat I lied From Brooklyn		al Duilding			
T1		non . Supp	неа г тот втоокіуп		**	1		
Electricity	50%			2044		1		
Conversion Equipment Window/Wall Unit	50%			2031	¢117 500	1		
	50% 50%			2031	\$117,500	1		
No Component Distribution	30%							
Distribution CW & CHW Wtr	50%	0-2	\$1,300	2046	* *	4	\$1,400	
Pipe/Pump	3070	0-2	\$1,500	2040		4	\$1,400	
i ipe/i unip	Corroded	Extent · M	oderate, Area Affe	cted · 5%	á			
		: Mechan			-			
No Component	50%							
No Component	3070							

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

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

Asset #: 2035

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices						
Air Handler/Cool/Ht	40%	2031	\$240,800	1	\$13,800	
Fan Coil - 4 Pipe	60%	2031	\$708,000	1	\$10,800	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$49,400	
Exhaust Fans						
Interior	100%	2031	\$275,200	2	\$1,700	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater With Tanks						
Electric	50%	2031	\$65,600	4		
	Other Observation, Extent :		100%			
	Location: Mechanical Roc					
	Explanation: 2 Units. 119	Gallons Each				
Electric	50%	2035	\$65,600	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location : Lobby To 3rd Fl	oor				
	Explanation: 2 Units					
Fire Suppression	•					
Standpipe						
Generic	100%	2056	* *	1-5	\$28,200	
Sprinkler					*	
No Component	75%					
Generic	25%	2046	* *	1-2	\$3,900	
					. , .	
Fire Pump						

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS

Address : 120 SCHERMERHORN STREET @ SMITH ST.

Borough : BROOKLYN Agency's Number : 312-304
Program / Asset # : DGS0021.000 / 2061 Yr Built/Renovated : 1932 / 2012

Area Sq Ft : 264,100 Project Type : REAL PROPERTY

Date of Survey : 16-Feb-2024 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,11,12,Mez,Ph

Block : 169 Lot : 17 BIN : 3000534

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,446,100	\$1,541,600
Interior Architecture	\$903,400	\$9,742,400
Electrical		\$4,030,800
Mechanical	\$7,286,300	\$10,335,900
Total	\$9,635,700	\$25,650,700
Importance Code A	\$1,446,100	\$1,541,600
Importance Code B	\$7,761,700	\$23,953,800
Importance Code C	\$428,000	\$155,300
Total	\$9,635,700	\$25,650,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$31,200	\$14,000		
Interior Architecture	\$31,900	\$9,400		\$55,100
Electrical	\$43,000	\$43,900	\$47,900	\$79,300
Mechanical	\$106,800	\$59,700	\$68,800	\$135,800
Site Pavements	\$10,300			
Elevators/Escalators	\$112,300	\$112,300	\$112,300	\$112,300
Total	\$335,500	\$239,300	\$229,100	\$382,600
Importance Code A	\$57,300	\$40,100	\$26,200	\$26,800
Importance Code B	\$267,900	\$199,200	\$202,900	\$355,700
Importance Code C	\$10,300			
Total	\$335,500	\$239,300	\$229,100	\$382,600



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

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

Asset #: 2061

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	- 0./		404000			_	0.1.0.0.0.0.0	
Cast in Place Concrete	Cracking/	_	\$84,900 Extent : Moderate acy Generator Area		** ffected : 10%	5	\$139,900	
Copper/Terne	2%			2055	* *	10	\$26,200	
	Location	i : Through			: 100%			
			rative Metal Panel					
Masonry: Brick	Rusting M Location Vertical C	n : At Roof racks, Exte	\$257,100 at, Extent: Moderal Exits nt: Light, Area Aff- cound Roof Areas O	ected : 5	%	5	\$61,600	
Masonry: Brick	21%			LIFE	* *	5	\$117,500	
Masonry: Granite		Now	\$89,400	LIFE	* *	5	\$42,000	
	Vertical C Location	: South F	nt : Moderate, Ared acade				0014000	
Masonry: Limestone	_		\$456,100 Extent : Light, Are out	LIFE a Affecte	* * ed : 1%	5	\$214,000	
Windows								
Aluminum	Unit Inope		\$108,200 ent : Severe, Area A rd Windows	2043 ffected :	35%	5	\$22,400	
Bronze/Brass	5%			2043	* *	5	\$28,000	
Steel	35%			2043	* *	5	\$391,600	
Steel	Location	servation, 1 1 : Street Le	Extent : Light, Area evel ective Metal Grilles		**: 100%	5	\$111,900	
Parapets	F · · · · · · · ·							
Masonry: Brick	Water Pen		\$21,500 extent : Moderate, A 9th Floor Roof	LIFE rea Affec	* * cted : 2%	5	\$8,400	
Masonry: Limestone	10%			LIFE	* *	5	\$1,500	
No Component	20%							

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

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

Asset #: 2061

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	Deformed Location	: Over 12t							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 15% Location : North West Corner. 12th Floor								
					1 100/				
			ktent : Moderate, A		cted : 10% thouse Elevator Mo				
		: Basemen	t Electrical Room .						
Modified Bitumen	10%			2035	\$100,100	10	\$9,000		
Single Ply Membrane	35%			2035	\$656,700	10	\$31,600		
	_	_	ht, Area Affected :	10%					
	Location	: 11th Floo	or Roof						
Soffits					di di	_			
Masonry: Brick	50%		*** ** * * * * * *	LIFE	* *	5	\$7,200		
Metal Panel		Now	\$9,700	2045	**	5	\$13,500		
		ssing Elem : Parking	ents, Extent : Mod Courtyard	erate, Ar	ea Affected : 13%				
Interior Floors									
Carpet	3%			2031	\$339,100	3	\$28,300		
Cast in Place Concrete	10%			LIFE	* *	5	\$137,800		
Ceramic Tile	5%			2050	* *	5	\$31,500		
	Other Observation, Extent: N/A, Area Affected: 100% Location: Public Restrooms								
	Explanat	tion : Repai	irs In Progress						
Marble Panels	15%			LIFE	* *	5	\$70,900		
Terrazzo	17%	0-2	\$203,100	LIFE	* *	5	\$83,600		
		Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 5%				
Vinyl Tile	Cracking/	Now Crumbling, : Through	\$176,500 Extent : Light, Are out	2035 ea Affecte	\$8,826,500 ed: 15%	3	\$118,100		

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

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

Asset #: 2061

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							•
Interior Walls								
Cast in Place Concrete	_	Now	\$74,900	LIFE	* *			
			Extent: Moderate		fected : 2%			
			t And Sub-basemer					
	Water Per	etration, E.	xtent : Moderate, A	rea Affec	eted : 3%			
	Location	ı : Basemer	t Electrical Room					
Concrete Masonry Unit	5%	ı		LIFE	* *	5	\$7,800	
Gypsum Board	10%			LIFE	* *	5	\$23,300	
Masonry: Brick	5%	4+	\$75,000	LIFE	* *			
	Vertical C	racks, Exte	nt : Moderate, Ared	a Affected	d : 1%			
	Location	ı : Penthou	se					
Marble Panels	20%	Now	\$278,100	LIFE	* *			
	Broken/M	issing Elem	ents, Extent : Mode		ea Affected : 5%			
	Location	ı: Through	out					
	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>f</u>	fected : 5%			
	Location	ı: Through	out					
Plaster	30%			LIFE	* *	5	\$35,000	
SGFT/Glazed Masonry	15%			LIFE	* *	-	****	
Wood	10%			LIFE	* *	5	\$155,300	
			ents, Extent : Mode		ea Affected : 2%		* ,	
		ı : Courtro						
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$31,900	2040	* *	5	\$47,200	
1	Broken/M	issing Elem	ents, Extent : Seven	re, Area A	Affected : 1%			
	Location	ı : Corridoi	S					
	Staining/L	Discoloring,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	ı : Corridoi	·s					
Exposed Struc: Concrete	5%	Now	\$95,800	LIFE	* *	5	\$4,900	
ı			Extent : Moderate		fected : 5%		, ,, ,,	
		ı : Compres						
	Water Per	etration, E.	xtent : Moderate, A	rea Affec	eted : 3%			
	Location	ı : Sub-base	ement, Basement, P	enthouse	?			
Plaster	72%			LIFE	* *	5	\$283,400	
Plaster	5%			LIFE	* *	5	\$19,700	
Wood	3%			LIFE	* *	5	\$165,300	
Site Enclosure	370						\$100,000	
Fence/Gates								
Iron Picket	100%			2055	* *			
			ents, Extent : Mode		ea Affected : 15%			
		ı : Missing						
Site Pavements								
Public Sidewalk								

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

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

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

Asset #: 2061

Architecture	C	Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	2-4	\$6,400	2038	* *			
	Cracking/Cra	umbling, Ex	tent : Moderate,	Area Aj	ffected : 1%			
	Location :	South Facad	le	-				
	Caulking De	teriorated, E	Extent : Modera	te, Area	Affected : 5%			
	Location:	Entry Stairs						
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$3,900	2040	* *			
	Cracking/Cra	umbling, Ex	tent : Moderate,	Area Aj	ffected : 2%			
	Location ·	Parking Are	a					

ectrical	Current Repair	Future	Replacement	Maintenance					
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2055	* *	5	\$1,400				
	Other Observation, Extent : I		100%						
	Location : Electrical Room								
	Explanation : Two Main Se	rvice Disconnect Swi	itches Rated At 4,0	000 Amp	eres Each				
Transformers									
Dry Type	50%	2048	* *	5	\$500				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: Two 750 Kild	ovolt Ampere, 480/20	8/120 Volts						
Dry Type	50%	2040	* *	5	\$500				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Elevator Machin	ne Room							
	Explanation: Fourteen 51	Kilovolt Ampere, 208	8/120 Volts						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2055	* *	5	\$7,000				
Raceway									
Conduit	80%	2055	* *	1					
Conduit	20%	2035	\$92,700	1					
Panelboards									
Fused Disc Sw	5%	2043	* *	5	\$300				
Molded Case Bkrs	95%	2051	* *	5	\$6,600				
Wiring									
Braided Cloth	10%	2034	\$69,000	1					
	Insulation Aged, Extent : Lig	ht, Area Affected : 10	00%						
	Location: Upper Floors								
Thermoplastic	90%	2055	* *	1					
Motor Controllers									
Locally Mounted	60%	2033	\$378,800	5	\$1,100				
Variable Frequency	40%	2048	* *		. ,				
Drive									

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

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

Asset #: 2061

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$3,900		
	Other Observation, Extent:		ted: 100%				
	Location : Basement Electr						
San J. L. D. D.	Explanation: Ground Bar	Observea					
Stand-by Power Transfer Switches							
Automatic	100%	2048	* *	1	\$81,300		
Generators	10070	2010		-	ψ01,300		
Diesel	100%	2044	* *	1	\$102,300		
216661	Other Observation, Extent:		100%	-	\$10 2 ,200		
	Location : Roof						
	Explanation : Emergency (Generator Rated At 1,	625 Kilovolt Amp	eres, 1,3	00 Kilowatts		
Batteries							
Nickel Cadmium	100%	2030	\$2,500	5	\$58,900		
Fuel Storage							
Day Tank	50%	2051	* *	5			
	Other Observation, Extent:	Light, Area Affected :	100%				
	Location: Roof	D 10 .					
	Explanation: 275 Gallons	* *					
Main Tank	50%	2050	**	5			
	Other Observation, Extent:	Light, Area Affected :	100%				
	Location: Underground	C 11 . D . 1.C	•,				
r t. 1 zt	Explanation: Two 20,000	Gallons Ratea Capac	ity				
Lighting Interior Lighting							
Fluorescent	60%	2035	\$2,446,300	10	\$145,300		
Tuorescent	T-8 Lamps And Fixtures, Ext			10	Ψ143,300		
	Location: Throughout The		. 100,0				
LED	40%	2043	* *				
Egress Lighting	<u> </u>						
Emergency, Service	50%	2035	\$82,500	1			
Exit, Service	50%	2040	* *	1			
Exterior Lighting							
HID	10%	2035	\$125,000	10	\$100		
LED	10%	2043	* *				
No Component	80%						
Alarm							
Security System			_				
Generic	100%	2040	**	1	\$98,600		
	Other Observation, Extent:	0	100%				
	Location : Public Spaces A						
	Explanation: CCTV Surve	iliance Cameras					

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

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

Asset #: 2061

Electrical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2035	\$691,200	1-3	\$162,700	
	Other Observation, Extent : Light,	Area Affected: 10	0%			
	Location : Throughout The Build	ing				
	Explanation · Smoke Detector, Al	larm Rells Strobe	Lights horns A	nd Manu	al Pull Stations	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							
Energy Source Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment	1000/			• • • • •	4.4		**	
Steam Boiler	Location		Extent : N/A, Area A ement Boiler Room its	2040 ffected :	**	1	\$261,600	
Distribution								
Steam Piping/Pump Steam Piping/Pump		Now Extent: M	\$12,900 Toderate, Area Affed	2035 2035	\$1,502,100 \$643,800			
	Location	: Chemica	oderaie, Ared Affec al Fleeding Line, Bo crate, Area Affected	oiler Roo				
	Basemer	it Fan Rooi	urn Valves, Top Of n.	Doners.	Air Hundier C2 Sie	eam Coni	iroi vaive,	
	-	-	nt : Moderate, Ared re Reducing Valves			Boiler Ro	oom	
Terminal Devices	Location	-		For Hot	Water Converter,			
Air Handler	Location 10%	-		For Hot 2040	Water Converter, **	1	\$16,300	
Air Handler Convector/Radiator	Location	-		For Hot	Water Converter,			
Air Handler	10% 90%	-		2040 2033	* * \$1,972,100	1	\$16,300	
Air Handler Convector/Radiator Controls Pneumatic	Location 10%	-		For Hot 2040	Water Converter, **	1	\$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source	10% 90%	-		2040 2033 2029	* * \$1,972,100	1	\$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity	10% 90%	-		2040 2033	* * \$1,972,100	1	\$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source	10% 90% 100% 100%	a : 2 Pressu	re Reducing Valves	2040 2033 2029 2043 2044	** \$1,972,100 \$5,178,900 **	1 1	\$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity Conversion Equipment	10% 90% 100% 100% r 15% R-410a Re	efrigerant, 1		2040 2033 2029 2043 2044 Affected	** \$1,972,100 \$5,178,900 ** **	1 1	\$16,300 \$76,800	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity Conversion Equipment	10% 90% 100% 100% 100% 15% R-410a Re Location 15% R-22 Refr.	efrigerant, in 2 4 Units, 0-2 igerant, Exi	re Reducing Valves	2040 2033 2029 2043 2044 Affected cal Room 2045 ffected:	** \$1,972,100 \$5,178,900 ** ** 1: 100% **	1 1	\$16,300 \$76,800 \$42,900	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	10% 90% 100% 100% 100% 15% R-410a Re Location 15% R-22 Refr.	efrigerant, in 2 4 Units, 0-2 igerant, Exi	Extent : Light, Area Basement Mechant \$286,300 tent : Light, Area A	2040 2033 2029 2043 2044 Affected cal Room 2045 ffected:	** \$1,972,100 \$5,178,900 ** ** 1: 100% **	1 1	\$16,300 \$76,800 \$42,900	

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

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

Asset #: 2061

Mechanical		Current l	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	15%			2045	* *	4	\$2,000	
Pipe/Pump	0.50/							
No Component	85%							
Terminal Devices	150/			2040	* *	1	\$24.500	
Air Handler/Cool/Ht	15% 15%			2040 2030		1	\$24,500	
Fan Coil - 2 Pipe			Extent : Moderate, A		\$1,103,600	1	\$12,800	
			xieni . Moderdie, A In The Ceiling.	неи Ајје	ciea . 100/0			
			in The Celling. n Extended Life Tin	ne And I	nofficient Units			
No Component	70%		п Ехієниви Еіјв Тіп	ie Anu II	rejjicieni Oniis			
No Component Heat Rejection	/0%							
Evaporative Condenser	15%	0-2	\$57,000	2045	* *	2	\$22,100	
Evaporative Condenser			Extent : Moderate, A		ected · 10%	2	\$22,100	
		ı : Various	Ment . Moderate, 1	1704 11550	cica . 1070			
			xtended Life Time A	And Ineft	ficient Units			
Water Cooling Tower	15%		e.ueu Ege 1e1	2036	\$182,700	2	\$39,900	
No Component	70%			2030	\$102,700	2	\$39,900	
Ventilation	7070							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$36,800	
No Component	75%						4,	
Exhaust Fans								
Interior	20%			2040	* *	2	\$1,600	
Roof	5%			2030	\$26,000	2	\$400	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2035	\$2,409,100	1		
Galvanized Steel	30%		\$51,300	2033	\$1,026,300	1		
			evere, Area Affectea	d : 10%				
	Location	: Various	Locations					
HW Heat Exchanger	10001			2025	01.007.000		#20.20	
Steam Fired	100%			2035	\$1,295,800	4	\$39,200	
Sanitary Piping	5 0 /	NT.	#2 400	LIDE	مد راي	1		
Cast Iron	_	Now	\$3,400	LIFE	**	1		
			: Moderate, Area A oor Women's Restro					
			oor women's Kestro					
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping	- د شام س				a. ·	_		
Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 2061

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)		****					
Non-Submersible	100% Now Broken, Extent: Seve Location: Boiler R Other Observation, E	oom Extent : Light, Area		* * : 100%	4	\$5,600	
	Location: Basemen						
	Explanation: Temp	orary Unit Installe	d				
Sewage Ejector(s)							
Compressed Air	50% Now Malfunctioning, Exte Location: Sub-base Other Observation, E Location: Basemen Explanation: Two	ement Extent : N/A, Area A nt			4	\$1,300	
Electric	50% Now	\$7,000	2035	\$70,200	4	\$5,300	
Elecare	Not in Service, Exten Location: The Set I Other Observation, E Location: Mezzani Explanation: 2 Set	t : Severe, Area Aff In Mezzanine Extent : N/A, Area A ne And Basement	ected : 50	0%	7	ψ3,300	
Backflow Preventer							
Generic	100%		2040	* *	1	\$16,200	
Fixtures							
Generic	100%						
Hot Water Storage Tank				*		** ***	
Generic	100% Other Observation, E Location: Boiler R Explanation: 400 C	oom	2030 Effected :	\$15,600 100%	1	\$2,600	
Vertical Transport							
Elevators							
Geared Traction	90%		LIFE	* *			
	Other Observation, E Location: 4 Units I Units From Baseme Explanation: 10 U	From Lobby To 11th ent To 10th Floor.			ment To	11th Floor, 4	
Hydraulic	10% Other Observation, E Location: Basemer	nt To Ground Floor		* * d : 100%			
Fi S	Explanation : 1 Abo	ınaonea Freight Ui	ııt				
Fire Suppression Standpipe Generic	100%		2035	\$1,233,900	1-5	\$133,200	
Sprinkler	10070		2033	Ψ1,233,700	1-5	Ψ133,200	
No Component	80%						
Generic	20%		2045	* *	1-2	\$14,800	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BROOKLYN MUNICIPAL BUILDING

Address : 208-242 JORALEMON STREET @ COURT ST.

Borough : BROOKLYN Agency's Number : 312-305
Program / Asset # : DGS0020.000 / 2060 Yr Built/Renovated : 1924 / 2012

Area Sq Ft : 468,000 Project Type : REAL PROPERTY

Date of Survey : 08-May-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,SB1,SB2

Block : 266 Lot : 30 BIN : 3002558

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$8,802,800	\$448,900
Interior Architecture	\$6,494,300	\$8,970,900
Electrical		\$211,300
Mechanical		\$11,976,100
Total	\$15,297,100	\$21,607,200
Importance Code A	\$8,802,800	\$448,900
Importance Code B	\$5,082,900	\$21,086,800
Importance Code C	\$1,411,400	\$71,400
Total	\$15,297,100	\$21,607,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$62,200			
Interior Architecture	\$883,700		\$19,700	\$126,800
Electrical	\$50,500	\$38,900	\$32,500	\$33,100
Mechanical	\$138,700	\$115,000	\$77,500	\$98,800
Site Pavements	\$24,400			
Elevators/Escalators	\$115,200	\$115,200	\$115,200	\$115,200
Total	\$1,274,800	\$269,100	\$244,800	\$373,900
Importance Code A	\$63,500			
Importance Code B	\$1,167,000	\$269,100	\$244,800	\$373,900
Importance Code C	\$44,400			
Total	\$1,274,800	\$269,100	\$244,800	\$373,900



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

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

Asset #: 2060

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	100/	1100 **	_	¢100 100	
Masonry: Brick Masonry: Granite	10% 5% Now \$215,900	LIFE **	5 5	\$108,100 \$20,300	
Masonry. Granite	Cracking/Crumbling, Extent: Moderate		3	\$20,300	
	Location: Throughout	, 111 ea 1199 ee tea (e / 0			
	Joint Mortar Miss/Erode, Extent : Mode	erate, Area Affected : 20%			
	Location: Throughout				
	Water Penetration, Extent: Moderate, A	1rea Affected : 5%			
	Location: Throughout				
Masonry: Limestone	10% Now \$4,317,200	LIFE **	5	\$40,500	
	Joint Mortar Miss/Erode, Extent : Mode	erate, Area Affected : 10%			
	Location: Throughout Staining/Discoloring, Extent: Moderate	a Auga Affantad . 250/			
	Location : Throughout	e, Area Affectea : 25%			
	Water Penetration, Extent: Moderate, A	1rea Affected : 20%			
	Location : Throughout	<i>JJ</i>			
Masonry: Limestone	70%	LIFE **	5	\$567,300	
Metal/Glass Curt Wall	1% Now \$46,200	LIFE **	5	\$10,100	
	Glazing Broken/Cracked, Extent: Mode	erate, Area Affected : 20%			
	Location: Throughout				
	Caulking Deteriorated, Extent: Modera	ite, Area Affected : 100%			
Ct	Location: Throughout	2056 **		¢54.000	
Stucco Cement Windows	4%	2056 **	5	\$54,000	
Aluminum	95% Now \$3,421,000	2044 **	5	\$70,700	
	Broken/Missing Elements, Extent: Mod			, , , , , , , , , , , , , , , , , , ,	
	Location : Throughout				
	Ctrwt/Balnc Not Funct, Extent : Modera	ate, Area Affected : 40%			
	Location: Throughout				
	Caulking Deteriorated, Extent: Modera	ite, Area Affected : 30%			
~ 1	Location: Throughout	0001		* 4 6 * 0 0	
Steel	5% Now \$340,700	2061 **	5	\$46,500	
	Air Infiltration, Extent : Moderate, Area Location : Basement, Stairs	i Affectea : 100%			
	Corrosion/Rusting, Extent: Moderate, A	Area Affected · 30%			
	Location: Basement	irea iggeorea : 2070			
	Thermally Inefficient, Extent : Moderate	e, Area Affected : 100%			
	Location: Basement				
Parapets	4507				
Masonry: Brick	15%	LIFE **	5-10	\$18,800	
Masonry: Limestone	85%	LIFE **	5-10	\$189,900	

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

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

Asset #: 2060

Architecture		Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Not Accessible	15%							
Not Accessible		servation, E	xtent : N/A, Area A	ffected : ()%			
	Explana	ition : Modij	fied Bitumen Cove	red With (Construction Prote	ection An	d Debris	
Not Accessible	Location	servation, E n :	xtent : N/A, Area A	ffected : () %			
		ition : Sloped	d Roof					
Not Accessible	10%)						
nterior								
Floors	50/	Now	\$705,500	2038	* *	3	\$59,000	
Carpet	Punct/Tea		amage, Extent : Mo				\$39,000	
Carpet	_		\$127,000 Extent : Moderate out	2032 e, Area Aff	\$2,539,800 Fected : 10%	3	\$212,300	
Cast in Place Concrete	Cracking/ Location Water Pen	n : Through	xtent : Light, Area			5	\$86,000	
Ceramic Tile	Cracking/	Now Crumbling, n : Through	\$157,400 Extent : Light, Are	2045 ea Affected	* * d : 10%	5	\$27,500	
Marble Panels	Cracking/	_	\$455,000 Extent : Light, Are out, Stairwells	LIFE ea Affected	* * d : 10%	5	\$76,700	
Sheet Vinyl/Rubber			\$1,304,900 amage, Extent : Mo	2046 oderate, A	* * rea Affected : 100	5	\$29,500	
Terrazzo	Cracking/	Now Crumbling, n : Through	\$372,900 Extent : Light, Are	LIFE ea Affected	* * d : 10%	5	\$61,400	
Vinyl Tile	Cracking/	Now Crumbling, n : Through	\$132,200 Extent : Light, Are	2036 ea Affected	\$6,611,700 d:10%	3	\$88,500	
Vinyl Tile	7%			2031	\$1,542,700	3	\$27,500	

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

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

Asset #: 2060

Architecture	Current l	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	5% Now	\$367,500	LIFE	* *			
	Cracking/Crumbling,	_					
	Location : Through						
	Water Penetration, E		rea Affect	ted : 10%			
	Location : Through	out					
Ceramic Tile	5% Now	\$66,500	2045	* *	5	\$11,900	
	Cracking/Crumbling,	_	ea Affected	d : 10%			
	Location : Through	out					
Concrete Masonry Unit	2% 0-2	\$18,200	LIFE	* *	5	\$3,800	
•	Cracking/Crumbling,	Extent: Moderate	, Area Aff	ected : 10%			
	Location : Through	out					
Gypsum Board	5%		LIFE	* *	5-10	\$40,500	
Masonry: Brick	5% Now	\$92,000	LIFE	* *			
·	Joint Mortar Miss/En	ode, Extent : Mode	rate, Area	a Affected : 10%			
	Location : Through	out					
Masonry: Limestone	3% Now	\$81,300	LIFE	* *			
,	Broken/Missing Elem	. ,		a Affected : 5%			
	Location : Through	out					
Marble Panels	25% Now	\$426,300	LIFE	* *			
112010101	Broken/Missing Elem	. ,		ffected : 10%			
	Location : Basemer	nt Corridor Near Ro	oom B8				
Plaster	23%		LIFE	* *	5-10	\$93,100	
Plaster	27% Now	\$317,500	LIFE	* *	5	\$38,600	
	Cracking/Crumbling,	. ,		ected : 10%		420,000	
	Location : Through		33				
	Water Penetration, E	xtent : Moderate, A	rea Affect	ted : 10%			
	Location : Through						

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

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

Asset #: 2060

Architecture		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings						_	****	
AcousTileSusp.Lay-In	40%			2041	* *	5	\$314,500	
AcousTileSusp.Lay-In	15%		\$1,193,800	2049	**	5	\$59,000	
	_	_	Extent : Moderate	, Area Aj	ffected : 20%			
		ı : Corridoi			• • • •			
			Moderate, Area Af	tected : .	25%			
		ı : Corridoi	rs					
AcousTileSusp.Lay-In	5%			2049	* *	5	\$39,300	
Exposed Struc: Concrete			\$239,100	LIFE	* *	5	\$12,300	
	_	_	Extent : Light, Are	a Affecto	ed : 10%			
		ı : Through						
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	ı : Boiler R	oom					
Plaster	20%			LIFE	* *	5-10	\$270,300	
Plaster	8%	Now	\$970,500	LIFE	* *	5	\$39,300	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : Through	out					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Through	out					
Plaster	2%			LIFE	* *	5-10	\$27,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$24,400	2041	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	ı : Through	out					
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Pavers/Stone	50%			2039	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2049	* *			

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2062	* *	5	\$2,400	
	Other Observation, Extent: N/A, Area	Affected : 100%	· •			
	Location : Electrical Room					
	Explanation: Three Main Disconnec	t Switches Ratea	l At 2,000 Ar	nperes E	ach	
Transformers						
Dry Type	100%	2053	* *	5	\$1,700	
	Other Observation, Extent : N/A, Area Affected : 100%					
	Location : Electrical Room					
	Explanation: Two 750 And One 1,00	0 Kilo-volt Amp	ere Transfor	mers		

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

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

Asset #: 2060

Electrical	Current Re	epair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard						
Air Circuit Breaker	100%	2062	* *	5	\$2,400	
Raceway						
Busway	30%	2053	* *	1		
Conduit	60%	2062	* *	1		
Conduit	10%	2036	\$112,100	1		
Panelboards						
Molded Case Bkrs	90%	2058	* *	5	\$11,100	
Molded Case Bkrs	10%	2035	\$99,200	5	\$1,200	
Wiring						
Thermoplastic	20%	2046	* *	1		
Thermoplastic	80%	2062	* *	1		
Motor Controllers						
Under Construction	100%					
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$13,800	
Stand-by Power						
Transfer Switches					*****	
Automatic	100%	2053	* *	1	\$144,000	
Generators						
Diesel	100%	2049	**	1	\$181,200	
		tent : N/A, Area Affected :	100%			
	Location : Outdoor E					
	Explanation: One 12	250 Kilowatt Rated Capaci	ty			
Batteries	1000/	2021	#2.500	-	Ф1 7 200	
Lead/Acid	100%	2031	\$2,500	5	\$17,300	
Fuel Storage	200/	2050	* *	-		
Day Tank	20%	2058		5		
	Location : Adjacent T	tent : N/A, Area Affected :	100%			
	· ·					
) ()	Explanation: 330 Ga		ate ate			
Main Tank	80%	2051	**	5		
		tent : N/A, Area Affected :	100%			
	Location : Sub Basen					
1	Explanation: 16,000	Gallon Rated Capacity				
Lighting						
Interior Lighting Under Construction	100%					
Egress Lighting	10070					
Egress Lighting Under Construction	100%					
	10070					
Exterior Lighting	150/	2041	* *			
LED No Component	15% 85%	2041				
No Component	85%					
Alarm Security System						
Security System Under Construction	100%					
Officer Construction	10070					

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

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

Asset #: 2060

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

Alarm

Fire/Smoke Detection

Under Construction 100%

Onder Construction	10070						
Mechanical	Current	Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2056	* *	1		
	Other Observation,	Extent : N/A, Area A	Iffected : 100%				
	Location : Sb1 - C	Pil Tank Room					
	Explanation : Two Building	18,000 Gallons Tan	ks, Temporary I	Boiler Is Lo	cated Ou	tside Of The	
Conversion Equipment							
Under Construction	100%						
	Other Observation,		lffected : 0%				
	Location: Sb2 - B						
	Explanation: 4 He	ot Water Units					
Distribution	1000/						
Under Construction	100%						
Terminal Devices	700/						
No Component	70%	E N/4 4	100 / 1 00/				
	Other Observation,		Iffected : 0%				
	Location: Throug		. 1:4: :				
		orted Under Air Cor	naitioning				
Under Construction	30%	E N/4 4	100				
	Other Observation,		Iffected : 0%				
	Location: Throug						
C 1	Explanation : All I	New Radiators					
Controls	1000/						
Under Construction	100%						
Air Conditioning							
Energy Source	1000/		2052	* *	1		
Electricity	100%		2032		1		

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

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

Asset #: 2060

Mechanical	Current Rep	air Futi	ıre Replacement	М	aintenance	
estem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
r Conditioning						
Conversion Equipment						
Centrifugal, Elec Chiller		2049		1	\$405,200	
	R-134a Refrigerant, Exte		ed : 100%			
	Location: 3 Units, Sb1					
	Recent Installation, Exte		: 100%			
	Location : Sb1 - Chille					
Reciprocating	5%	2044	. **	1	\$10,900	
Compr/Chiller						
	R-410a Refrigerant, Exte Location : 3rd Floor Ro		ed : 100%			
	Recent Installation, Exte		: 100%			
	Location: 3rd Floor Ro	oof				
Reciprocating Compr/Chiller	5%	2036	\$350,300	1	\$10,900	
Compi/Cimici	R-410a Refrigerant, Exte	ent : Light, Area Affect	ed : 100%			
	Location: 3rd Floor Ro					
Split Unit	5%	2041	* *			
Spiit Ollit	R-410a Refrigerant, Exte					
	Location : Sb1, Main E					
Under Construction	5%					
Distribution	370					
CW & CHW Wtr	5%	2046	* *	4	\$1,200	
Pipe/Pump	370	2040	•	7	\$1,200	
Under Construction	95%					
Terminal Devices	7570					
Air Handler/Cool/Ht	10%	2036	\$921,400	1	\$28,900	
	Other Observation, Exte		. ,		+ -)	
	Location: 2nd Floor M	**				
	Explanation: Unit Is B	eing Converted From	Steam To Hydronic I	Heating		
Fan Coil - 4 Pipe	5%	2036	\$903,100	1	\$7,600	
Under Construction	85%		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		* - ,	
Heat Rejection						
Air Cooled Condenser	5%	2036	\$68,700	2	\$16,300	
Unit						
Air Cooled Condenser	5%	2044	. **	2	\$16,300	
Unit						
	Recent Installation, Exte		: 100%			
	Location: 3rd Floor Ro	oof				
Air Cooled Condenser	5%	2041	* *	2	\$16,300	
Unit						
No Component	5%					
Under Construction	80%					
entilation						
Distribution						
Under Construction	100%					

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

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

Asset #: 2060

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Under Construction	100%						
Heat Recovery Ventilator							
Under Construction	100%						
lumbing							
H/C Water Piping							
Brass/Copper	80%		2036	\$4,879,000	1		
Brass/Copper	20%		2062	* *	1		
	Recent Installation, E Location: Sb2, Sb1		ected :	100%			
Water Heater With Tanks Under Construction	100%						
HW Heat Exchanger							
Steam Fired	100%		2036	\$2,296,200	4	\$69,400	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% Now Leak Evident, Extent Location : Sb1, Ma	: Severe, Area Affecte	LIFE ed:5%	* *	1		
Sump Pump(s) Non-Submersible	100% Now Broken, Extent : Seve	. ,	2031	\$95,100	4	\$9,900	
	Location: Sb2, Sb1	!					
Sewage Ejector(s) Compressed Air	100%		2036	\$153,600	4	\$7,100	
Backflow Preventer Not Accessible	100%						
Fixtures Generic	100%						
Booster Pump w/Tank Generic	100% Recent Installation, E		2044 ected :	* *	1	\$16,500	
	Location : Sb2 - Bo	oiler Room					
ertical Transport Elevators							
Geared Traction		Extent : N/A, Area Affo From Basement To 13 sement To 14th Floor			asement :	To 7th Floor, 2	
· 	2						
ire Suppression Standpipe							

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 BROOKLYN MUNICIPAL BUILDING

Asset #: 2060

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2062	* *	1-2	\$131,100	
	Recent Installation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout					
Fire Pump						
Generic	100%	2049	* *	1	\$87,400	
	Recent Installation, Extent: N/A, Area	Affected :	100%			
	Location : Sb1 - Fire Pump Room					

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : BROOKLYN SUPREME COURT

Address : 360 ADAMS STREET @CADMAN PLAZA

Borough : BROOKLYN Agency's Number : 312-325 Program / Asset # : DGS0019.000 / 1573 Yr Built/Renovated : 1955 / 2013

Area Sq Ft : 594,168 Project Type : REAL PROPERTY

Date of Survey : 09-May-2025 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,8,12,Ph

Block : 139 Lot : 20 BIN : 3000257

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$16,729,200	\$345,200
Interior Architecture	\$2,868,800	\$32,864,700
Electrical		\$4,563,700
Mechanical	\$13,171,800	\$40,859,500
Total	\$32,769,700	\$78,633,200
Importance Code A	\$17,280,900	\$2,184,400
Importance Code B	\$14,572,500	\$76,089,300
Importance Code C	\$916,300	\$359,500
Total	\$32,769,700	\$78,633,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$22,900		\$5,000	
Interior Architecture	\$137,400			\$122,300
Electrical	\$69,600	\$55,500	\$63,200	\$72,800
Mechanical	\$1,375,900	\$173,000	\$336,900	\$210,500
Site Enclosure	\$17,000			
Site Pavements	\$68,200			
Elevators/Escalators	\$194,400	\$194,400	\$194,400	\$194,400
Total	\$1,885,400	\$422,900	\$599,500	\$600,000
Importance Code A	\$59,700	\$57,400	\$62,400	\$57,400
Importance Code B	\$1,719,800	\$365,500	\$537,100	\$542,600
Importance Code C	\$105,900			
Total	\$1,885,400	\$422,900	\$599,500	\$600,000



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

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

Asset #: 1573

rchitecture	Current Repair	M			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior Exterior Walls					
Cast in Place Concrete	2% Now \$52,200 Exposed Reinforcement, Extent: Severe Location: Exposed Spandrel Beam At Miss/Damaged Flashings, Extent: Mod Location: Penthouse	Penthouse lerate, Area Affected : 20%	5	\$43,000	1
	Spalling, Extent : Severe, Area Affected Location : Exposed Spandrel Beam At				
Masonry: Brick	10% Now \$179,700 Cracking/Crumbling, Extent: Moderate Location: Penthouse Horizontal Cracks, Extent: Moderate, A Location: Penthouse Joint Mortar Miss/Erode, Extent: Mode Location: Penthouse	Area Affected : 10%	5	\$43,000	
Masonry: Limestone	71% Now \$12,203,100 Cracking/Crumbling, Extent: Moderate Location: Penthouse Joint Mortar Miss/Erode, Extent: Mode Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Throughout Staining/Discoloring, Extent: Moderate Location: Throughout Worn/Erode, Extent: Moderate, Area Aj Location: Penthouse Other Observation, Extent: Moderate, Location: Throughout Explanation: Sidewalk Shed In Place	erate, Area Affected : 40% Area Affected : 5% e, Area Affected : 30% ffected : 10% Area Affected : 30%	5	\$229,100	
Masonry: Limestone Metal Panel	1% 7% 2-4 \$101,300 Deteriorated Finish, Extent: Moderate, Location: Throughout Staining/Discoloring, Extent: Moderate Location: Throughout		5 5	\$6,500 \$56,500	
Granite Panels	2% Now \$107,500 Joint Mortar Miss/Erode, Extent: Model Location: Entire 1st Floor Building P	00	5	\$6,500	
Window Wall	7% Now \$185,500 Dry Rot/Decay, Extent: Moderate, Area Location: Court Street Entrance Caulking Deteriorated, Extent: Moderat Location: Court Street Entrance Water Penetration, Extent: Moderate, A Location: Court Street Entrance	nte, Area Affected : 5%	5	\$56,500	

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

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

Asset #: 1573

rchitecture	Current Repair	nt N	laintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority
terior					
Windows	0.50/ 3.7	•••			
Aluminum	85% Now \$2,395,800	2044	** 5	\$49,500	
	Ctrwt/Balnc Not Funct, Extent: Modera)		
	Location: 2nd, 4th And 12th Floor An	-			
	Caulking Deteriorated, Extent: Modera Location: 2nd, 4th And 12th Floor An		1		
	Water Penetration, Extent: Moderate, A	· ·			
	Location: 2nd, 4th And 12th Floor An				
	Weather Strip Missing, Extent: Moderate	-			
	Location: 2nd, 4th And 12th Floor An	**			
Metal Louvers	15% Now \$19,700	2039	* *		
	Broken/Missing Elements, Extent: Mode	erate, Area Affected : 1	0%		
	Location: North Side Of Building And	Throughout			
Parapets					
Masonry: Brick	50% Now \$625,000	LIIIL	* * 5	\$24,300	1
	Joint Mortar Miss/Erode, Extent : Sever	e, Area Affected : 35%			
	Location: Interior Face				
	Misaligned/Bulging, Extent: Severe, Are	ea Affected : 10%			
	Location: East And West Sides		000/		
	Miss/Damaged Flashings, Extent: Mode		00%		
	Location: Missing Coping Or Cap Flo	-			
	Sidewalk Shed Below, Extent : Light, Are Location : All Sides Of Building	ea Affectea : 35%			
	Spalling, Extent: Light, Area Affected:	50/			
	Location: West Side	570			
	Vertical Cracks, Extent : Moderate, Area	a Affected · 5%			
	Location : At Various Column Enclosu				
Masonry: Limestone	50% 2-4 \$305,900	LITE	* * 5	\$30,600	
	Cracking/Crumbling, Extent : Moderate	, Area Affected : 5%			
	Location: Throughout				
	Joint Mortar Miss/Erode, Extent : Light,	Area Affected : 10%			
	Location: Throughout	100 1 250/			
	Other Observation, Extent : Light, Area Location : All Sides Of Building	Affectea : 55%			
	Explanation: Sidewalk Shed Below				
Roof	Explanation . Staewark Shea Below				
Modified Bitumen	100% Now \$573,100	2041	* *		
	Deteriorated Finish, Extent : Light, Area				
	Location : Throughout				
	Miss/Damaged Flashings, Extent: Mode	erate, Area Affected : 2	5%		
	Location: Throughout Parapet Wall A		oof		
	Patching Evident, Extent : Light, Area A	ffected : 5%			
	Location: 11th Floor Roof				
	Water Penetration, Extent : Light, Area	Affected : 10%			
	Location : Under Cooling Tower Area				

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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Metal Panel	50%			2056	* *	5-10	\$27,700	
Stucco Cement	50%			2049	* *	5	\$10,100	
nterior								
Floors	100/	4 :	¢70.000	2025	¢1 505 000	2	¢122.400	
Carpet	10%	=	\$79,800 Extent : Light, Are	2035	\$1,595,900	3	\$133,400	
	_	กระบางการ า : 12th Flo	0	ги Ајјест	ea . 10/o			
			Light, Area Affecte	d · 10%				
		ie, Extent . i : 12th Flo		u . 10/0				
Coot in Dloor Commute	5%			LIEE	* *	5	£07.200	
Cast in Place Concrete		•	\$76,800 Extent : Light, Are	LIFE		3	\$97,300	
		crumbung, 1 : Boiler R		и луест	ги . 10/0			
Mosaic Tile	5%		\$84,700	2049	* *	5	\$55,600	
Wiosaic The			Extent : Light, Are		ed · 5%	3	Ψ33,000	
	_	ı : Toilets T	-					
			Light, Area Affecte	d : 100%	6			
		ı : Toilets T						
Terrazzo	10%	4+	\$168,700	LIFE	* *	5	\$69,500	
TOTTUZZO			Extent : Light, Are		ed : 5%	J	Ψον,σου	
	_	_	bby, Elevator Lobb					
Vinyl Tile	40%	0-2	\$199,400	2036	\$9,971,000	3	\$133,400	
vinyi ine			Extent : Light, Are			5	Ψ122,100	
	_	_	rs Throughout	55				
Vinyl Tile 9" X 9"	30%	Now	\$1,082,500	2031	\$21,649,400	3	\$100,000	
, 1 11 , 11 ,			Extent : Moderate			J	\$100,000	
	_	_	Rooms In Basement		-			
	Worn/Ero	de, Extent :	Moderate, Area Af	fected : 2	25%			
	Location	ı : Record I	Rooms In Basement	, 4th Flo	or Court Room			

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

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

Asset #: 1573

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	50 /			LIEE	* *	10	#112 200	
Cast in Place Concrete	5%	4 +	¢50.200	LIFE	* *	10	\$112,300	
Ceramic Tile	Location Worn/Erod	: Toilets T	Light, Area Affecte		, ,	5	\$22,500	
Concrete Masonry Unit	10% Diagonal (4+	\$171,400 tent : Light, Area A	LIFE ffected :	* *	5	\$35,900	
Marble Panels	62%			LIFE	* *	10	\$222,900	
Plaster	Location Water Pene	: 2nd, 4th etration, E	\$13,300 : Light, Area Affect And 12th Floors extent : Light, Area And 12th Floors			5	\$8,100	
CCET/Class I Massaure	5%	. 21101, 1111	21114 12111 1 10013	LIFE	* *	10	\$22.500	
SGFT/Glazed Masonry Wood	10%			LIFE	* *	10	\$22,500 \$719,000	
Ceilings	1070			LIFE			\$719,000	
AcousTileConcealSpLn	Location Staining/D	: 2nd, 4th iscoloring,	\$21,800 Extent : Light, Ared And 12th Floors Extent : Light, Ard And 12th Floors			5	\$16,700	
	Water Pene		xtent : Light, Area	Affected	: 2%			
AcousTileSusp.Lay-In	Location Staining/D	: 2nd, 4th iscoloring,	ents, Extent : Ligh And 12th Floors Extent : Light, Ard And 12th Floors	·	-	5	\$551,400	
F 10 0		. 2na, 4in	Ana 12th Floors	LIDD		7.10	Φ1.CC 700	
Exposed Struc: Concrete Plaster	15% 20%			LIFE LIFE	* *	5-10 5-10	\$166,700 \$305,700	
Site Enclosure	<u> </u>							
Fence/Gates			<u>.</u>					
Iron Picket		ssing Elem	\$11,800 ents, Extent : Ligh e Of Building	2071 t, Area Ą	* * ffected : 10%			
	Location	: Through						
			ent : Moderate, Are e At Driveway Entr		ed : 20%			

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

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

Asset #: 1573

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Enclosure								
Free Standing Walls								
Masonry: Fieldstone		Now	\$5,200	2056	* *			
			ode, Extent : Mode	rate, Are	ea Affected : 50%			
			e Of Building					
			Extent : N/A, Area A	ffected :	100%			
			e Of Building					
	Explana	tion : Masc	onry Walls Clad In	Granite				
Retaining Walls						_		
Masonry: Granite	100%	l		LIFE	* *	5		
te Pavements								
Public Sidewalk	1000/	3.7	Ø15 100	20.41	* *			
Cast in Place Concrete		Now	\$15,100	2041				
	_	Crumbling, n : Adam St	Extent : Moderate	, Area A	<i>пестеа : 5%</i>			
O G'r W II	Locuitor	ı . Auum Sı	reei Siae					
On-Site Walkways Cast in Place Concrete	65%	0-2	\$4,900	2049	* *			
Cast in Place Concrete			\$4,900 Extent : Light, Are,					
	U	U	reet Ramps	и лујеси	ей . 570			
Manager Consider			•	LIEE	* *			
Masonry: Granite	_	Now	\$42,600 ode, Extent : Mode	LIFE				
			oue, Extent . Mode air East And West S					
D (G)					**			
Pavers/Stone	10%		\$3,000	2045				
		-	nents, Extent : Light	, Area A	ffected: 5%			
	Location	n : East Sid	e Of Building					
Parking/Driveway	1000/	NT.	#2.7 00	2020	* *			
Asphalt		Now	\$2,700	2039				
	_	_	Extent : Moderate			o.lr		
			Of Driveway At Par	_	a Ana Loaaing Do	СК		
	_		oderate, Area Affect	ea : 5%				
	Location	n : Loading	DOCK					

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2056	* *	5	\$3,100	
	Other Observation, Extent: N/A, Area A	ffected : 100%				
	Location : Electrical Room					
	Explanation: Two 4,000 Amperes Sien	nens Power Brea	ıkers			
Transformers						
Dry Type	100%	2049	* *	5	\$2,200	
5 51	Other Observation, Extent: N/A, Area A	ffected : 100%				
	Location: Electrical Room, Mechanic	al Rooms, Boiler	Room			
	Explanation: Various Capacity Rating	ŗs				

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

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

Asset #: 1573

Electrical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2056	* *	5	\$3,100	
Raceway	400/				* *			
Conduit	40%			2056		1		
Conduit	60%			2036	\$417,000	1		
Panelboards	200/			2052	* *	-	#2 100	
Molded Case Bkrs Molded Case Bkrs	20% 80%			2052 2035		5	\$3,100	
	80%			2033	\$583,200	5	\$12,500	
Wiring Braided Cloth	30%			2035	\$310,400	1		
Braided Cloth		Aged Frte	ent : Light, Area Aff			1		
			out The Building	ecica . 1	0070			
Thomasalogtic	40%	- Imougn	out the Buttaing	2056	* *	1		
Thermoplastic Thermoplastic	30%			2036	* *	1 1		
Motor Controllers	3070			2040		1		
Locally Mounted	10%			2049	* *	5	\$400	
Locally Mounted		Now	\$1,400	2034	\$72,200	5	\$200	
Locally Woulded			Extent : Light, Area			3	Ψ200	
		-	ar Fire Pump Moto					
Motor Control Center	80%			2034	\$1,063,300	5	\$13,000	
Ground	0070			2031	Ψ1,002,200		Ψ15,000	
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
HID	20%			2036	\$562,600	10	\$400	
LED	10%			2041	* *			
No Component	70%							
Alarm								
Security System	1000/			•	de de		0001.000	
Generic	100%	,. .	7 , 37/4 4	2041	**	1	\$221,900	
			Extent : N/A, Area A	-				
		_	Exterior And Inter	_	res			
E' - /G 1 - D '	Explana	non : CCT	V Surveillance Syste	em				
Fire/Smoke Detection	100%			2026	¢1 555 100	1 2	\$277 200	
Generic, Digital	100%			2036	\$1,555,100	1-3	\$377,200	

Mechanical	Curi	ent	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail l Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

echanical	Current Repa	air	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating							
Energy Source Interruptible Gas/Dual Fuel	100%		2046	* *	1		
1 401	Abandoned in Place, Exte	ent : Light, Area	Affected	d : 1%			
	Location: 1 Of 2 Tanks	_					
	Other Observation, Exten						
	Location : Basement Oi						
	Explanation: One 48,00	00 Gallon Tank					
Conversion Equipment Heat Exchanger, Plate & Frame	5%		2039	* *	1	\$14,700	
TAME	Other Observation, Extended Location: Basement			100%			
G. D. 7	Explanation: 2 Units A	iso serve Boroug		* *	- 1	Ø1.47.100	
Steam Boiler	25% Other Observation, Exten Location: Boiler Room Explanation: One Unit	t : N/A, Area Aff	2049 fected :		1	\$147,100	
Steam Boiler	35% Now	\$551,700	2041	* *	1	\$185,400	
Steam Boller	Broken, Extent: Severe, A Location: Boiler Room Corroded, Extent: Severe Location: Boiler Room Other Observation, Exten Location: Boiler Room	Area Affected: 10	00%		1	\$103,400	
	Explanation: One Unit						
Steam Boiler	35% Other Observation, Exten Location: Boiler Room Explanation: One Unit	t : N/A, Area Aff	2034 Sected :	\$1,839,200 100%	1	\$206,000	
Distribution							
Hot Wtr Piping/Pump	40% Now Broken, Extent: Light, Ar Location: Sub-basemen	ea Affected : 5%		\$527,300	4	\$11,700	
Steam Piping/Pump	60% Now Insul. Deteriorating, Exte Location: Mechanical I Leak Evident, Extent: Lig	nt : Moderate, A Rooms		\$2,896,600 ected : 10%			
	Location: Boiler Room			ical Room, 12th F	loor Mec	hanical Rooms	

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

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

Asset #: 1573

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices	400/		2024	#1 0 5 1 000		Φ π ε 000	
Convector/Radiator	40%	44 . T:-l-4 . 4	2034	\$1,971,900	1	\$76,800	
	On Extended Life, Ext Location: Through	-	<i>Пјестеа</i> :	100%			
II.'4 II4 C4		Эш	2021	¢171 200	4	¢4.100	
Unit Heater - Steam	5% 55%		2031	\$171,300	4	\$4,100	
No Component	Other Observation, E	rtent · N/A Area	Iffected ·	0%			
	Location : Through		престей.	070			
	Explanation : Repor		nditionins	7			
Controls				,			
Pneumatic	100% Now	\$1,165,100	2030	\$11,651,400			
	Malfunctioning, Exter	nt : Moderate, Are	a Affected	d : 20%			
	Location : Various I	Locations					
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment	200/		• • • • •			4.7-0.7-0	
Centrifugal, Elec Chill		7	2039	**	1	\$578,700	
	R-134a Refrigerant, I Location : Sub-base	_	00	: 100%			
Ext Pkg Unit -	5%		2031	\$506,400	2	\$1,800	
Heating/Cooling							
	R-22 Refrigerant, Ext		ffected :	100%			
	Location : Lower Ro	oof					
Split Unit	5%	·	2031	\$715,800			
	R-22 Refrigerant, Ext		ffected :	100%			
	Location : Elevator	Machine Room					
Distribution	4000/					4	
CW & CHW Wtr	100% Now	\$19,500	2036	\$974,800	4	\$29,300	
Pipe/Pump	1. 1. 1. 1	F 16 I	4 40	2 . 1 .100/			
	Insul. Deteriorating,		Area Aff	ected: 10%			
T : 1D :	Location : Mechani	cai kooms					
Terminal Devices Air Handler/Cool/Ht	80% Now	\$187,200	2031	\$9,358,300	1	\$264,500	
Air nandier/Cool/nt	Leak Evident, Extent			\$9,338,300	1	\$204,300	
	Location: 12th Floo	0					
	On Extended Life, Ex			100%			
	Location : Mechani	0	-,,, cc. ca .	- 0 0 / 0			
Fan Coil - 4 Pipe	20%		2031	\$4,586,300	1	\$38,400	
1 an Con - + 1 ipc	2070		2031	ψτ,500,500	1	ψυο,του	

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

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

Asset #: 1573

Mechanical	Current Repair	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Air Cooled Condenser	1%	2031	\$17,500	2	\$4,100	
Unit	Abandoned in Place, Exten Location : Roof		•		,,,,	
Air Cooled Condenser Unit	5%	2031	\$87,300	2	\$20,700	
Water Cooling Tower	94% Now Corroded, Extent: Light, A Location: Roof Leak Evident, Extent: Ligh Location: Roof		\$2,862,400	2	\$449,700	
	Other Observation, Extent Location: Roof Explanation: 2 Units	: N/A, Area Affected :	100%			
entilation entilation						
Distribution						
Ductwork/Diffusers	100% Now Damaged, Extent: Light, A Location: Corridors	\$529,600 LIFE trea Affected : 5%	* *	2-5	\$331,300	
	Insul. Deteriorating, Exten Location : Mechanical Ro		d : 5%			
Exhaust Fans Interior	95% Now Broken, Extent : Light, Area Location : Sub-basement On Extended Life, Extent :	Mechanical Room	\$2,540,100 100%	2	\$13,800	
	Location : Mechanical Re			7		
Roof	5% On Extended Life, Extent: Location: Roofs	2031 Light, Area Affected :	\$58,500 100%	2	\$900	
Plumbing						
H/C Water Piping Brass/Copper	100%	2036	\$7,742,900	1		
Water Heater With Tanks Electric	100% Now Broken, Extent : Moderate, Location : Boiler Room	\$19,200 2031 Area Affected : 100%	\$192,000	4		
	Other Observation, Extent Location: Boiler Room Explanation: One Unit,		100%			
HW Heat Exchanger						
Steam Fired	100% Other Observation, Extent Location: Boiler Room Explanation: 2 Units	2046 : N/A, Area Affected :	**	4	\$58,800	

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

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

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Now Broken, Extent: Severe, A. Location: Boiler Room	\$24,100 2031 rea Affected : 100%	\$120,700	4	\$12,600	
Sewage Ejector(s) Compressed Air	100% On Extended Life, Extent : Location : Sub-basement		\$195,000 100%	4	\$9,000	
Fixtures						
Generic	100%					
Booster Pump w/Tank						
Generic	100%	2031	\$36,700	1	\$16,500	
Vertical Transport Elevators						
Geared Traction	100% Other Observation, Extent	LIFE : N/A, Area Affected :	**			
	Location : 2 Units From From 1st To 12th Floor Explanation : 15 Units	Basement To 1st Floor,	3 Units From 3rd	To 12th I	Floor, 10 Units	
Escalators						
Under 20' Rise	100% Other Observation, Extent Location : 1st To 2nd Flo Explanation : 6 Units	-	**			
Fire Suppression Standpipe	•					
Generic	100%	2036	\$2,775,900	1-5	\$310,700	
Sprinkler						
No Component	95%					
Generic	5%	2036	\$416,900	1-2	\$8,300	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : CITY HALL

Address : CITY HALL PARK @BROADWAY AND PARK ROW

Borough : MANHATTAN Agency's Number : 312-102
Program / Asset # : DGS0008.000 / 153 Yr Built/Renovated : 1811 / 2014

Area Sq Ft : 57,294 Project Type : REAL PROPERTY

Date of Survey : 20-Oct-2021 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3

Block : 122 Lot : 1 BIN : 1079147

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$79,000	\$287,000
Interior Architecture	\$178,600	\$531,200
Electrical	\$52,000	
Mechanical	\$1,681,900	\$208,800
Site Pavements	\$1,943,200	
Total	\$3,934,800	\$1,027,000
Importance Code A	\$79,000	\$287,000
Importance Code B	\$1,912,600	\$740,000
Importance Code C	\$1,943,200	
Total	\$3,934,800	\$1,027,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,300	\$4,900		
Interior Architecture	\$1,100	\$18,500	\$517,900	\$1,100
Electrical	\$7,100	\$8,100	\$8,900	\$7,100
Mechanical	\$42,000	\$18,800	\$26,700	\$19,400
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$82,800	\$64,600	\$567,900	\$42,000
Importance Code A	\$18,800	\$5,600	\$600	\$600
Importance Code B	\$64,000	\$59,000	\$567,300	\$41,400
Importance Code C				
Total	\$82,800	\$64,600	\$567,900	\$42,000



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

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

Asset #: 153

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_		
Masonry: Granite	15%			LIFE	* *	5	\$9,800	
Masonry: Limestone	82%	· 1 ·	F M	LIFE		5	\$53,600	
	_	nscoloring, i : South Fa	, Extent : Moderate acade	, Area Aj	<i>пес</i> иеа : 10%			
Metal Panel	3%			2043	* *	5-10	\$18,000	
Windows								
Wood	100%			2041	* *	5	\$233,400	
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	\$21,500	
Roof	4001			• • • •		4.0	4 -0 ccc	
Copper/Terne	40%			2048	* *	10	\$79,000	
Metal Panel	55%		\$18,300	2038	**			
			xtent : Light, Area	Affected	: 10%			
	Location							
Skylight, Metal/Glass	5%			2043	* *	10	\$13,200	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
nterior								
Floors	200/			2020	Ø505.000	2	#20.600	
Carpet	30%			2029	\$505,000 * *	3	\$38,600	
Cast in Place Concrete	10%			LIFE		5	\$18,800	
Ceramic Tile	5%	NT.	¢170.600	2036	\$268,300	5	\$4,300	
Mosaic Tile	10%		\$178,600	2038		5	\$10,700	
	_	_	Extent : Moderate nt Corridor	, Area Aj	ijeciea : 25%			
M. 11. D. 1			u Corruor	TIPP	* *		¢12.000	
Marble Panels	20%			LIFE		5	\$12,900	
Vinyl Tile Wood	10%			2033	\$262,900	3 5	\$4,300	
	15%			2048		3	\$24,100	
Interior Walls Cast in Place Concrete	50/			LIEE	* *			
	5% 5%			LIFE LIFE	* *	5	¢1 100	
Concrete Masonry Unit	5% 10%			LIFE	* *	5 5	\$1,100 \$3,200	
Gypsum Board Masonry: Brick	10% 5%			LIFE	* *	3	\$3,200	
Masonry: Fieldstone	5% 5%			LIFE	* *			
Marble Panels	3% 10%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$1,600	
Plaster	35%			LIFE	* *	5	\$5,600	
				LITE		J	92,000	

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

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

Asset #: 153

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2038	* *	5	\$12,800	
Exposed Struc: Concrete				LIFE	* *	5	\$700	
Exposed Struc: Steel	10%			LIFE	* *			
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$5,300	
Plaster	15%			LIFE	* *	5	\$8,000	
Plaster	40%			LIFE	* *	5	\$21,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	* *			
Retaining Walls								
Cast in Place Concrete	100%			2068	* *			
Site Pavements On-Site Walkways								
Cast in Place Concrete	24%			2046	* *			
Pavers/Stone	56%		\$870,300	2042	* *			
Tavers stone	Joint Mor		ode, Extent : Mode		ea Affected : 50%			
Pavers/Stone	20%	Now	\$466,200	2042	* *			
		issing Elem 1 : Front St	ents, Extent : Light eps	t, Area Ą	ffected : 5%			
		tar Miss/Er 1 : Front St	ode, Extent : Mode eps	rate, Are	ea Affected : 25%			
		servation, E n : Front St	Extent : Moderate, A eps	Area Affe	cted : 50%			
			r Infiltration Into C	rawl Spe	ace Below			
Parking/Driveway	*							
Pavers/Stone	82%	Now	\$606,700	2042	* *			
	Other Obs		Extent : Severe, Ared		d : 50%			
		_	Joints Throughout					
Pavers/Stone	$\frac{Explana}{18\%}$		Jonus Imoughout	2042	* *			
raveis/Stolle	1070			2042				

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$200	
	Other Observation, Extent: N/A, Area A	lffected : 100%				
	Location: Electrical Room, Roof And	Rear Of Building				
	Explanation : One Main Service Switc . There Are Solar And Fuel Cell System		mperes			

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

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

Asset #: 153

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2046	* *	5	\$200	
	Other Observation, Extent: N/A, And Location: Room C7	ea Affected : 100%				
	Explanation : One 45 Kilovoltamp	pere				
Switchgear / Switchboard						
Fused Disc Sw	100%	2053	* *	5	\$200	
Raceway						
Conduit	100%	2053	* *	1		
Panelboards						
Fused Disc Sw	20%	2049	* *	5	\$300	
Molded Case Bkrs	80%	2049	* *	5	\$1,200	
Wiring						
Thermoplastic	100%	2053	* *	1		
Motor Controllers						
Locally Mounted	30%	2046	* *	5	\$100	
Variable Frequency	70%	2046	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$17,600	
	Other Observation, Extent: N/A, Ar	ea Affected : 100%				
	Location : Automatic Transfer Swi	itch Room In Sub-bo	asement			
	Explanation : Automatic Transfer	Switches				
Lighting						
Interior Lighting						
Fluorescent	9%	2038	* *	10	\$4,700	
	T-5 Lamps And Fixtures, Extent: Li	ght, Area Affected :	100%			
	Location: Basement Offices					
Fluorescent	80%	2038	* *	10	\$42,000	
	Compact Fluorescent Light, Extent		ed : 100%		. ,	
	Location : Throughout The Buildin					
Fluorescent	10%	2038	* *	10	\$5,300	
1 Idolescont	T-8 Lamps And Fixtures, Extent : Li		100%	10	Ψ2,200	
	Location : Sub-basement	g, . .,	- 0 0 / 0			
LED	1%	2038	* *			
	Other Observation, Extent: N/A, An					
	Location : Bullpen Room					
	Explanation : LED Lighting					
Egress Lighting						
Emergency, Service	45%	2038	* *	1		
Emergency, Battery	5%	2038	* *	10	\$700	
Exit, LED	50%	2061	* *	1	4.20	

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

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

Asset #: 153

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
LED	30%	2038	* *				
No Component	70%						
	Other Observation, Extent: 1	N/A, Area Affected :	0%				
	Location : Building Perime	ter					
	Explanation: Lamp Posts						
Alarm							
Security System							
Generic	100%	2038	* *	1	\$21,400		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Throughout The	Building					
	Explanation : CCTV Survey	illance Cameras. M	anaged By NYPD				
Fire/Smoke Detection							
Generic, Digital	100%	2038	* *	1-3	\$35,300		
	Other Observation, Extent: 1	N/A, Area Affected :	100%				
	Location: Throughout The	Building					
	Explanation : Manual Pull Horns	Station, Horns, Stro	be Lights, Smoke I	Detectors	, Alarm Bells And		

echanical	Current Repair		Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ating								
Energy Source								
Utility Steam	80%		2043	* *	1			
	Other Observation, E	Extent : N/A, Area A	ffected :	100%				
	Location: Basemer	ıt						
	Explanation : Steam	n Provided By Con	Edison					
HTHW/HW	20%		2043	* *	1			
1111111111111	Other Observation, E	Extent : N/A. Area A		100%	-			
	Location : 52 Chan),)					
	Explanation: Provi		Ruildine	a - Tweed Court Ri	uildina			
Conversion Equipment	Explanation . 1 Tovi	aca 1 rom najaceni	Dunants	5 - Tween Court Bi	iiiuing			
Hot Water Boiler	20%		2046	* *	1	\$5,700		
Hot water Boller	Other Observation, E	Extent · N/A Area A	_0.0	100%	1	\$5,700		
	Location : Sub-base	· ·	уссиси.	10070				
	Explanation: For I		Hao Onh					
D D 1 ' 111 / TD		итегденсу васкир				#2.7 00		
Pres. Reducing Valve/LP	80%		2036	\$30,600	5	\$2,700		
Steam								
	Other Observation, E		ffected :	100%				
	Location: Basemer							
	Explanation: One	Heat Exchanger To	Convert	Steam To Hot Wat	er For H	eating Devices		
Distribution								
Hot Wtr Piping/Pump	90%		2041	* *	4	\$2,500		
Central Plant Steam	10%		2043	* *	4	\$400		
Piping/Pmp								

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

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

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

Asset #: 153

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Terminal Devices								
Air Handler	80%			2038	* *	1	\$28,300	
Convector/Radiator	20%			2038	* *	1	\$3,700	
Controls								
Pneumatic	100%			2027	\$1,228,900			
ir Conditioning								
Energy Source District Chilled Water	30%			2053	* *	1		
District Chilled Water	Other Obse		xtent : N/A, Area A bers Street			1		
	Explanati	on : Provi	ded From Adjacen	Tweed I	Building			
Electricity	70%			2049	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	65%	Now	\$30,500	2038	* *	1	\$15,500	
•	Location . R-134a Ref	: Chiller 1 frigerant, 1	nt : Moderate, Ared In Basement Extent : Light, Ared					
	Location	: 2 Sets, B	asement					
Split Unit				2043	* *			
Split Unit	30% Malfunction Location Repaired	0-2 ning, Exte : Side Yard ervation, E	\$453,000 nt : Severe, Area Aj I Serving Ist Floor extent : N/A, Area A	And Bas	80% ement, Units Obso	lete And	Cannot Be	
Split Unit	30% Malfunction Location Repaired Other Obse	0-2 ning, Exte : Side Yard ervation, E : Side Yard	\$453,000 nt : Severe, Area Aj l Serving 1st Floor extent : N/A, Area A	fected : c And Bas ffected :	80% ement, Units Obso 100%			
Split Unit Split Unit	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected :	80% ement, Units Obso 100% re Obsolete And Co **			
-	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected :	80% ement, Units Obso 100% re Obsolete And Co **			
Split Unit	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected :	80% ement, Units Obso 100% re Obsolete And Co **			
Split Unit Distribution CW & CHW Wtr	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected : Room	80% ement, Units Obso 100% re Obsolete And Co ** 100%	annot Be	Repaired	
Split Unit Distribution CW & CHW Wtr Pipe/Pump	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected : Room	80% ement, Units Obso 100% re Obsolete And Co ** 100%	annot Be	Repaired	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	annot Be	\$800 \$28,300	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected : Room	80% ement, Units Obso 100% re Obsolete And Co ** 100%	annot Be	Repaired \$800	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4	\$800 \$28,300	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4 1 1	\$800 \$28,300 \$900	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4	\$800 \$28,300	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4 1 1	\$800 \$28,300 \$900	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4 1 1	\$800 \$28,300 \$900	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Yentilation Distribution	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : And Bas ffected : ich 12 A 2038 ffected : Room 2053 2038 2038	80% ement, Units Obso 100% re Obsolete And Co ** 100% ** \$208,800	4 1 1 2	\$800 \$28,300 \$900 \$37,500	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Yentilation Distribution Ductwork/Diffusers	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4 1 1	\$800 \$28,300 \$900	
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Yentilation Distribution	30% Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	0-2 ning, Exte : Side Yare rvation, E : Side Yare on : 15 Sp rvation, E : Basemen	\$453,000 nt : Severe, Area A; I Serving Ist Floor extent : N/A, Area A; I lit AC Units Of Wh extent : N/A, Area A; I communication I	ffected : And Bas ffected : ich 12 A 2038 ffected : Room 2053 2038 2038	80% ement, Units Obso 100% re Obsolete And Co ** 100% ** \$208,800	4 1 1 2	\$800 \$28,300 \$900 \$37,500	

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

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

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	\$1,200	
Backflow Preventer	-	·						
Generic		Now	\$1,400	2038	* *	1	\$3,200	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 20%			
	Location	: Basemer	nt					
	Explana	tion : Exce	ssive Water Flow O	ut Of Dr	ain Pipe			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
			xtent : N/A, Area A		100%			
			ement To 2nd Floor	•				
	Explana	tion : 1 Uni	it					
Hydraulic	30%			LIFE	* *			
-	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: 2nd To 3	rd Floor					
	Explana	tion : 1 Uni	it					
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	\$28,900	
Sprinkler								
Generic	100%			2053	* *	1-2	\$16,100	

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : CITY PLANNING BUILDING
Address : 14-22 READE STREET @ ELK ST

Borough : MANHATTAN Agency's Number : 312-147
Program / Asset # : DGS0033.000 / 161 Yr Built/Renovated : 1858 / 2004

Area Sq Ft : 77,000 Project Type : REAL PROPERTY

Date of Survey : 15-Mar-2023 Landmark Status : NONE

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

Block : 154 Lot : 23 BIN : 1078613

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,433,100	\$189,600
Interior Architecture	\$189,400	\$722,800
Electrical	\$748,300	\$319,200
Mechanical	\$1,495,100	\$2,766,400
Total	\$4,865,800	\$3,997,900
Importance Code A	\$2,433,100	\$189,600
Importance Code B	\$2,432,800	\$3,808,300
Total	\$4,865,800	\$3,997,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$93,200			
Interior Architecture	\$197,200	\$13,800		\$53,500
Electrical	\$48,100	\$11,700	\$46,000	\$10,800
Mechanical	\$65,200	\$24,500	\$69,200	\$23,400
Site Pavements	\$2,200			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$421,300	\$65,300	\$130,600	\$103,200
Importance Code A	\$95,500		\$200	
Importance Code B	\$289,600	\$63,200	\$130,400	\$103,200
Importance Code C	\$36,200	\$2,100		
Total	\$421,300	\$65,300	\$130,600	\$103,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Cast Iron	_	Now	\$73,700	LIFE	**				
		ssing Elem : South Fa	ents, Extent : Mod	erate, Ar	rea Affected : 5%				
			icaae xtent : Moderate, A	traa Affa	ctad : 15%				
		_	xiem : Moderaie, A nd East Facades	теи Ајје	ciea . 15/0				
Glass Block	5%			LIFE	* *	5	\$4,200		
Masonry: Brick	50%	0-2	\$282,000	LIFE	* *	5	\$67,500		
			ode, Extent : Mode						
			nd East Facades, P						
			, Extent : Light, Ar	ea Affec	ted: 60%				
			nd East Facades	TIPE	* *		#20.400		
Masonry: Limestone	30%	0-2	\$485,500	LIFE		5	\$30,400		
		_	ents, Extent : Mod indows, South Fac		ea Affectea : 15%				
			indows, Souin Fac tent : Moderate, Ar		tad · 200/				
	-		iem : Moderdie, Ar id East Facades	ей Ајјес	iea . 2070				
			Extent : Moderate	e. Area A	ffected : 20%				
	0	: Through		, ,	,				
Stucco Cement	10%	Now	\$38,800	2039	* *	5	\$16,900		
214000 00110111			tent : Light, Area A		10%		\$10,500		
	_		nd East Facades						
	Staining/D	iscoloring,	Extent : Moderate	, Area Ą	ffected : 15%				
	Location	: South An	nd East Facades						
Windows									
Aluminum		Now	\$6,800	2042	**	5	\$1,400		
			t : Light, Area Affe	ected : 10)%				
		: 1st Floor	r At Sills						
Metal Louvers	3%		****	2037	**	10	\$5,300		
Wood	87%	Now	\$994,900	2059	**	5	\$122,100		
		ea Finish, . : Through	Extent : Severe, Ar	ea Affeci	ed: 30%				
		C	oui Extent : Severe, A	raa Affa	etad · 100%				
		: Through		геи Ајјес	лен . 100/0				
		_	d, Extent : Severe,	Area Aft	ected : 100%				
	_	: Through							

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

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

Asset #: 161

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•		•				•
Parapets							
Cast Stone/Terra Cotta	30% Now Other Observation, E. Location: South Fa Explanation: Corni	cade			5	\$9,500	
Masonry: Brick	15% 0-2 Joint Mortar Miss/Erc Location : Shared P		LIFE erate, Are	* * va Affected : 30%	5	\$600	
Masonry: Limestone	5% Now Cracking/Crumbling, Location: Coping Joint Mortar Miss/Err	ode, Extent : Mode			5	\$300	
Stucco Cement	Location: Coping. S 10% Now Diagonal Cracks, Ext Location: Througho	\$1,300 ent : Moderate, Ar	2039 rea Affect	* * red : 20%	5	\$500	
No Component	40%						
Roof IRMA/Protected Membrane	45% Now	\$357,100	2044	* *			1
A TOLLIOTURE	Grvl/Blst Miss/Disp, I Location: Main Roo Insul Miss/Displaced, Location: Main Roo Water Penetration, Ex Location: 6th Floor Worn/Erode, Extent:	of Extent : Severe, A of ctent : Severe, Ared And At Roof Pend Severe, Area Affec	rea Affec a Affectea etrations	eted : 80% 1 : 20%			
Modified Bitumen	Location: Main Room 50% Now Not Insulated, Extent	\$183,300	2044 ected : 10	**			1
	Location: Main Roo Patching Evident, Ext Location: Main Roo Water Penetration, Ex Location: Various I	of ent : Severe, Area of ctent : Severe, Area	Affected	: 20%			
Single Ply Membrane	5% Now Adhesion Failure, Ext Location: Main Roo Patching Evident, Ext Location: Main Roo Water Penetration, Ex Location: Various I	of ent : Severe, Area of ctent : Severe, Area	Affected	: 10%			

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

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

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

Asset #: 161

rchitecture	Current R	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior Floors							
Carpet	65% Worn/Erode, Extent : Location : 2nd And		2033 Jected : .	\$1,816,200 10%	3	\$202,400	
Cast in Place Concrete Ceramic Tile	11% 5% Now Cracking/Crumbling, Location: Toilets TI	roughout			5 5	\$37,500 \$3,900	
	Patching Evident, Ext Location : Toilets Th Caulking Deteriorated Location : Toilets Th	hroughout d, Extent : Light, A					
Raised Access Floor Vinyl Tile	4% 15% Now Broken/Missing Eleme Location: Basemen Cracking/Crumbling, Location: Basemen	t Storage Area Extent : Moderate			5 3	\$23,400 \$8,800	
	Worn/Erode, Extent : Location : Basemen	Severe, Area Affec	ted : 100	%			
Interior Walls	50/		20.42	* *	-	#4.200	
Ceramic Tile	5%		2043	* *	5	\$4,200	
Concrete Masonry Unit	10%	¢17.200	LIFE	* *	5	\$3,300	
Gypsum Board	73% Now Punct/Tear/Impact Da Location: Corners A Water Penetration, Ex Location: 6th Floor	At Corridors Throi ctent : Moderate, A	ighout rea Affe	Affected : 5%	5	\$36,500	
Masonry: Brick	5% Now Diagonal Cracks, Ext Location: Basement Joint Mortar Miss/Erc Location: Basement Spalling, Extent: Mod Location: Basement	t And Sub-basemer ode, Extent : Mode t And Sub-basemer derate, Area Affect	nt rate, Are nt ed : 15%	ea Affected : 15%			
Plaster	Water Penetration, Ex Location: Basement 7% Now Cracking/Crumbling,	t And Sub-basemen \$2,900 Extent : Moderate	LIFE , Area Aj	* *	5	\$1,700	
	Location : Basemen Water Penetration, Ex Location : Basemen	ctent : Moderate, A	rea Affe	cted : 5%			

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

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

Asset #: 161

Architecture	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	20%		2047	* *	5	\$31,100	
	Staining/Discolo Location: 1st I	-	g, Extent : Light, Area Affected : 5 or				
Exposed Struc: Concrete	e 40% Nov	w \$189,400	LIFE	* *	5	\$9,700	
1		ring, Extent : Moderat	e, Area A <u>j</u>	ffected : 10%		7.7.	
Gypsum Board	35% Nov	w \$48,400	LIFE	* *	5	\$68,100	
	Water Penetratio	n, Extent : Moderate, 2	Area Affec	cted : 10%			
	Location : Seco	ond And Sixth Floor O <u>j</u>	ffices				
Plaster	5% Nov	w \$4,800	LIFE	* *	5	\$4,900	
	Cracking/Crumb	ling, Extent : Moderat	e, Area A <u>j</u>	fected : 10%			
	Location: Base	ement Electrical Room					
	Water Penetratio	n, Extent : Moderate, 1	Area Affe	cted : 10%			
	Location: Base	ement Electrical Room					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 4+	4-,	2047	* *			
		ling, Extent : Light, Ar	ea Affecte	ed : 5%			
	Location : Thre	oughout					
On-Site Walkways							
Cast in Place Concrete	100%		2047	* *			

ectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$300	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	om				
	Explanation: Two 2,000	Ampere Main Disconn	nect Switches			
Switchgear / Switchboard						
Fused Disc Sw	100%	2044	* *	5	\$300	
Raceway						
Conduit	60%	2034	\$81,600	1		
Conduit	30%	2044	* *	1		
Conduit	10%	2054	* *	1		
Panelboards						
Fused Disc Sw	10%	2042	* *	5	\$200	
Molded Case Bkrs	60%	2050	* *	5	\$1,200	
Molded Case Bkrs	30%	2042	* *	5	\$600	
Wiring						
Thermoplastic	60%	2054	* *	1		
Thermoplastic	20%	2034	\$36,100	1		
Thermoplastic	20%	2044	* *	1		

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

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

Asset #: 161

Electrical	Current Repair	Futur	re Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%	2032	\$14,300	5	\$200			
Locally Mounted	50%	2039	* *	5	\$300			
	Other Observation, Extent : Light, Area	a Affected	: 100%					
	Location: Water Main							
	Explanation : Basement							
Variable Frequency Drive	20%	2051	* *					
	Variable Speed Drives, Extent : Light, A Location : Air Handler Rooms	Area Affec	cted : 100%					
Ground								
Grounding Devices		_						
Generic	100%	LIFE	**	5	\$1,100			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement							
C4 11 D	Explanation: Water Main							
Stand-by Power Transfer Switches								
Automatic	100%	2032	\$11,000	1	\$23,700			
Generators	10076	2032	\$11,000	1	\$23,700			
Diesel	100% 0-2 \$81,800 Other Observation, Extent : Light, Area	2049 a Affected	* *	1	\$26,800			
	Location: Roof. Generator Room							
	Explanation: One 62.5 Kilovolt Amp. Pump Use Only.	ere Gener	ator. It Is Old And	Obsolete	e. It Is For Fire			
Batteries	4000/	•••		_	4.000			
Lead/Acid	100%	2027	\$2,500	5	\$2,900			
Fuel Storage	1000/	2022	#2 6 000	-				
Day Tank	100% Other Observation, Extent : Light, Area Location : Roof. Generator Room	2033 a Affected	\$26,000 ': 100%	5				
	Explanation: The Capacity Of The To	ank Is 30	Gallons.					
Lighting								
Interior Lighting								
Fluorescent	30%	2029	\$399,900	10	\$21,200			
	Other Observation, Extent : Light, Area							
	Location: Sub-basement, Basement, 1st, 2nd And 3rd Floor							
	Explanation: Using T-8 Lamps							
Fluorescent	20%	2029	\$266,600	10	\$14,100			
	T-12 Lamps And Fixtures, Extent: Mod		ea Affected : 100%					
	Location: Sub-basement And Baseme	ent						
LED	30%	2042	* *					
	Recent Installation, Extent : N/A, Area	Affected :	100%					
	Location: 1st, 5th And 6th Floor							

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

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

Asset #: 161

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	nce	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Egress Lighting									
Emergency, Battery	50%			2042	* *	10	\$9,300		
Exit, LED	50%			2069	* *	1			
Exterior Lighting									
HID	10%	2-4	\$36,500	2044	* *				
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	00%				
	Location	: Roof							
No Component	80%								
Under Construction	10%								
Alarm									
Security System									
No Component	80%								
Generic	20%			2039	* *	1	\$5,800		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%				
	Location	: 2nd Floo	or Only						
	Explana	tion : Came	eras Security Syster	n					
Fire/Smoke Detection									
Generic, Digital	100%			2034	\$201,500	1-3	\$47,500		

Mechanical		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2054	* *	1		
	Other Obs	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: Throughout	t .					
	Explanat	ion : Steam F	rom Con-Edisor	ı				
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2037	* *	5	\$4,600	
Steam								
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$12,000	2033	\$119,600	4	\$2,700	
	Insul. Dete	riorating, Ex	tent : Moderate,	Area Afj	fected : 20%			
	Location	: Various						
	On Extend	ed Life, Exten	nt : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Various Lo	cations					
Central Plant Steam Piping/Pmp	30%	Now	\$65,900	2034	\$659,100	4	\$1,100	
- 15.118, - 1115	Insul. Dete	eriorating, Ex	tent : Moderate,	Area Afi	fected : 20%			
		: Various	ŕ	33				

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

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

Asset #: 161

/lechanical	Current Repair		Futur	e Replacement	Maintenance		
ystem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Terminal Devices	7.50/ 0.2	#220 000	2020	* *	1	#22.100	
Air Handler	Location : Botto Leak Evident, Ex Location : Botto	Severe, Area Affected: om Of Units. Extensive tent: Severe, Area Affe om Of The Units. Roof , Extent: Severe, Area	Corrosio	%	1	\$32,100	
Convector/Radiator	20%		2039	* *	1	\$5,000	
Fan Coil Unit/Heat	5%		2034	\$96,900	1	\$1,200	
Controls							
Electrical	100%		2029	\$434,300			
ir Conditioning							
Energy Source	1000/		20.42	* *	1		
Electricity Conversion Equipment	100%		2042	* *	1		
Centrifugal, Elec Chiller	Malfunctioning, Location: 7 Co R-22 Refrigerant Location: Sub-	Extent : Severe, Area A mpressors, Sub-basem Extent : Light, Area A basement	ent ffected :	100%	1	\$71,200	
	Location : One	Extent : Moderate, Are Unit Out Of Commissi		d : 100%			
Window/Wall Unit	5%		2029	\$14,800	1		
Distribution CW & CHW Wtr Pipe/Pump	100%		2044	* *	4	\$5,700	
Terminal Devices Air Handler/Cool/Ht		y \$30,300 Extent : Severe, Area A control System. Throug	-	\$1,516,000 70%	1	\$42,900	
Heat Rejection		-	•				
Dry Cooler	5%		2039	* *	2	\$2,700	
Water Cooling Tower	95%		2035	\$374,900	2	\$73,600	
entilation Distribution							
	100%		LIFE	* *	2-5	\$42,900	
Ductwork/Diffusers	100/0						
Exhaust Fans							
Exhaust Fans Interior	30%		2029	\$104,000	2	\$700	
Exhaust Fans Interior Roof			2029 2029	\$104,000 \$106,100	2 2	\$700 \$1,700	
Exhaust Fans Interior	30%			·			

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

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

Mechanical	Current Repair	Future Replacement Maintenance		Current Repair Future Replacement			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
HW Heat Exchanger							
HTHW/HW	100%	2060	* *				
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Boiler Room						
	Explanation: Recent Installation						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2034	\$15,600	4	\$1,600		
Fixtures							
Generic	100%						
Instantaneous Hot Water							
Electric	100%	2039	* *				
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light, Area						
	Location : One Unit From Sub-basem Floor	ent To 6th	n Floor, One Unit F	From Bas	ement To 6th		
	Explanation: 2 Units, 1 Unit Is Not C	perating					
Fire Suppression							
Standpipe							
Generic	100%	2044	* *	1-5	\$38,800		
Sprinkler							
Generic	100%	2044	* *	1-2	\$21,600		
Fire Pump							
Generic	100%	2037	* *	1	\$14,400		

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

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : CONCOURSE PLAZA

Address : 198 EAST 161ST STREET @CONCOURSE VILLAGE W.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 250,000 Project Type : REAL PROPERTY

Date of Survey : 28-Mar-2023 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,10,Ph

Block : 2443 Lot : 94 BIN : 2099027

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,280,000	\$1,018,400
Interior Architecture	\$607,500	\$7,128,400
Electrical	\$5,345,200	
Mechanical	\$7,225,100	\$5,833,700
Total	\$14,457,700	\$13,980,500
Importance Code A	\$1,352,200	\$3,937,200
Importance Code B	\$12,954,900	\$9,729,000
Importance Code C	\$150,600	\$314,300
Total	\$14,457,700	\$13,980,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$39,100		\$17,000	
Interior Architecture	\$915,500	\$35,900		\$65,600
Electrical	\$27,500	\$26,700	\$49,300	\$26,700
Mechanical	\$67,500	\$40,400	\$190,000	\$40,400
Site Pavements	\$17,600			
Elevators/Escalators	\$43,200	\$43,200	\$43,200	\$43,200
Total	\$1,110,400	\$146,200	\$299,500	\$175,900
Importance Code A	\$51,600	\$12,200	\$30,000	\$12,200
Importance Code B	\$1,057,300	\$107,800	\$269,500	\$163,700
Importance Code C	\$1,500	\$26,200		
Total	\$1,110,400	\$146,200	\$299,500	\$175,900



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

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

Asset #: 13871

chitecture		Current I	Repair	Future Replacement Maintenance			aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior									
Exterior Walls									
Concrete Masonry Unit	Location	/Crumbling, n : Near Ma	\$45,400 Extent : Light, Ard in Entrance And R Extent : N/A, Area A	andom L	ocations Thr	* * ougho	5 out	\$23,900	
	Location	n : 1st Floor ution : Local	r Level	<i></i>					
Concrete Masonry Unit	5% Cracking, Location	Now Crumbling, n : Penthou.	\$151,500 Extent : Moderate se				5	\$8,000	
		n Joint Fail n : Penthou.	ure, Extent : Mode. se	rate, Ared	a Affected : 5	50%			
	Location	servation, E n : Penthou tion : Local		lffected :	100%				
Metal Panel	80% Recent Re	pair Evider	nt, Extent : Light, A Locations An All Si		eted : 2%	**	5-10	\$1,400,300	
Windows									
Aluminum	Location Other Ob. Location	pair Evider n : Caulking servation, E n : Window	nt, Extent : Light, A g And Window Pan Extent : Light, Area Panels Are Inoperd ponent Type	e Replace Affected	ement Throug	ghout	5	\$73,100	
Parapets									
Metal Panel		pair Evider	nt, Extent : Light, A g At Metal Panels	2054 rea Affec	eted : 30%	* *	5	\$34,100	
Roof									
Built-Up (BUR)	Miss/Dan Location Ponding, Location Water Pen	n : Base Fla Extent : Lig n : 10th Floo netration, E	\$100,200 sings, Extent: Mod shing At 10th Floo ht, Area Affected: or Roof xtent: Moderate, A or Corridor And O	r Roof 10% Irea Affed	cted : 10%				
Built-Up (BUR)	Alligatori	_	\$100,200 Light, Area Affect		C	* *			
	Grvl/Blst Location	Miss/Disp, n : North Ar	Locations On 1st F Extent : Severe, Ar ea Of 1st Floor Ro lings, Extent : Mod	ea Affect of	ed : 20%	10%			
	Location	n : Base Fla	angs, Extent : Mod shing Throughout nt, Extent : Light, A	lst Floor	Roof	10/0			

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

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

Asset #: 13871

Architecture	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Soffits	1000/	0.2	#2 (00	2020	* *			
Cement - Fiber Panel	_		\$2,600 Extent : Moderate Soffit	2039 e, Area Aj				
nterior								
Floors								
Carpet		de, Extent :	\$915,500 Moderate, Area A <u>f</u> Throughout	2033 fected : .	\$1,525,900 100%	3	\$116,600	
Cast in Place Concrete	10%			LIFE	* *	5	\$85,000	
Ceramic Tile	5%			2043	* *	5	\$19,400	
Terrazzo	10%			LIFE	* *	5	\$30,400	
Vinyl Tile	Location Worn/Ero	issing Elem 1 : Through de, Extent :	\$327,700 nents, Extent : Light out Kitchenette Are Moderate, Area A <u>f</u> out Kitchenette Are	eas On E fected : .	ach Floor 5%	3	\$80,200	
Interior Walls	Locuitor	i . Inrough	oui Kiichehelle Are	us On E	acti 1 tooi			
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	7%			2043	* *	5	\$52,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$29,900	
Glass: Single Pane	3%			LIFE	* *	5	\$16,800	
Gypsum Board	70%			LIFE	* *	5	\$314,300	
Granite Panels		tar Miss/Er	\$150,600 code, Extent : Light, trance Lobby	LIFE , Area A <u>f</u>	* * fected : 5%			
Ceilings	Locuitor	i . Muin En	irance Loody					
Acous TileSusp.Lay-In	Broken/M Location Staining/L Location Water Pen	n : Various . Discoloring n : Various . Detration, E	\$129,100 sents, Extent: Light Locations On 10th Extent: Light, Are Locations On 10th xtent: Moderate, A	Floor ea Affecto Floor Irea Affeo	ed : 2% cted : 2%	5	\$174,900	
	Location	i : 10th Flo	or Corridor And Q	ffice 107	0			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$24,300	
Site Pavements Public Sidewalk								
Cast in Place Concrete	Location Spalling, I	Crumbling, 1 : Through	ht, Area Affected :		** ffected : 10%			

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

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

Asset #: 13871

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 0-2 \$1,500 2047 **

Cracking/Crumbling, Extent: Moderate, Area Affected: 25%

Location: Stairs At Main Entrance

Electrical		Current Repair Futur		uture Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw	100% Other Obse	ervation, E	Extent : N/A, Area A	2044 ffected :	* *	5	\$1,100	
		: Electrica						
	Explanat	ion : One	1,600 Ampere Main	Disconn	nect Switch			
Transformers								
Dry Type	100%			2039	* *	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Rooms							
Switchgear / Switchboard	Expianat	on : vario	us Capacities					
Fused Disc Sw	100%			2044	* *	5	\$1,100	
Raceway	100/0			2017			Ψ1,100	
Conduit	100%			2044	* *	1		
Panelboards				-				
Fused Disc Sw	40%			2042	* *	5	\$2,300	
Molded Case Bkrs	60%			2042	* *	5	\$4,000	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	40%			2039	* *	5	\$700	
Motor Control Center	50%			2039	* *	5	\$3,400	
Variable Frequency Drive	10%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$76,900	
Generators Diesel	-		\$89,400 Extent : Moderate, A		* * cted : 100%	1	\$87,100	
	Location: Penthouse Mechanical Room							
	Other Observation, Extent: N/A, Area Affected: 100%							
		Location : Penthouse Mechanical Room Explanation : One 300 Kilowatt Rated Capacity						
	Explanat	on : One .	300 Kilowatt Rated	Capacity	<i>v</i>			

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

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

Asset #: 13871

Electrical	Current Re	pair	Futur	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power									
Batteries	1000/		2027	#2.700	~	ФО 200			
Lead/Acid	100%		2027	\$2,700	5	\$9,300			
Fuel Storage	50%		2042	* *	_				
Day Tank		tant: N/A Araa A			5				
		Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room Penthouse							
	Explanation: One 75								
Main Taula	50%	Gation Capacity	2049	* *					
Main Tank	50% Other Observation, Ex	tant: N/A Araa A			5				
	Location : Sub-basen		уестей.	100/0					
	Explanation: 550 Ga		ıcitv						
Lighting	<i>Б</i> лрининон . 550 Ой	шоть китей Сири	Cuy						
Interior Lighting									
Fluorescent	68%		2029	\$3,219,400	10	\$155,900			
2 2 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%								
	Location: Throughout The Building								
Fluorescent	30%		2029	\$1,420,300	10	\$68,800			
2 - 11 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Compact Fluorescent I					400,000			
	Location : Offices An	-							
LED	2%		2039	* *					
Egress Lighting									
Emergency, Service	50%		2029	\$85,500	1				
Exit, Service	10%		2029	\$12,000	1				
Exit, Battery	40%		2029	\$157,200	10	\$6,800			
Exterior Lighting									
Incandescent	10%		2029	\$148,700	2				
LED	5%		2042	* *					
No Component	85%								
Lightning Protection									
Arresters/Cabling									
Generic	100%		2049	* *	5	\$700			
Alarm									
Security System	1000/		2020	* *		002 400			
Generic	100%	37/4 4 4	2039		I	\$93,400			
	Other Observation, Ext	•	<i>уес</i> геа :	100%					
	Location : Throughout The Building Explanation : CCTV Surveillance System								
Fire/Smoke Detection	Explanation: CCIV	sur ventance syste	em						
Fire/Smoke Detection Under Construction	100%								
Olider Collstruction	100/0								

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

Heating

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

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

Mechanical	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Energy Source	10/		2011	* *					
Electricity	1%	T	2044		1				
	Other Observation, Extent : Light, Area Affected : 100% Location : Air Conditioning Equipment Rooms - 1 Per Floor								
			t Rooms	- I Per Floor					
	Explanation : Ele	ectric Heating							
Natural Gas	99%		2044	* *	1				
Conversion Equipment									
Hot Water Boiler	99%		2032	\$2,918,800	1	\$122,400			
		, Extent : N/A, Area A		100%					
		ouse Mechanical Roo	m						
	Explanation: Tw	o Units							
Radiant Heater	1%		2029	\$72,200	2	\$1,200			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Air Co	onditioning Equipmen	t Rooms	- 1 Per Floor					
	Explanation : Ele	ectric Unit Heaters							
Distribution									
Hot Wtr Piping/Pump	100%		2033	\$606,700	4	\$12,300			
Terminal Devices									
Convector/Radiator	99%		2032	\$2,246,200	1	\$79,900			
Unit Heater - Hot Water	1%		2029	\$16,500					
		, Extent : Light, Area							
	Location: Penth	ouse Mechanical Roo	m, Build	ing Exits					
	Explanation: Un	iit Heaters / Cabinet I	Heaters						
Controls									
Under Construction	100%								
ir Conditioning									
Energy Source									
Electricity	100%		2042	* *	1				

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

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

Asset #: 13871

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	2-4	\$699,300	2044	* *	2	\$1,800		
		-	nt : Light, Area Aff oof - 3 Units	ected : 10	00%				
			tent : Light, Area A	ffected : .	100%				
		-	oof - 3 Units						
Window/Wall Unit	1%			2029	\$10,500	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse Elevator Machine Rooms Explanation : Location Noted								
		ion : Locai	tion Noted						
Water Cooled interior Pkg Unit	82%			2028	\$4,085,400	2			
	R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Air Conditioning Equipment Rooms - One Unit Per Floor; Various Locations -								
				t Rooms -	- One Unit Per Flo	or; Vari	ous Locations -		
Water Cooled interior	2%	10unted Ui 2-4	\$99,600	2039	* *	2			
Pkg Unit			nt : Moderate, Ared r Telecom Room		l : 100%				
Distribution	Locuiton	. 1111 100	Terecom Room	2 Onns					
CW & CHW Wtr Pipe/Pump	50%	Now	\$4,500	2044	* *	4	\$6,200		
1 1	Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Main Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : From Main Roof To Water Cooled Packaged Units On Each Floor								
	Explanati	ion : Cond	enser Water Piping	g/Pumps	Only				
No Component	50%								
Heat Rejection									
Dry Cooler	2%	2-4	\$25,500	2044	* *	2	\$2,800		
			nt : Moderate, Ared			4. I. T.1			
			oof - 2 Units For V						
Water Cooling Tower		Now	\$1,163,200	2039	* *	2	\$167,100		
	Corroded, Extent: Severe, Area Affected: 100% Location: Main Roof - 1 Tower 2 Cells - Corroded / Deteriorated								
	Location : Main Roof - 1 Tower, 2 Cells - Corroded / Deteriorated Leak Evident, Extent : Severe, Area Affected : 100%								
			of - 1 Tower, 2 Cel		,, o				
No Component	15%								
Ventilation	15/0								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$139,400		

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

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

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

Asset #: 13871

Mechanical	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation Exhaust Fans Roof	100% Abandoned in Place, Extent : Light, A Location : Main Roof Next To Cool On Extended Life, Extent : Light, Are Location : Roofs	ing Tower - 1 Unit	2	\$7,700		
lumbing H/C Water Piping Brass/Copper	100% 0-2 \$178,200 Booster Pump w/Tank, Extent : Mode Location : Sub-basement Water Roc	rate, Area Affected : 100%	1			
Water Heater With Tanks Electric	75% Other Observation, Extent: Light, Ar Location: Custodian Slop Sink Clo. Explanation: Various Units, Between	2029 \$19,700 rea Affected : 100% sets, Various Toilet Rooms, Oi	4	utions		
No Component	25%					
Sanitary Piping Cast Iron	100%	LIFE **	1			
Storm Drain Piping Cast Iron	100%	LIFE **	1			
Backflow Preventer Generic	100%	2029 \$123,900	1	\$15,300		
Fixtures Generic	100%					
Instantaneous Hot Water Electric	25% Other Observation, Extent: Light, Ar Location: Pantries, Various Toilets Explanation: Multiple Units					
No Component Vertical Transport	75%					
Elevators Geared Traction	100% Other Observation, Extent: Light, Ar Location: 4 Units From 1st To 10th Explanation: 5 Units	**	ment To	10th Floor		
Fire Suppression	Explanation : 0 Onto					
Standpipe Generic	100%	2044 **	1-5	\$126,000		
Sprinkler Generic	100%	2044 **	1-2	\$70,000		
Fire Pump Generic	100% Other Observation, Extent : Light, Ar	2030 \$264,900 rea Affected : 100%	1	\$46,700		
	Location: Adjacent Shopping Mall Explanation: Fire Pump Located R	emotely, It Serves This Buildi		sively		

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

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

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

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : COURT SQUARE BUILDING 2 LAFAYETTE

Address : 2 LAFAYETTE STREET BTWN DUANE ST - READE ST

Borough : MANHATTAN Agency's Number : 312-144
Program / Asset # : DGS0015.000 / 2056 Yr Built/Renovated : 1925 / 2014

Area Sq Ft : 358,500 Project Type : REAL PROPERTY

Date of Survey : 25-Oct-2021 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,12,14,23

Block : 155 Lot : 1 BIN : 1001672

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,412,400	\$889,500
Interior Architecture	\$8,493,800	\$5,204,700
Electrical	\$3,468,700	\$833,500
Mechanical	\$10,521,900	\$7,658,100
Site Pavements		\$137,700
Total	\$24,896,800	\$14,723,700
Importance Code A	\$2,729,500	\$1,098,100
Importance Code B	\$21,494,200	\$12,078,600
Importance Code C	\$673,100	\$1,547,000
Total	\$24,896,800	\$14,723,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$46,000	_	_
Interior Architecture			\$3,654,700	\$7,000
Electrical	\$67,500	\$83,600	\$65,100	\$58,500
Mechanical	\$241,000	\$99,900	\$270,700	\$93,200
Site Pavements	\$21,100			
Elevators/Escalators	\$96,000	\$96,000	\$96,000	\$96,000
Total	\$425,700	\$325,500	\$4,086,400	\$254,700
Importance Code A		\$82,300	\$35,500	\$35,500
Importance Code B	\$417,300	\$243,200	\$4,050,900	\$219,200
Importance Code C	\$8,400			
Total	\$425,700	\$325,500	\$4,086,400	\$254,700



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

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

Asset #: 2056

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
kterior										
Exterior Walls										
Cast Iron	2%			LIFE	* *					
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$235,800			
Masonry: Brick	88%		\$2,219,500	LIFE	* *	5	\$531,300			
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50% Location : Throughout								
		_								
			nt : Severe, Area Aj	ffected :	5%					
		ı : Penthou								
			Extent : N/A, Area A		10%					
			outh And East Face	ades						
			valk Shed In Place							
Masonry: Granite	3%			LIFE	* *	5	\$13,600			
Masonry: Limestone	2%	Now	\$193,000	LIFE	* *	5	\$9,100			
	Joint Mor	tar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 20%					
	Location: Lintels And Sills									
	Worn/Erode, Extent : Severe, Area Affected : 50%									
	Location	ı : Window	Sills And Lintels P	enthouse						
Windows										
Aluminum	100%			2041	* *	5	\$122,400			
Parapets										
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$8,300			
Masonry: Brick	90%			LIFE	* *	5	\$9,600			
Roof										
Single Ply Membrane	97%			2038	* *	10	\$46,000			
Skylight, Metal/Glass	3%			2043	* *	10	\$4,700			
Soffits										
Mosaic Tile	10%			2043	* *	10				
Stucco Cement	90%			2038	* *	5				

Interior

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

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

Asset #: 2056

Architecture		Current Repair		Futur	re Replacement	Maintenance				
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Floors										
Carpet	35%			2029	\$3,538,500	3	\$295,800			
Cast in Place Concrete	10%	Now	\$486,200	LIFE	* *	5	\$123,200			
			ents, Extent : Seve							
	Location: Stair Landing Between 23rd And 24th Floor									
	Deflection	Evident, E	xtent : Severe, Are	a Affecte	d : 50%					
	Location	: Stair Lar	nding Between 23rd	d And 24	th Floor					
Ceramic Tile	10%			2036	\$3,223,000	5	\$56,300			
Marble Panels	2%			LIFE	**	5	\$8,500			
Terrazzo	3%			LIFE	* *	5	\$13,200			
Vinyl Tile	25%			2038	* *	3	\$52,800			
Vinyl Tile 9" X 9"	10%	Now	\$914,300	2028	\$4,571,500	3	\$21,100			
,	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar			, ,			
	Location	: 22nd, 23	rd And 24th Floor.	S						
Under Construction	5%									
		ervation, E	Extent : N/A, Area A	Iffected :	0%					
		: First Flo								
	Explanat	ion : Retai	l Space							
Interior Walls			•							
Ceramic Tile	10%			2036	\$1,463,500	5	\$26,200			
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,200			
Gypsum Board	20%			LIFE	* *	5	\$31,500			
Masonry: Brick	5%			LIFE	* *					
Marble Panels	3%			LIFE	* *					
Plaster	52%	Now	\$673,100	LIFE	* *	5	\$40,900			
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 25%					
	Location: 23rd, 24th Floors And Throughout									
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	rted : 50%					
	Location	: 22nd, 23	rd And 24th Floors	And Thi	roughout					
Under Construction	5%									
		ervation. E	Extent : N/A, Area A	Iffected :	0%					
		: 1st Floor								
		ion : Retai								

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

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

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

Asset #: 2056

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn				2038	* *	5	\$176,100	
AcousTileSusp.Lay-In	42%		**	2046	* *	5	\$236,600	
Exposed Struc: Concret			\$856,600	LIFE	**	5	\$4,400	
		_	xtent : Moderate, A	lrea Affe	cted : 10%			
		n : Steam R Commblina	oom Extent : Moderate	1 4 mag 1:	factad : 150/			
		crumoning, n : Basemen		, Areu Aj	јестеа . 15/6			
			n ent, Extent : Moder	ate Area	Affected · 10%			
	-	n : Basemen		<i>uic, 111c</i> u	Alffeeten : 1070			
Gypsum Board	10%			LIFE	* *	5	\$70,400	
Plaster	13%		\$904,000	LIFE	* *	5	\$45,800	
Traster			ents, Extent : Seve		Affected : 50%	J	Ψ12,000	
		_	th Floors And Thro		55			
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 15%			
	Location	n: 22nd, 23	erd And 24th Floors	3				
Under Construction	5%	ı						
	Other Ob.	servation, E	Extent : N/A, Area A	ffected :	0%			
	Location	n : 1st Floor	r					
	Explana	tion : Retai	l Space					
Site Pavements								
Public Sidewalk	050/	NI	47.200	2020	* *			
Cast in Place Concrete		Now	\$7,300 Extent : Light, Are	2038				
	-	crumoning, n : Lafayette	-	ги Ајјест	za . 10/0			
Pavers/Stone		Now	\$5,400	2036	\$54,200			
Pavers/Stone			\$3,400 nents, Extent : Mod					
		-	Of Lafayette And R		**			
On-Site Walkways	Locuito	T. Comer C	of Edgay ette IIIa Ici					
Cast in Place Concrete	10%			2038	* *			
Pavers/Stone	90%		\$8,400	2036	\$83,500			
	Cracking/	Crumbling,	Extent : Moderate					
	Location	n : Front En	ntry To Retail Space	2				
	Other Ob.	servation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	n : Through	out					
	Explana	tion : These	e Are Actually Pre-	cast Con	crete Panels			

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

Under 600 Volts

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

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

Asset #: 2056

Electrical	Current Repair	Future Replacement	M						
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Under 600 Volts									
Service Equipment									
Fused Disc Sw	20%	2043 **	5	\$300					
	Other Observation, Extent : N/A, Area	a Affected : 100%							
	Location : Electrical Room								
	Explanation: One 4,000 Ampere M								
Fused Disc Sw	40%	2033 \$104,300	5	\$600					
	Other Observation, Extent : N/A, Area	a Affected : 100%							
	Location : Electrical Room								
	Explanation: Two 4,000 Ampere M	ain Disconnect Switches							
Fused Disc Sw	20%	2033 \$52,100	5	\$300					
	Other Observation, Extent: N/A, Area	a Affected : 100%							
	Location: Electrical Room								
	Explanation: One 2,000 Ampere M	ain Disconnect Switch							
Fused Disc Sw	20%	2033 \$52,100	5	\$300					
	Other Observation, Extent: N/A, Area			•					
	Location: Electrical Room	30							
	Explanation: One 1,200 Ampere M	ain Disconnect Switch							
Switchgear / Switchboard									
Fused Disc Sw	50%	2043 **	5	\$800					
Fused Disc Sw	30%	2033 \$217,700	5	\$500					
Molded Case Bkrs	20%	2053 **	5	\$1,900					
Panelboards									
Fused Disc Sw	15%	2041 **	5	\$1,200					
Molded Case Bkrs	85%	2041 **	5	\$8,000					
Wiring									
Braided Cloth	20% 0-2 \$228,400	2058 **	1						
	Insulation Aged, Extent : Moderate, A	Irea Affected : 100%							
	Location : Throughout								
Thermoplastic	80%	2043 **	1						
Motor Controllers	0070	20.0							
Locally Mounted	95%	2038 **	5	\$2,300					
Variable Frequency	5%	2046 **	J	Ψ2,500					
Drive	370	2010							
Ground									
Grounding Devices									
Generic	100%	LIFE **	5	\$5,300					
Stand-by Power				4 - 7 - 1					
Transfer Switches									
Automatic	100%	2031 \$11,000	1	\$110,300					
	Other Observation, Extent: N/A, Area	·							
	Location : Electrical Room	•							
	Explanation : Automatic Transfer S	witch Serves 400kw Mounted	On Roof						
Generators									
Diesel	100%	2029 \$81,800	1	\$138,800					
	Other Observation, Extent: N/A, Area			,					
	Location: Roof								
	Explanation: Old 400kw Generator	· Mounted On The Roof.							

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

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

Asset #: 2056

Electrical	Current Repai	r Futur	e Replacement	M				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
tand-by Power								
Batteries								
Lead/Acid	100%	2027	\$2,500	5	\$13,300			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Roof							
	Explanation : Batteries A	re For The Roof Gene	rator					
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	55%	2038	* *	10	\$180,800			
	T-8 Lamps And Fixtures, E.	xtent : Light, Area Affe	ected : 100%					
	Location : Throughout							
Fluorescent	40%	2028	\$2,482,600	10	\$131,500			
	T-12 Lamps And Fixtures,	Extent : Light, Area Af			,			
	Location : Throughout							
Incandescent	5%	2028	\$266,100	2	\$400			
Egress Lighting								
Emergency, Battery	25%	2038	* *	10	\$21,600			
Emergency, Battery	25%	2033	\$152,600	10	\$21,600			
Exit, LED	25%	2061	* *	1				
Exit, Service	25%	2038	* *	1				
Exterior Lighting								
HID	15%	2033	\$254,600	10	\$200			
Incandescent	5%	2028	\$97,500	2				
No Component	80%		•					
Alarm								
Security System								
Generic	100%	2038	* *	1	\$133,900			
Fire/Smoke Detection								
		2038		1-3	\$220,900			

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual	100%			2043	* *	1		
Fuel								
Conversion Equipment								
Steam Boiler	100%	Now	\$317,100	2038	* *	1	\$319,500	
	Leak Evide	nt, Extent .	Severe, Area Affe	cted : 50	%			
	Location	: Boilers 3	And 4					
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location	: Basemen	t Boiler Room					
	Explanat	ion : 4 Uni	ts					

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

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

Asset #: 2056

Mechanical		Current I	Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Distribution								
Steam Piping/Pump	100%			2033	\$2,912,900			
Terminal Devices								
Convector/Radiator	90%			2038	* *	1	\$104,200	
Fan Coil Unit/Heat	10%			2028	\$901,900	1	\$11,600	
Controls								
Digital	30%			2028	\$3,134,100			
Electrical	70%			2028	\$1,415,500			
ir Conditioning								
Energy Source	1000/			2041	* *	1		
Electricity	100%			2041		1		
Conversion Equipment Interior Pkg Unit -	55%	Now	\$158,200	2027	\$3,164,100	2	\$9,700	
Cooling	3370	NOW	\$136,200	2027	\$5,104,100	2	\$9,700	
Cooling	Controller	Not Worki	ng, Extent : Moder	ate Area	a Affected · 100%			
			-		Connected To The U	Inits In T	he Mechanical	
		n Each Flo		1 voi C	onnecica to the c	/11113 III I	ne meenamear	
Interior Pkg Unit -		Now	\$115,100	2034	\$2,301,200	2	\$7,000	
Cooling			4,		+-,- -,	_	47,000	
\mathcal{E}	Controller	Not Worki	ng, Extent : Moder	ate, Area	a Affected : 100%			
			-		Connected To The A	ir Condi	tioning Units On	
	Each Flo	oor						
Split Unit	5%			2033	\$431,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$466,400	
Terminal Devices								
Air Handler/Dir	20%			2038	* *	1		
Expansion								
No Component	80%							
Heat Rejection					.	-	d	
Dry Cooler	20%	2 1	4.70.20	2033	\$333,900	2	\$49,900	
Water Cooling Tower	50%		\$459,300	2031	\$918,700	2	\$144,300	
			vere, Area Affectea	l : 30%				
	Location	-						
			: Severe, Area Affe	cted : 60)%			
	Location							
			tent : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Roof						
Water Cooling Tower	30%			2034	\$551,200	2	\$108,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$199,900	
Exhaust Fans						-		
Interior	60%			2028	\$968,000	2	\$6,600	
Interior	40%			2038	* *	2	\$4,400	

Plumbing

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

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

Asset #: 2056

Mechanical	Current	Current Repair Futu		e Replacement	М	Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2043	* *	1		
Water Heater With Tanks Under Construction	100%						
HW Heat Exchanger Steam Fired	100%		2043	* *	4	\$53,200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Now Broken, Extent: Set Location: 1 Of 2 2	\$14,600 vere, Area Affected : Pump Sets In The Ba		\$72,800	4	\$7,600	
Backflow Preventer							
Generic	Location: Baseme		2041 Iffected :	**	1	\$22,000	
Fixtures	Explanation: 2 W	ater Mains					
Generic	100%						
Vertical Transport Elevators	10070						
Geared Traction	100%		LIFE	* *			
	Other Observation, Location: One Ur	nit From Basement To From Lobby To 12th	Affected . To 23rd Fl		From Lol	bby To 22nd	
Fire Suppression							
Standpipe Generic	100%		2043	* *	1-5	\$180,800	
Sprinkler							
Generic	100%		2043	* *	1-2	\$100,400	
Fire Pump Generic	100% Recent Installation, Location : 24th Fl Other Observation,				1	\$67,000	
	Location: 24th Fl						

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER

Address : 170 EAST 121 ST @ SYLVAN PL

 Borough
 : MANHATTAN
 Agency's Number
 : 310-110

 Program / Asset #
 : DGS0037.000 / 4167
 Yr Built/Renovated
 : 1891 / 2006

Area Sq Ft : 25,700 Project Type : REAL PROPERTY

Date of Survey : 31-May-2023 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,Att

Block : 1769 Lot : 45 BIN : 1054382

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,338,900	\$191,200
Interior Architecture	\$577,600	\$308,600
Electrical	\$96,000	\$166,600
Mechanical	\$224,600	
Site Pavements	\$135,800	
Total	\$3,372,900	\$666,400
Importance Code A	\$2,418,500	\$191,200
Importance Code B	\$497,000	\$402,500
Importance Code C	\$457,400	\$72,700
Total	\$3,372,900	\$666,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$19,300		\$9,800	\$20,700
Interior Architecture	\$9,600	\$6,900	\$2,400	\$119,000
Electrical	\$2,800	\$2,900	\$25,500	\$2,400
Mechanical	\$12,100	\$3,600	\$32,100	\$4,100
Site Enclosure	\$67,000			
Site Pavements	\$49,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$167,300	\$20,500	\$77,000	\$153,500
Importance Code A	\$19,300	\$2,500	\$12,400	\$23,300
Importance Code B	\$79,900	\$15,000	\$64,600	\$130,200
Importance Code C	\$68,000	\$3,000		
Total	\$167,300	\$20,500	\$77,000	\$153,500



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

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

Asset #: 4167

chitecture	Current l	Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls Cast Stone/Terra Cotta	15% Now Joint Mortar Miss/Ei Location : Through		LIFE re, Area A	* * Affected : 50%	5	\$123,000	
Masonry: Brick	50% Now Joint Mortar Miss/En Location: North Fo Water Penetration, E Location: North Fo	\$695,300 rode, Extent : Sever acade extent : Severe, Area	a Affected		5	\$52,500	
Masonry: Brick	15% Now Joint Mortar Miss/En Location: Chimney Spalling, Extent: Sev Location: Chimney Worn/Erode, Extent: Location: Chimney	, vere, Area Affected , Severe, Area Affec	: 25%	-	5	\$15,700	
Masonry: Brownstone	10% Now Joint Mortar Miss/En Location: North Fo Staining/Discoloring Location: North Fo Water Penetration, E Location: North Fo	acade , Extent : Severe, A acade ixtent : Severe, Arec	rea Affec a Affected	ted: 20%	5	\$7,900	
Masonry: Granite	10% Now Joint Mortar Miss/Er Location: North Fo Water Penetration, E Location: Lobby	acade			5	\$7,900	
Windows Wood	50% Now Deteriorated Finish, Location: Through Dry Rot/Decay, Exter Location: Auditori	out nt : Severe, Area A <u>f</u>	fected : 4		5	\$20,700	1
Wood	50%		2050	* *	5	\$41,500	
Parapets Copper/Terne	10%		2054	* *	5	\$500	
Masonry: Brownstone	90%		LIFE	* *	5	\$2,400	

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

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

Asset #: 4167

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Clay Tile	65% Now	\$73,000	2054	* *			
	Broken/Missing Elen		erate, Ar	ea Affected : 10%			
	Location : Through						
	Gut/DS Non Func/M		Area Af	fected : 25%			
	Location: East Fa	cade					
Modified Bitumen	30%		2039	* *	10	\$9,500	
Modified Bitumen	5% Now	\$19,300	2044	* *			1
	Drains Inad/Misposi	n, Extent : Severe, A	rea Affec	cted : 50%			
	Location: Roof Ad	ljacent To Bulkhead	And Ove	er Main Entrance			
	Ponding, Extent : Se						
		ljacent To Bulkhead					
	Other Observation, I		a Affecte	d : 100%			
		ljacent To Bulkhead					
	Explanation : Defl	ection Evident					
nterior							
Floors	150/		2020	¢112 200	2	¢11 500	
Carpet Carpet	15% 10%		2030 2033	\$113,300 \$75,500	3	\$11,500 \$7,700	
Carpet Ceramic Tile	15%		2033	\$75,500 **	3 5	\$5,800	
Mosaic Tile	5%		2043	* *	5	\$4,800	
Vinyl Tile	20%		2042	* *	3	\$3,800	
Vinyl Tile	20%		2034	\$235,900	3	\$2,900	
Wood	15% Now	\$191,000	2062	**	5	\$5,400	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Broken/Missing Elen	· ·		Affected : 25%	J	ψ2,100	
	Location : Old Car		.,	33			
	Worn/Erode, Extent	-	ted : 50%	6			
	Location : Old Car	***					
Interior Walls							
Ceramic Tile	5%		2043	* *	5	\$6,100	
Gypsum Board	15%		LIFE	* *	5	\$10,900	
Masonry: Brick	10% Now	\$256,200	LIFE	* *			
	Joint Mortar Miss/E	rode, Extent : Sever	e, Area A	lffected : 25%			
	Location: Baseme						
	Spalling, Extent : Se	**	: 25%				
	Location: Baseme	nt					
Plaster	20% Now	\$65,500	LIFE	* *	5	\$7,300	
	Broken/Missing Elen						
		retakers Apartment 1					
	Cracking/Crumbling						
	Location : Old Car	retakers Apartment 1	And Mai	n Stair			
Plaster	35%		LIFE	* *	5	\$12,700	
Wood	15%		LIFE	* *	5	\$72,700	

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

Asset #: 4167

Architecture	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	20%		2047	* *	5	\$7,700	
Exposed Struc: Wood	5%		LIFE	**			
	Location : Ceilin	, Extent : Light, Area gs Of Old Caretakers					
	Explanation : Ex	posed Wood Joist					
Gypsum Board	10%		LIFE	* *	5	\$4,800	
Plaster	25% Now	\$64,900	LIFE	* *	5	\$6,000	
		ng, Extent : Severe, A	rea Affec	ted : 50%			
		aretakers Apartment					
		t : Severe, Area Affec	ted : 50%	ó			
	Location : Old C	aretakers Apartment					
Plaster	15%		LIFE	* *	5	\$3,600	
Plaster	25%		LIFE	* *	5	\$6,000	
Site Enclosure							
Fence/Gates							
Chain Link	50%		2054	* *			
Iron Picket	50%		2054	* *			
Free Standing Walls							
Masonry: Brick	100% Now	\$33,200	2060	* *			
		g, Extent : Severe, Ar					
	Location : South	Wall Along Back Of I	Building I	ls Severely Leanin	g		
Retaining Walls	4000/ 37	***	2071	de de			
Masonry: Brick	100% Now	\$33,800	2054	**			
		Erode, Extent : Sever	e, Area A	ffected : 10%			
	Location : Areaw	rays					
Site Pavements							
Public Sidewalk	1000/ 0.2	¢14.500	20.47	* *			
Cast in Place Concrete	100% 0-2	\$14,500	2047				
	-	ng, Extent : Moderate alks At Main Entranc		jeciea : 50%			
O C' W II	Location : Staew	aiks Ai Main Eniranc	e				
On-Site Walkways	100% 0-2	¢24.800	2047	* *			
Cast in Place Concrete		\$34,800 ng, Extent : Moderate					
	-	ig, Exieni . Moueraie or Courtyards Have (
D1-i/D-i	Location . Interte	T Courtyurus Huve C	rucking.	1 avements			
Parking/Driveway	100% Now	\$135,800	2043	* *			
Asphalt		\$155,800 ng, Extent : Severe, A					
	-	ig, Exiem . Severe, A ghout Parking Area	геи Ајјес	ieu . 1070			
		gnoui 1 arking Area Severe, Area Affected	. 10%				
	Location : Parki		. 1070				
		ig Areu Severe, Area Affected	. 20/-				
	Location : Parki		. 4/0				
	Loculion . F arkii	ig Aleu					

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

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

Asset #: 4167

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent . Location : Basement Explanation : Main Servi	-		5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%	2044	**	5	\$100	
Raceway Conduit	100%	2044	* *	1		
Panelboards Molded Case Bkrs	100%	2042	* *	5	\$700	
Wiring Thermoplastic	100%	2044	* *	1		
Motor Controllers Locally Mounted Locally Mounted	60% 40%	2039 2032	* * \$39,500	5 5	\$100 \$100	
Ground Grounding Devices Generic	100% Other Observation, Extent . Location : Basement Explanation : Connected		* * d : 100%	5	\$400	
ighting Interior Lighting Fluorescent	5% T-12 Lamps And Fixtures, E Location : Staircase	2034	\$21,700 Affected : 100%	10	\$1,200	
Fluorescent	5% Compact Fluorescent Light Location : Attic	2029 , Extent : Moderate, Area	\$21,700 a Affected : 1009	10	\$1,200	
Incandescent	20% Not in Service, Extent : Sev Location : Jail Area	2029 ere, Area Affected : 100%	\$96,000	2	\$100	
LED	70%	2039	* *			
Egress Lighting Emergency, Battery Exit, LED	50% 50%	2034 2049	\$23,900 * *	10 1	\$3,100	
Exterior Lighting LED No Component	20% 80%	2042	* *			
Alarm Security System Generic	100% Other Observation, Extent . Location : Hallways And Explanation : Surveillanc	Outside	\$53,500 90%	1	\$9,600	

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

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

Asset #: 4167

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2034 \$73,600	1-3 \$15,800	
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location : Throughout The Building	··		
	Explanation : Smoke Detector, Man	ual Pull Stations, Horns, Alar	rm Bells And Strobe Lights	

echanical	Current Re	pair	Futur	e Replacement	М	aintenance	Priority
rstem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating							
Energy Source							
Fuel Oil No 2	40%		2044	* *	5	\$3,200	
Natural Gas	60%		2044	* *	1		
Conversion Equipment							
Steam Boiler	60% 2-4	\$29,800	2039	* *	1	\$13,700	
	Broken, Extent : Moder						
	Location : Boiler Roc						
	Corroded, Extent : Mod	-					
	Location : Boiler Roc						
	Leak Evident, Extent :	· ·					
	Location : Boiler Roc		_	*			
	Not Energy Efficient, E	xtent : Moderate,	Area Af	fected : 60%			
	Location: Basement	~ .					
	Other Observation, Ext	ent : Severe, Area	i Affecte	d: 60%			
	Location: Basement		~				
	Explanation: 4 Units						
Steam Boiler	40% 0-2	\$49,700	2039	* *	1	\$9,200	
	Not Energy Efficient, E	xtent : Moderate,	Area Af	fected : 40%			
	Location: Basement						
	Other Observation, Ext	ent : Severe, Ared	i Affecte	d: 100%			
	Location : Basement		~				
	Explanation: 1 Unit.	Outdated Heatin	g System	In The Building			
Distribution	1000/ 2.4	# 00.200	2044	* *	4	#1 200	
Central Plant Steam	100% 2-4	\$80,200	2044	* *	4	\$1,300	
Piping/Pmp	Come ded Entert Me	J 4 166		2/			
	Corroded, Extent : Mod Location : Boiler Rod						
	Leak Evident, Extent :		-				
	Location : Boiler Roc						
	Steam Traps Faulty, Ex		-	-			
	Location : Throughou		и Ајјесте	zu . 100/0			
	Other Observation, Ex		a Affaata	d · 100%			
	Location : Throughou		і Ајјесіе	и. 100/0			
	Explanation: Outdate		n In Tha	Ruildina			
	Ехрининон . Ошиш	eu meunng syster	n in ine	Dunuing.			

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

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

Asset #: 4167

Mechanical		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Terminal Devices								
Convector/Radiator	95%	2-4	\$11,100	2039	* *	1	\$7,100	
	Corroded	Extent: M	oderate, Area Affec	ted : 509	%			
	Location	ı : Various 1	Locations. Corrode	d And Pe	eeling Paints In Mo	ost Of Th	e Units	
	Other Ob	servation, E	Extent : Severe, Ared	a Affected	d : 30%			
	Location	ı: 2nd And	3rd Floor Court R	ooms				
	Explana	tion : Lack	Of Heating Device	s In 2nd	And 3rd Floor And	l Court R	200ms	
Unit Heater - Steam	5%			2029	\$8,100	4	\$100	
ir Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit -	5%			2032	\$22,600	2	\$100	
Cooling								
Split Unit	20%			2042	* *			
•	Recent In	stallation, E	Extent : Light, Area	Affected	: 25%			
	Location	ı : 1st Floor	r					
Window/Wall Unit	60%			2027	\$64,800	1		
No Component	15%			2027	Ψ04,000	1		
Terminal Devices	1370							
Fan Coil - 2 Pipe	5%			2034	\$37,000	1	\$400	
No Component	95%			2034	ψ37,000	1	Ψ100	
Heat Rejection	7370							
Dry Cooler	5%			2034	\$5,600	2	\$900	
No Component	95%			2034	ψ5,000	2	Ψ200	
lumbing	7370							
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks	10070			2011		1		
Gas Fired	100%			2029	\$19,000	2		
Gas Filed			Extent : Light, Area		·	∠		
		ı : Boiler R		11,, 00100	. 100/0			
		tion : 81 G						
Sanitary Piping	Блрини	iion . 01 Gt	anon Onn					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LILL		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100%			LIFE		1		
Sump Pump(s) Submersible	100%	0-2	\$100	2027	\$900	1	\$500	
Submersible			\$100 nt : Moderate, Ared	2027	·	4	\$300	
		-	ni : Moaeraie, Ared it. Unit Is Not Work		i . 100/0			
C F' - ()	Locailo	ı . Dusemer	u. Onu is not work	ıng				
Sewage Ejector(s)	1000/			2024	#14.000	A	#1.000	
Electric	100%			2034	\$14,900	4	\$1,000	
Fixtures Generic	100%							
	100%							

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

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

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

Asset #: 4167

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

Vertical Transport

Elevators

Geared Traction 100% LIFE **

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

Location : Basement To 4th Floor

Explanation : One Unit

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : HEALTH BUILDING

Address : 125 WORTH STREET @ CENTRE ST.

Borough : MANHATTAN Agency's Number : 312-120
Program / Asset # : DGS0005.000 / 2050 Yr Built/Renovated : 1931 / 2024
Area Sq Ft : 415,410 Project Type : REAL PROPERTY

Date of Survey : 17-Mar-2025 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,6,8,10,Ph

Block : 168 Lot : 32 BIN : 1001831

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,790,700	\$345,600
Interior Architecture	\$4,475,700	\$563,600
Electrical		\$342,900
Mechanical	\$1,248,900	\$40,470,100
Site Pavements	\$219,100	
Total	\$7,734,400	\$41,722,200
Importance Code A	\$1,790,700	\$345,600
Importance Code B	\$5,112,000	\$41,316,200
Importance Code C	\$831,700	\$60,400
Total	\$7,734,400	\$41,722,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$61,100	_	_	
Interior Architecture	\$684,000			\$48,000
Electrical	\$81,700	\$67,700	\$84,400	\$67,700
Mechanical	\$147,400	\$51,400	\$83,000	\$60,700
Site Pavements	\$45,100			
Elevators/Escalators	\$86,400	\$86,400	\$86,400	\$86,400
Total	\$1,105,600	\$205,500	\$253,700	\$262,700
Importance Code A	\$61,500	\$400	\$12,600	\$400
Importance Code B	\$922,600	\$205,100	\$241,100	\$260,200
Importance Code C	\$121,600			\$2,100
Total	\$1,105,600	\$205,500	\$253,700	\$262,700



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

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

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

Asset #: 2050

chitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
erior					
Exterior Walls					
Bronze/Brass	1%	LIFE **	10	\$33,300	
Masonry: Brick	10%	LIFE **	5	\$42,600	
	Recent Repair Evident, Extent: N/A, A Location: Full Exterior Renovation				
Masonry: Granite	69% Recent Repair Evident, Extent: N/A, A Location: Full Exterior Renovation		5	\$220,400	
Masonry: Granite	20%	LIFE **	5	\$63,900	
Windows				•	
Aluminum	90% 0-2 \$1,129,600 Air Infiltration, Extent: Moderate, Art Location: Throughout Ctrwt/Balnc Not Funct, Extent: Mode Location: Throughout	ea Affected : 20%	5	\$116,800	
Aluminum w/ Guards	5%	2052 **	5	\$13,000	
Bronze/Brass	3% Now \$140,600	2044 **	5	\$24,300	
	Air Infiltration, Extent : Moderate, Ar Location : Auditorium				
	Corrosion/Rusting, Extent : Moderate, Location : Auditorium	, Area Affected : 20%			
Metal Louvers	2%	2045 **	10	\$32,400	
Parapets					
Masonry: Brick	40% Recent Repair Evident, Extent : N/A, A Location : Inner Parapet Face	LIFE ** Area Affected : 100%	5-10	\$63,100	
Masonry: Granite	60%	LIFE **	5-10	\$191,000	
,	Recent Repair Evident, Extent : N/A, A Location : Full Exterior Renovation			, ,	
Roof					
Copper/Terne	2%	2064 **	10	\$4,900	
Modified Bitumen	8%	2036 \$86,600	10	\$7,800	
	Other Observation, Extent: N/A, Area Location: Auditorium Roof In Court	**			
N. 110 1D.	Explanation: Location Noted	2046			
Modified Bitumen	88% Now \$95,300 Recent Installation, Extent : N/A, Area Location : Main Roof				
	Water Penetration, Extent : Moderate, Location : Various 10th Floor Locat				
Skylight, Metal/Glass	2% Now \$55,700 Water Penetration, Extent : Severe, Ar Location : Courtyard Roof At Audito	rea Affected : 20%			1
Soffits					
Granite Panels	40%	LIFE **	5		
Marble Panels	60%	LIFE **	5		

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

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

Asset #: 2050

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Floors	50/ 0.2	2020 **	2	Φ46.600	
Carpet	5% 0-2 \$557,900 Punct/Tear/Impact Damage, Extent: Location: Unoccupied 5th Floor Staining/Discoloring, Extent: Moder Location: Unoccupied 5th Floor Worn/Erode, Extent: Moderate, Area	Severe, Area Affected : 10% ate, Area Affected : 10%	3	\$46,600	
	Location: Unoccupied 5th Floor				
Ceramic Tile	1% Other Observation, Extent: N/A, Area Location: 1st Floor Toilet Rooms Explanation: Location Noted	2045 * * a Affected : 100%	5	\$6,200	
Ceramic Tile	4% 0-2 \$426,800	2039 **	5	\$12,400	
	Cracking/Crumbling, Extent: Moder Location: Typical Toilet Rooms Th Worn/Erode, Extent: Moderate, Area Location: Typical Toilet Rooms Th	oughout Affected : 25%			
Marble Panels	10% 0-2 \$691,900 Cracking/Crumbling, Extent : Moder Location : Main Lobby		5	\$46,600	
Quarry Tile	5% Other Observation, Extent: N/A, Area Location: Sub-basement Explanation: Location Noted	2041 ** a Affected : 100%	5	\$46,600	
Raised Access Floor	5% 0-2 \$91,100 Cracking/Crumbling, Extent : Moder Location : Throughout Various Serv	ate, Area Affected : 20%	5	\$58,300	
Terrazzo	20%	LIFE **	5	\$194,300	
Vinyl Tile	35% 2-4 \$1,829,900 Cracking/Crumbling, Extent: Moder Location: Various Locations Throu Worn/Erode, Extent: Moderate, Area Location: Throughout	ate, Area Affected : 2% ghout	3	\$81,600	
Wood	15%	2064 **	5	\$174,900	

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

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

Asset #: 2050

Architecture	Current I	Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	5% 2-4	\$80,900	LIFE	**			
	Water Penetration, E. Location: Various		00	: 5%			
C ' T'1				* *		ΦΩ 400	
Ceramic Tile	4% 2-4 <i>Worn/Erode, Extent :</i>	\$187,300	2039	* *	5	\$8,400	
	Location: Typical T						
Ceramic Tile	1%		2045	* *	5	\$4,200	
Ceramic The	Other Observation, E	Extent : N/A. Area A		%	3	ψ4,200	
	Location : 1st Floo		<i>JJ</i>				
	Explanation : Local	tion Noted					
Gypsum Board	10%		LIFE	* *	5-10	\$71,300	
Metal Panel	5%		LIFE	* *	10	\$9,400	
Marble Panels	15% 2-4	\$225,200	LIFE	* *			
	Broken/Missing Elem		-	ffected : 2%			
	Location : Main Lo Joint Mortar Miss/Er	-		Factod : 50/			
	Location: Main Lo			ieciea . 576			
Plaster	48% Now	\$248,500	LIFE	* *	5	\$60,400	
Taster	Cracking/Crumbling,			ed : 10%	3	\$00,400	
	Location : Various						
	Water Penetration, E.	xtent : Moderate, A	rea Affected .	2%			
	Location : Various	Location Througho	ut Basement				
SGFT/Glazed Masonry	10%		LIFE	* *	10	\$21,000	
	Other Observation, E		Iffected: 1009	%			
	Location : Sub-base						
***	Explanation: Local		LIDE	ale ale		#22.500	
Wood	2% Now	\$89,900	LIFE	**	5	\$33,500	
	Broken/Missing Elem Location: 2nd Floo		re, Area Ajjec	tea : 5%			
	Deteriorated Finish,		Area Affected	d: 100%			
	Location: 2nd Floo		11.00.11,100101	. 100/0			
	Dry Rot/Decay, Exter	nt : Severe, Area A <u>f</u>	fected : 10%				
	Location : 2nd Floo						

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

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

Asset #: 2050

Architecture		Current Repair		Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTile,Adhered	10%			2041	*	* 5	\$62,200	
AcousTileSusp.Lay-In	40%		\$83,900	2041	*	* 5	\$124,400	
	Staining/L	Discoloring,	Extent: Moderate	, Area Aj	ffected : 2%			
	Location	ı : Various I	Locations On 10th .	Floor				
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	cted : 2%			
	Location	ı : Various I	Locations On 10th	Floor				
Exposed Struc: Concrete	5%			LIFE	*	* 5-10	\$38,900	
Masonry: Marble	3%			LIFE	*	* 1		
Masonry: Vault Struct	5%			LIFE	*	* 10	\$15,500	
Mosaic Tile	2%			LIFE	*	* 1		
Plaster	35%	0-2	\$335,800	LIFE	*	* 5	\$136,000	
	Cracking/	racking/Crumbling, Extent : Moderate, Area Affected : 5%						
	Location	ı : Main Lo	bby And 2nd Floor					
	Paint Pee	ling, Extent	: Moderate, Area	Affected .	: 5%			
	Location	ı : Main Lo	bby And 2nd Floor					
ite Enclosure								
Retaining Walls								
Masonry: Brick	90%			2046	*	*		
Masonry: Granite	10%			LIFE	*	* 5		
			xtent : N/A, Area A	ffected :	100%			
	Location	Location : Areaway Coping						
	Explana	tion : Locai	ion Noted					
lite Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$219,100	2041	*	*		
	_	_	Extent: Moderate		fected : 15%			
			Locations Through					
	_	_	tent : Severe, Area		l : 10%			
	Location: Along Lafayette And Centre Streets							
			ent : Severe, Area A		5%			
	Location	ı : Along La	ıfayette And Centre	Streets				
On-Site Walkways		·						
Masonry: Granite		Now	\$45,100	LIFE	*	*		
	_		Extent : Severe, Are		ed : 10%			
	Location	ı : Areaway	Landing At Centre	Street				

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100%		2056	* *	5	\$1,800	

Other Observation, Extent: N/A, Area Affected: 100%

Location: Electrical Room

Explanation: 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.

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

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

Asset #: 2050

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Transformers								
Dry Type	100%		2049	* *	5	\$1,500		
	Other Observation, Ext					I.D.		
	Location : Elevator N			ent And Basement	Electric	al Room		
Ci4-1/ Ci4-1-1	Explanation : Various	к катеа Сарастпе	S					
Switchgear / Switchboard Molded Case Bkrs	100%		2056	* *	5	\$10,900		
Worded Case BRis	Other Observation, Ext	ent · N/A. Area A		100%	3	\$10,700		
	Location: Basement		,,, e e i e i .	100/0				
	Explanation: 8 Section	ons						
Raceway	-							
Conduit	90%		2056	* *	1			
Conduit	10%		2046	* *	1			
Panelboards								
Fused Disc Sw	5%		2044	* *	5	\$500		
Molded Case Bkrs	95%		2044	* *	5	\$10,400		
Wiring	000/		2056	* *	1			
Thermoplastic Thermoplastic	90% 10%		2056 2046	* *	1			
Motor Controllers	1070		2040		1			
Locally Mounted	20%		2034	\$9,500	5	\$600		
Variable Frequency	80%		2049	**	3	\$000		
Drive	0070		2047					
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$12,200		
	Other Observation, Ext							
	Location : Water Mai		Electric	al Room				
g. 11 P	Explanation : Location	on Noted						
Stand-by Power Transfer Switches								
Automatic	100%		2049	* *	1	\$127,800		
Generators	10070		∠U + 7	·	1	φ127,000		
Diesel	100% Now	\$16,400	2045	* *	1	\$144,800		
210001	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: 3rd Floor							
	Explanation: Two 1,8	875 Kva Emergen	cy Gener	rators, One Unit Is	Not Ope	erational		
Batteries								
Lead/Acid	100%		2029	\$2,500	5	\$15,400		

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

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

Asset #: 2050

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Fuel Storage							
Day Tank	15%		2052	* *	5		
	Other Observation, I						
		or Roof, Access Thr					
		lvailable Nameplate					
Main Tank	85%		2064	* *	5		
	Other Observation, I		ffected :	100%			
	Location : Sub-bas						
	Explanation: 14,0	00 Gallons Rated C	apacity				
Lighting							
Interior Lighting	• • • • • • • • • • • • • • • • • • • •		• • • • •		4.0	4 -4-00	
Fluorescent	20%		2041	**	10	\$76,200	
	Compact Fluorescen		ht, Area	Affected: 100%			
	Location : Through	iout The Building					
Fluorescent	70%		2041	* *	10	\$266,700	
	T-8 Lamps And Fixti		Area Aff	ected : 100%			
	Location : Through	nout The Building					
LED	10%		2041	* *			
Egress Lighting							
Emergency, Service	37%		2041	* *	1		
Emergency, Battery	18%		2041	* *	10	\$18,000	
Exit/Emergency Light	8%		2044	* *			
Combo							
Exit, Battery	37%		2044	* *	10	\$10,400	
Exterior Lighting							
LED	15%		2041	* *			
No Component	85%						
Alarm							
Security System							
Generic	100%	_	2041	* *	1	\$155,200	
	Other Observation, Extent: N/A, Area Affected: 100%						
		s And Other Public	Spaces				
	Explanation : Surv	eillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%		2041	* *	1-3	\$256,000	

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2046	* *	1		
•	Other Observation, Extent: N/A	A, Area Affected : 10	00%			
	Location : Sub-basement - Ste	eam Room				
	Explanation : Steam From Co	n Edison				

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

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

Asset #: 2050

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment					_		
Pres. Reducing Valve/I	LP 99%		2039	* *	5	\$24,400	
Steam	10/		2024	#2 6 7 00		0.4.1.0.0	
Steam Boiler	1%		2034	\$36,700	1	\$4,100	
	Abandoned in Place, I	-					
-	Location: 3 Coal Fi	red Units In Sub-t	asement	Boiler Room			
Distribution	1000/		2026	#2 255 2 00			
Steam Piping/Pump	100%		2036	\$3,375,300			
Terminal Devices	0.70/			***		*12= - 00	
Convector/Radiator	95%	*. *	2034	\$3,274,300	1	\$127,500	
	On Extended Life, Exte		ffected :	100%			
	Location : Througho	ut					
Unit Heater - Steam	5%		2031	\$119,800	4	\$2,900	
Controls							
Digital	85%		2034	\$10,289,700			
	Other Observation, Ex		ffected :	100%			
	Location : Througho						
	Explanation : Digita	l Heat Timer Syste	em				
Digital	15% Now	\$544,700	2031	\$1,815,800			
	Malfunctioning, Exten	t : Severe, Area A <u>j</u>	fected :	70%			
	Location: 1st And 2	Location : 1st And 2nd Floor					
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: 1st, 2nd,	10th Floors					
	Explanation: Buildi	ng Management S	ystem				
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		

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

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

Asset #: 2050

echanical	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
r Conditioning Conversion Equipment								
Heat Pump Water Sourced	5%		2037	* *				
	R-410a Refrigerant, Exte Location : 1st Floor, 3r	_	Affected	' : 100%				
Interior Pkg Unit - Cooling	10%		2034	\$666,600	2	\$2,500		
	Location : Mechanical	Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Room 528						
	Explanation : R-407c R							
Reciprocating Compr/Chiller	5% Now	\$31,100	2036	\$310,900	1	\$8,700		
-	Broken, Extent : Severe, Area Affected : 100% Location : Roof Near Emergency Power Generators							
	Other Observation, Exter							
	Location : Roof Near E	Emergency Pow	er Genere	ators				
	Explanation: R-407c R	Refrigerant						
Reciprocating Compr/Chiller	10%		2036	\$621,800	1	\$19,300		
1	Other Observation, Exter Location : 2nd Floor Re		ffected :	100%				
	Explanation : R-407c R	?efrigerant						
Exterior Pkg Unit - Cooling	8%		2036	\$369,700	2	\$2,000		
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2nd Floor Roof							
	R-410a Refrigerant, Exte Location : 10th Floor R	_	Affected	' : 100%				
Split Unit	30%		2036	\$3,002,700				
	R-410a Refrigerant, Exte Location : Throughout	ent : Light, Area	Affected	' : 100%				
Split Unit	1%		2031	\$100,100				
	Abandoned in Place, Ext Location : Roofs	ent : Light, Are	a Affected	d : 100%				
Window/Wall Unit	31%		2029	\$495,000	1			
Distribution								
CW & CHW Wtr Pipe/Pump	15%		2046	* *	4	\$3,100		
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	5%		2036	\$408,900	1	\$12,800		
Fan Coil - 2 Pipe	5% 0-2 Corroded, Extent: Seven		2036 d : 10%	\$642,900	1	\$6,000		
N. G	Location : Switchgear	KOOM						
No Component	90%							

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

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

Asset #: 2050

Mechanical	Current Repair	· Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning	•	•				•
Heat Rejection						
Air Cooled Condenser Unit	15%	2036	\$183,000	2	\$43,400	
No Component	85%					
Ventilation	0370					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$366,800	
	Insul. Deteriorating, Extent		d : 5%		4,	
	Location : Mechanical Ro	ooms, 3rd Floor Roof,	10th Floor Roof			
Exhaust Fans						
Interior	90%	2031	\$1,682,400	2	\$11,400	
Roof	10%	2031	\$81,800	2	\$1,300	
lumbing						
H/C Water Piping						
Brass/Copper	90%	2036	\$4,872,000	1		
Galvanized Steel	10%	2034	\$538,100	1		
HW Heat Exchanger HTHW/HW	100%	2036	\$1,181,300			
Sanitary Piping	10070	2030	ψ1,101,500			
Cast Iron	100% Now	\$106,200 LIFE	* *	1		
	Blockage /Clogged, Extent Location: Janitor Closets	: Light, Area Affected	: 5%	-		
	Corroded, Extent : Light, A					
	Location : Sub-basement	rea rijjeerea : 570				
	On Extended Life, Extent :	Lioht Area Affected :	100%			
	Location : Throughout	218111, 111 ca 1135 cerea .	100/0			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Cust Hon	On Extended Life, Extent : Location : Throughout		ted : 100%	•		
Sump Pump(s)						
Submersible	100%	2027	\$13,000	4	\$13,200	
Sewage Ejector(s)						
Electric	100%	2031	\$220,700	4	\$24,800	
Backflow Preventer						
Generic	100%	2036	\$188,200	1	\$25,400	
Fixtures						
Generic	100%					
Hot Water Storage Tank						
Generic	100%	2031	\$15,600	1	\$2,600	
	Other Observation, Extent:		100%			
	Location: Sub-basement					
	Explanation: One Unit, 2	200 Gallons				
Booster Pump w/Tank	1000/				.	
Generic Vertical Transport	100%	2031	\$36,700	1	\$16,500	

Vertical Transport

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

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

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

Asset #: 2050

Mechanical	Current Repair	Future	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent:	N/A, Area Affected:	100%						
		Location: 1 Unit From Basement To 1st Floor, 1 Unit From Sub-basement To 1st Floor, 4 Units From Basement To 10th Floor, 4 Units From 1st Floor To 10th Floor Explanation: 10 Units							
Fire Suppression									
Standpipe									
Generic	100%	2036	\$1,940,800	1-5	\$217,200				
Sprinkler									
No Component	25%								
Generic	75%	2036	\$4,371,600	1-2	\$87,300				

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : KENT AVENUE SHOPS

Address : 390 KENT AVENUE @WILLIAMSBURG BRIDGE

 Borough
 : BROOKLYN
 Agency's Number
 : 312-350

 Program / Asset #
 : DGS0025.000 / 2037
 Yr Built/Renovated
 : 1954 / 2012

Area Sq Ft : 85,438 Project Type : REAL PROPERTY

Date of Survey : 11-Dec-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 2467 Lot : 1 BIN : 3063635

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$341,900	\$1,133,100
Interior Architecture	\$201,700	\$55,900
Electrical		\$502,300
Mechanical	\$326,900	\$3,667,500
Site Enclosure	\$97,000	
Site Pavements	\$912,900	
Total	\$1,880,400	\$5,358,900
Importance Code A	\$417,500	\$1,133,100
Importance Code B	\$453,000	\$4,225,800
Importance Code C	\$1,009,900	
Total	\$1,880,400	\$5,358,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$30,100	\$5,900	\$15,600	
Interior Architecture	\$183,500			\$5,600
Electrical	\$21,700	\$8,000	\$9,200	\$9,700
Mechanical	\$64,500	\$19,500	\$18,600	\$13,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$306,900	\$40,600	\$50,600	\$36,300
Importance Code A	\$30,100	\$14,300	\$24,100	\$8,500
Importance Code B	\$210,400	\$26,300	\$26,500	\$27,800
Importance Code C	\$66,400			
Total	\$306,900	\$40,600	\$50,600	\$36,300



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

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

Asset #: 2037

Architecture	Current Repair		Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cast in Place Concrete	10% 4+	\$5,100	LIFE	* *	5	\$21,100		
	Exposed Reinforcement, Extent: Light, Area Affected: 1%							
	Location : South Si	de Of Building						
Masonry: Brick	75% 0-2	\$52,900	LIFE	* *	5	\$31,700		
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
	Location: West Fa	cade						
Masonry: Granite	2%		LIFE	* *	5	\$1,300		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Front E	ntrance						
	Explanation : Loca	ted On Kent Avenu	е					
Masonry: Limestone	3%		LIFE	* *	5	\$1,900		
Metal Coiling Doors	10%		2041	* *	5	\$13,200		
Windows								
Aluminum	95%		2058	* *	5	\$11,700		
Metal Louvers	5%		2045	* *	10	\$3,900		
Parapets								
Masonry: Brick	75%		LIFE	* *	5-10	\$73,100		
Masonry: Limestone	15%		LIFE	* *	5-10	\$26,100		
Metal Rail	10%		2049	* *	5-10	\$25,700		
Roof								
Modified Bitumen	100% Now	\$226,600	2036	\$1,133,100				
	Blisters, Extent : Moderate, Area Affected : 5% Location : Throughout							
	Ponding, Extent: Moderate, Area Affected: 10%							
	Location: Throughout							
	Ridging, Extent : Mo	derate, Area Affect	ed : 10%					
	Location : Throughout Seams Open/Split, Extent : Moderate, Area Affected : 5% Location : Main Roof							

Interior

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

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

Asset #: 2037

Mosaic Tile Vinyl Tile B Vinyl Tile 9" X 9"	20% Cracking/C Location 5% 25% Broken/Mis Location 10% Broken/Mis	Now Erumbling, : Boiler Ro Now ssing Elem : Througho	\$44,800 ents, Extent : Mode out Offices And She	LIFE , Area Af 2041 2041 erate, Area	* *	5 5 3	\$55,900 \$16,000	Priority
Floors Cast in Place Concrete C Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9" B	Cracking/C Location 5% 25% Broken/Mis Location 10% Broken/Mis	Crumbling, : Boiler Ro Now ssing Elem : Through	Extent : Moderate com \$44,800 ents, Extent : Mode out Offices And She	2041 2041 2041 erate, Ar	fected : 50% ** **	5	\$16,000	
Cast in Place Concrete C Mosaic Tile Vinyl Tile B Vinyl Tile 9" X 9" B	Cracking/C Location 5% 25% Broken/Mis Location 10% Broken/Mis	Crumbling, : Boiler Ro Now ssing Elem : Through	Extent : Moderate com \$44,800 ents, Extent : Mode out Offices And She	2041 2041 2041 erate, Ar	fected : 50% ** **	5	\$16,000	
Mosaic Tile Vinyl Tile Vinyl Tile 9" X 9"	Cracking/C Location 5% 25% Broken/Mis Location 10% Broken/Mis	Crumbling, : Boiler Ro Now ssing Elem : Through	Extent : Moderate com \$44,800 ents, Extent : Mode out Offices And She	2041 2041 2041 erate, Ar	fected : 50% ** **	5	\$16,000	
Vinyl Tile B Vinyl Tile 9" X 9" B	25% Broken/Mis Location 10% Broken/Mis	ssing Elem : Through Now	ents, Extent : Mode out Offices And Sho	2041 erate, Ar	* *		•	
Vinyl Tile 9" X 9"	Broken/Mis Location 10% Broken/Mis	ssing Elem : Through Now	ents, Extent : Mode out Offices And Sho	erate, Ar		3	#13 000	
В	Broken/Mis		#102 000	<i>I</i>			\$12,000	
		-	\$103,800 ents, Extent : Mode And 2nd Floor Offi		* * ea Affected : 5%	3	\$4,800	
L	Broken/Mis Location Loose Unit	: Truck Ga	\$7,700 ents, Extent : Mode trage At Basement Light, Area Affecte out	Level	* * ea Affected : 5%	5	\$6,000	
Wood	35%			2071	* *	5	\$83,900	
Concrete Masonry Unit	Location 25%	: Basemen 4+	\$30,500	LIFE	* *	5	\$6,400	
			nt : Light, Area Affo Elevator Room In B					
		4+ /Impact Do : Througho	\$4,500 amage, Extent : Lig out	LIFE ght, Area	* * Affected : 5%	5	\$9,600	
Masonry: Brick	10%			LIFE	* *	10	\$1,900	
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$4,800	
	Broken/Mis	Now ssing Elem : 2nd Floo	ents, Extent : Light	2049 , Area Aj	* * ffected : 5%	5	\$6,400	
Si	Broken/Mis Location Staining/Di Location Vater Pene	: Lockers 2 scoloring, : 2nd Floo	ctent : Light, Area	ea Affecte	ed : 5%	5	\$4,000	
AcousTileConcealSpLn -	15%			2041	* *	5	\$24,000	
Exposed Struc: Concrete	70%			LIFE	* *	5-10	\$111,900	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Architecture	С	urrent Re	pair	Futur	e Replacement	М	aintenance	
System Component Type		il Date E Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates	0.50/	. T	фо д 000	2066	* *			
Chain Link	95% N		\$97,000	2066				
		_	ns, Extent : Moad Of Building And (ea Affected : 50%			
	•	_	t : Moderate, Are Of Building And (00	ed : 30%			
			ent : Moderate, A		cted : 50%			
	Location: V			1, eu 11,,, e	cica . 5070			
			te Post Bases Are	Eroding	g At River Edge			
Iron Picket	5%			2071	* *	:		
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *	:		
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway		_			di d			
Asphalt	100% N		\$912,900	2039	* *			
	_	0	xtent : Moderate	, Area A <u>j</u>	ffected: 10%			
	Location: Parking Lot							
	Ponding, Extent: Moderate, Area Affected: 10%							
	Location: Parking Lot							
	Potholes, Extent : Moderate, Area Affected : 15% Location : West Side Of Building							
	Sinking/Subsiding, Extent: Moderate, Area Affected: 40%							
	Location: West Side Of Building At River Edge							
	Other Observ	ation, Ext	ent : Moderate, A	1rea Affe	cted : 30%			
	Location : V	Vest Side (Of Building					
	Explanation	ı : Erosion	At River Edge					

Electrical	Current Repair	placement	M	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2046	* *	5	\$2,300			
	Other Observation, Extent: N/A, Area	Affected: 100	%					
	Location : Electrical Room							
	Explanation: Main Service Disconne	ect Switch Rate	ed At 2,000 An	iperes.				
Transformers								
Dry Type	100%	2049	* *	5	\$300			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 150 Kilovolt Amperes,	208 Volts Prim	arv. 480/277	Volts Sec	condary			

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

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

Asset #: 2037

Electrical	Current Repair	Future	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Switchgear / Switchboard							
Molded Case Bkrs	100%	2046	* *	5	\$2,300		
Raceway							
Conduit	50%	2036	\$5,600	1			
Conduit	50%	2046	* *	1			
Panelboards	0.507	2011	* *	_	Ф1 000		
Molded Case Bkrs	85%	2044		5	\$1,900		
Molded Case Bkrs	15%	2035	\$6,100	5	\$300		
Wiring	500/	2046	* *	1			
Thermoplastic	50%	2046		1			
Thermoplastic Motor Controllers	50%	2036	\$11,500	1			
Locally Mounted	50%	2034	\$52,400	5	\$300		
Locally Mounted	50%	2034	\$32, 4 00 * *	5	\$300 \$300		
Ground	3070	2041			Ψ300		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,500		
	Other Observation, Extent: Moder Location: Basement Boiler Roon Explanation: Ground Connected	n					
Lighting							
Interior Lighting							
Fluorescent	25%	2036	\$153,500	10	\$19,600		
	Other Observation, Extent: N/A, A	lrea Affected : 1	00%				
	Location: 2nd Floor						
	Explanation: T-8 Lamps		ate at				
LED	75%	2044	* *				
Egress Lighting	500/	2021	#52 000	10	010.200		
Emergency, Battery	50%	2031	\$72,800 * *	10	\$10,300		
Exit, LED	40%	2071		1	\$ <00		
Exit, Battery	10%	2031	\$10,000	10	\$600		
Exterior Lighting LED	20%	2044	* *				
No Component	80%	2044					
Alarm	00 / U						
Security System							
Generic	100%	2041	* *	1	\$31,900		
Generic	Other Observation, Extent : N/A, A Location : Hallways, Outside Per	lrea Affected : 1 rimeter	00%	1	ψ31,500		
	Explanation: CCTV Surveillance	e Cameras					
Fire/Smoke Detection Generic, Analog	100% Other Observation, Extent: N/A, A	2031 Irea Affected : 1	\$223,600	1-3	\$54,200		
	Location : Hallways Explanation : Obsolete Fire Alar.	m System. Aları	n Bells And Manı	ıal Pull S	Stations Only.		

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

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

Asset #: 2037

Mechanical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		-				-
Energy Source							
Fuel Oil No 2	100%		2036	\$198,900	5	\$26,500	
Conversion Equipment	1000/ 31	Φ75.600	2041	* *	1	Φ 7 .6.100	
Steam Boiler		Severe, Area Affected :			1	\$76,100	
		iler Room. Broken Boile		on			
	Corroded, Exter Location : Bot	nt : Severe, Area Affecte iler Room	d : 20%				
	Leak Evident, E Location : Bot	xtent : Moderate, Area 2 iler Room	Affected :	10%			
	On Extended Li Location : Bot	fe, Extent : Severe, Area iler Room	Affected	: 100%			
	Other Observat	ion, Extent : N/A, Area	Affected :	100%			
	Location : Bot Explanation :						
Distribution							
Steam Piping/Pump		2 \$34,700 Extent : Moderate, Area A Lier Room. Vacuum Pum					
Terminal Devices							
Air Handler	-	2 \$122,400 fe, Extent : Moderate, A nefficient Old Units In M			1	\$7,100	
Convector/Radiator	25%		2034	\$177,200	1	\$6,900	
Fan Coil Unit/Heat	-	2 \$129,000 fe, Extent : Severe, Area fficient Units, Machine			1	\$14,900	
Controls							
Electrical	100%		2031	\$481,900			
Air Conditioning							
Energy Source	1000/		2044	* *	1		
Electricity Conversion Equipment	100%		2044	7-7-	1		
Window/Wall Unit	20% 0-	2 \$6,600 Extent : Moderate, Area	2031	\$65,700	1		
		ious Locations	nyceieu	. 2070			
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	25%		LIFE	* *	2-5	\$18,900	
No Component	75%						
Exhaust Fans Interior	25%		2031	\$96,100	2	\$700	
Roof	75% 0-	2 \$6,300	2031	\$90,100 * *	2 2	\$700 \$1,600	
Root		Extent : Moderate, Area			2	\$1,000	

Plumbing

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

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

Asset #: 2037

Mechanical	Current	Repair	Future Replacement		nent Maintenance				
system Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
umbing									
H/C Water Piping									
Brass/Copper	100%		2046	* *	1				
Water Heater With Tanks									
Gas Fired	100% 0-2	\$900	2031	\$17,300	2				
	On Extended Life, E		Affected	: 100%					
	Location : Baseme	ent Boiler Room							
HW Heat Exchanger									
Steam Fired	100%		2036	\$419,200	4	\$12,700			
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)									
Submersible	100% Now	\$500	2029	\$2,700	4	\$1,800			
	Obsolete Equipment	, Extent : Severe, Ar	ea Affect	ed : 100%					
	Location: Baseme	ent Boiler Room							
Sewage Ejector(s)									
Compressed Air	100% 0-2	\$5,600	2056	* *	4	\$900			
	Malfunctioning, Extent: Severe, Area Affected: 100%								
	Location: Basement								
	On Extended Life, E	xtent : Severe, Area	Affected	: 100%					
	Location: Baseme	ent Boiler Room							
Backflow Preventer									
Generic	100%		2031	\$38,700	1	\$5,200			
Fixtures									
Generic	100%								
ertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation,	Extent : N/A, Area A	ffected :	100%					
	Location: Baseme	nt To First Floor							
	Explanation: One	Unit							
re Suppression									
Standpipe									
Generic	100%		2046	* *	1-5	\$43,100			

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : LOUIS LEFKOWITZ BLDG.

Address : 80 CENTRE STREET @ WORTH ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 500,000 Project Type : REAL PROPERTY

Date of Survey : 26-Mar-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,5,9,Ph

Block : 166 Lot : 27 BIN : 1001830

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,112,700	\$728,700
Interior Architecture	\$2,992,600	\$24,448,400
Electrical		\$3,007,500
Mechanical	\$4,572,600	\$36,994,500
Site Pavements	\$75,800	
Total	\$11,753,800	\$65,179,200
Importance Code A	\$4,112,700	\$1,648,500
Importance Code B	\$6,151,900	\$63,233,500
Importance Code C	\$1,489,200	\$297,200
Total	\$11,753,800	\$65,179,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$8,700			
Interior Architecture	\$227,200		\$24,800	\$113,800
Electrical	\$106,000	\$88,900	\$92,200	\$81,400
Mechanical	\$213,100	\$68,000	\$94,000	\$74,000
Site Pavements	\$23,400			
Elevators/Escalators	\$84,000	\$84,000	\$84,000	\$84,000
Total	\$662,400	\$240,900	\$295,000	\$353,300
Importance Code A	\$34,500		\$2,300	
Importance Code B	\$489,100	\$240,900	\$267,900	\$353,300
Importance Code C	\$138,800		\$24,800	
Total	\$662,400	\$240,900	\$295,000	\$353,300



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Asset #: 13877

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•						
Exterior Walls							
Bronze/Brass	2%		LIFE	* *	10	\$164,000	
Copper/Terne	3%		2056	* *	10	\$36,900	
Masonry: Brick	45%		LIFE	* *	5	\$472,200	
·	Staining/Discoloring Location : Interior		ea Affecte	ed : 12%			
Masonry: Granite	42%		LIFE	* *	5	\$330,500	
Masonry: Granite	8% Now	\$1,006,200	LIFE	* *	5	\$31,500	
·	Joint Mortar Miss/E. Location: Through Staining/Discoloring Location: Penthou Worn/Erode, Extent Location: Window	rode, Extent : Mode tout , Extent : Moderate ise And Window Sili Moderate, Area A <u>f</u>	, Area A <u>f</u> 's fected : 2	fected : 15%			
Windows		<u> </u>					
Bronze/Brass	60% 4+ Thermally Inefficient Location : Through Unit Inoperable, Ext Location : Through	out ent : Moderate, Are		•	5	\$130,500	
Metal Louvers	2%		2045	* *	10	\$8,700	
Steel	38% Now Corrosion/Rusting, I Location: Courtya Thermally Inefficient Location: Courtya Caulking Deteriorate Location: Courtya Worn/Erode, Extent Location: Courtya	rds t, Extent : Moderate rds ed, Extent : Modera rd Windows · Moderate, Area A <u>J</u>	te, Area A <u>f</u>	fected : 50% Affected : 40%	5	\$165,300	
Parapets							
Copper/Terne	10% Now Open Joints, Extent. Location: Coping Other Observation, I Location: Coping Explanation: Cove	Extent : Moderate, 2	fected : 2		5	\$6,800	
Masonry: Brick	45%		LIFE	* *	5-10	\$86,500	
masom y. Ditch	TJ / U				5-10	Ψ00,500	
Masonry: Granite	35%		LIFE	* *	5-10	\$135,900	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Asset #: 13877

Architecture	Current	Repair	Future Replacement		Future Replacement Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Roof								
Built-Up (BUR)	80% Now	\$343,900	2041	* *				
built op (bott)	Blisters, Extent : Mo	derate, Area Affecto						
	Location : Over 9th							
	Debris Present, Exte		Affected	: 25%				
	Location: Through Grvl/Blst Miss/Disp,		Anna Aff	antad · 200/				
	Location : Through		Агеи Ајј	eciea . 2070				
	Punct/Tear/Impact L		nderate s	Area Affected · 2%				
	Location : Base Flo	-	ouer are, 1	irea ilyjeetea . 270				
	Water Penetration, E		rea Affec	eted : 35%				
	Location: Over 9th	h Floor, Elevator M	achine R	oom, Generator R	oom			
	Worn/Erode, Extent	Moderate, Area Aj	fected : 5	0%				
	Location : Over 9th	h Floor						
Modified Bitumen	20%		2044	* *	10	\$36,300		
	Recent Replace Evid		rea Affec	ted : 100%				
	Location : South O	-						
	Other Observation, I		ffected :	100%				
	Location: South O	-						
C C C C	Explanation : Rooj	Painted Over Whit	e					
Soffits Cast Stone/Terra Cotta	100%		LIFE	* *	5			
Cast Stone/ Terra Cotta	Other Observation, I	Extent : N/A. Area A		100%	3			
	Location : Car Rar		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	100,0				
		stavino Terracotta I	Tile					
nterior								
Floors								
Carpet	7% 0-2	\$21,200	2035	\$1,059,000	3	\$88,500		
	Staining/Discoloring, Extent: Moderate, Area Affected: 1%							
	Location : Second : Worn/Erode, Extent :		Factod : 3	00/				
	Location: Second	-	јестеа . 2	./0				
Cast in Place Concrete	20%		LIFE	* *	5	\$737,700		
Ceramic Tile	5%		2045	* *	5	\$42,200		
Mosaic Tile	2%		2043	* *	5	\$42,200		
Marble Panels	6%		LIFE	* *	5	\$75,900		
Vinyl Tile	40%		2036	\$9,452,300	3	\$168,600		
Vinyl Tile 9" X 9"	10% Now	\$342,100	2031	\$6,841,000	3	\$31,600		
	Worn/Erode, Extent		fected : 5	50%				
	Location : Through	nout Corridors						
Vinyl Tile 9" X 9"	10%		2031	\$6,841,000	3	\$42,200		

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

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

Asset #: 13877

Architecture	Current Repair		Futu	Future Replacement		Maintenance	
ystem Component Type	% of Fail D Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Interior Walls							
Ceramic Tile	5%		2039	* *	5	\$49,500	
	Diagonal Cracks Location : Base	s, Extent : Moderate, A ement	Area Affec	ted : 2%			
Glass: Single Pane	5%		LIFE	* *	5	\$74,300	
Gypsum Board	30%		LIFE	* *	5-10	\$505,200	
Masonry: Brick	8% Nov	v \$306,300	LIFE	* *			
	Water Penetratio Location : Stea	n, Extent : Moderate, m Room	Area Affe	cted : 10%			
Metal Panel	7%		LIFE	* *	10	\$31,200	
Marble Panels	5%		LIFE	* *	10	\$19,800	
Maiole I anels		ling, Extent : Light, A ridors		ed : 1%	10	\$17,800	
Plaster	35% Nov Cracking/Crumb Location: 9th	ling, Extent : Modera	LIFE te, Area Aj	* * ffected : 25%	5	\$104,000	
	Location : 9th I Loose/Delam Sur	rface, Extent : Moderd					
	Location: 9th I Paint Peeling, Ex Location: 9th I	xtent : Moderate, Ared	ı Affected	: 100%			
		n, Extent : Moderate,	Araa Affa	atad · 50/			
		trical Room On 9th F		леи . 570			
Plaster	5%		LIFE	* *	5-10	\$42,100	
Ceilings	<u> </u>					<u> </u>	
AcousTile,Adhered	20%		2041	* *	5	\$168,600	
AcousTileSusp.Lay-In	20%		2049	* *	5	\$168,600	
Gypsum Board	15%		LIFE	* *	5-10	\$434,700	
Plaster	32%		LIFE	* *	5-10	\$463,700	
Plaster	8% Nov	v \$104,100	LIFE	* *	5	\$42,200	
		ling, Extent : Modera		ffected : 10%		, ,	
	Paint Peeling, Ex	xtent : Moderate, Ared Floor	ı Affected	: 30%			
		ring, Extent : Modera	te, Area A	ffected : 50%			
		n, Extent : Moderate, Floor Electrical Roon		cted : 30%			
Plaster		x \$32,500 n, Extent : Moderate, m 133 And Corridor I			5 bbv	\$26,300	

Site Enclosure

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

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

Asset #: 13877

Architecture	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure							
Retaining Walls	202/		• • • • •	di di			
Masonry: Brick	90%		2046	* *	_		
Masonry: Granite	10%		LIFE	**	5		
	Other Observation,		lffected : I	00%			
	Location : Areawa						
. =	Explanation : Loca	tion Noted					
ite Pavements							
Public Sidewalk	75% 0-2	¢75 000	2041	* *			
Cast in Place Concrete		\$75,800	2041				
	Broken/Missing Elen Location: Baxter S		erate, Arec	i Ajjeciea : 10%			
	Cracking/Crumbling		Araa Affa	acted · 200/			
	Location: Baxter S		г, Агеи Ајје	естей . 20/0			
	Tripping Hazard, Ex		aa Affactad	1 - 100/			
	Location : Baxter S		ей Ајјесте	1.10/0			
Not Accessible	25%						
Not Accessible		Entant N/A Anag	ffeeted . O	10/			
	Other Observation,	Extent : N/A, Area A Street, Baxter Street		170			
	C .	ked By Construction		Dua To Adiacont	Dond W	aul.	
On-Site Walkways	Елрининон . Внос	keu by Construction	n Durriers	Due 10 Aujucem	Nouu W	JI IV	
Cast in Place Concrete	50%		2041	* *			
Masonry: Granite	50% Now	\$10,900	LIFE	* *			
wasoniy. Granice	Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 30%						
	Location : Entry St		, 11. 00	119,90000000 . 00,00			
Parking/Driveway							
Cast in Place Concrete	100% 0-2	\$12,400	2041	* *			
	Cracking/Crumbling			ected : 10%			
	Location : Courtya		,				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Inder 600 Volts				
Service Equipment				
Air Circuit Breaker	100%	2056 **	5 \$2,600	
	Other Observation, Extent: N/A, Area A	ffected : 100%		
	Location: Basement Electrical Room			
	Explanation: 4 Main Services (Low Vo	oltage Power Breakers) Ra	ted At 4,000 Amperes Each	
Transformers				
Dry Type	100%	2053 **	5 \$1,800	
	Other Observation, Extent : N/A, Area A	ffected : 100%		
	Location: 9th Floor Electrical Closet,	Penthouse, Steam Room		
	Explanation: Various Capacities			

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Asset #: 13877

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Switchgear / Switchboard Air Circuit Breaker	100% Other Observation, Extent: Location: Basement Elect Explanation: 27 Sections		**	5	\$2,600	
Raceway						
Conduit	70%	2036	\$784,400	1		
Conduit	30%	2056	* *	1		
Panelboards						
Fused Disc Sw	5%	2058	* *	5	\$600	
Molded Case Bkrs	95%	2058	* *	5	\$12,500	
Wiring Braided Cloth	60% Insulation Aged, Extent : Lig Location : Throughout The	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$1,027,900	1		
Thermoplastic	40%	2062	* *	1		
Motor Controllers	1070	2002		-		
Locally Mounted	20%	2034	\$9,500	5	\$700	
Locally Mounted	65%	2049	**	5	\$2,200	
Variable Frequency	10%	2049	* *		Ψ2,200	
Drive	1070	2019				
Under Construction	5%					
Fround	370					
Grounding Devices						
Generic	100%	LIFE	* *	5	\$14,700	
341411	Other Observation, Extent:	Light, Area Affected :			Ψ1.,,,ου	
	Location : Steam Room, Bo	-	iin Room In Print	Shop		
11. 7	Explanation : Location No	ted				
tand-by Power						
Transfer Switches	1000/	2040	* *	1	ф1 <i>5</i> 2 000	
Automatic	100%	2049	* *	1	\$153,800	
Generators	1000/	2045	* *		#10 2 (00	
Diesel	100%	2045		1	\$193,600	
	Other Observation, Extent:	Ligni, Area Affectea :	100%			
	Location: Roof	C	500 V:1			
D. #	Explanation : Emergency (jenerator Katea At 1,	300 Kilowatis			
Batteries	1000/	2027	¢2.500	_	¢10.500	
Lead/Acid	100%	2027	\$2,500	5	\$18,500	
Fuel Storage	20/	2050	* *	-		
Day Tank	3% Other Observation, Extent: Location: Roof Enclosure			5		
M . T. 1	Explanation: 330 Gallons		* *	-		
Main Tank	97%	2064		5		
	Other Observation, Extent:	N/A, Area Affected : .	100%			
	Location: Basement	B . 10				
	Explanation: 10,800 Galle	ons Rated Capacity				

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

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

Asset #: 13877

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
LED	15%			2046	* *			
			Extent : N/A, Area A	Iffected .	100%			
	Location	n : Through	out The Building					
Under Construction	85%)						
Egress Lighting								
Emergency, Service	25%)		2041	* *	1		
Emergency, Battery	25%)		2041	* *	10	\$30,200	
Exit/Emergency Light	2%)		2041	* *			
Combo								
Exit, Battery	48%	1		2041	* *	10	\$16,200	
Exterior Lighting								
Fluorescent	12%			2031	\$242,800	10	\$5,500	
LED	3%			2041	* *			
No Component	85%)						
Alarm								
Security System								
Generic	50%			2036	\$476,200	1	\$93,400	
			Extent : N/A, Area A		100%			
		-	nd Other Public Sp					
			V Surveillance Can					
Generic	50%			2036	\$476,200	1	\$93,400	
			xtent : N/A, Area A		100%			
			ors And Main Entro	ance				
	Explana	tion : Intru	sion Alarm System					
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	\$308,100	
	Other Observation, Extent: N/A, Area Affected: 100%							
		_	out The Building					
			n Bells, Smoke Dete	ectors, S	trobe Lights, Horns	s And Ma	nual Pull	
	Stations							

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	95%	2046	* *	1		
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Basement Steam Room					
	Explanation : Steam From Con Edisc	n				
Electricity	5%	2046	* *	1		

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

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

Asset #: 13877

Mechanical	Current Repair		Future Replacement		Ma	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2039	* *			
	Other Obse	ervation, Ex	ctent : N/A, Area Ą	ffected :	100%			
	Location	: Basement	t Steam Room					
	Explanat	ion : Two U	nits For Marriage	Bureau				
Pres. Reducing Valve/LP Steam	85%			2032	\$259,600	5	\$25,200	
Radiant Heater	5%	Now	\$13,200	2036	\$660,200	2	\$9,300	
	Controller	Not Workin	g, Extent : Moder	ate, Area	Affected : 10%			
	Location	: 5th Floor	Mechanical Roon	ıs				
			ctent : N/A, Area A	-				
			l Rooms, Mechanie	cal Roon	ıs			
	Explanat	ion : Electr	ic Unit Heaters					
Distribution								
Hot Wtr Piping/Pump	10%			2044	**	4	\$3,700	
Steam Piping/Pump	90%			2036	\$3,656,300			
Terminal Devices Convector/Radiator	60%			2034	¢2 490 100	1	\$06,000	
Convector/Radiator		ad Lifa Ext	ent : Light, Area A		\$2,489,100	1	\$96,900	
		: Througho	- '	ујестей.	100/0			
II. '4 II 4 II. 4 W. 4		. Througho	ui	2026	¢150 400			
Unit Heater - Hot Water Unit Heater - Steam	5% 5%			2036 2036	\$150,400 \$144,100	4	\$3,400	
No Component	30%			2030	\$144,100	4	\$5,400	
Controls	3070							
Digital	50%			2034	\$7,285,300			
Digital	15%			2029	\$2,185,600			
Digital	15%			2031	\$2,185,600			
Digital	5%			2029	\$728,500			
Pneumatic	15%			2030	\$1,470,700			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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

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

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

Asset #: 13877

Current Repair	Future	e Replacement_	Maintenance		
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
10%	2037	**	2	\$3,100	
		: 100%			
10%	2031	\$748,400	1	\$23,200	
5%	2036	\$374,200	1	\$11,600	
Location : Roof. One Unit Serves Prin		: 100%			
10%	2031	\$556,300	2	\$3,100	
Location : Roof. Three Units Serve 8t		100%			
	2036 a Affected	\$602,400 : 100%			
			arious O	ffices	
Location : Coffee Shop, Roofs R-22 Refrigerant, Extent : Light, Area	Affected : .	100%			
37%	2031	\$711,100	1		
5% Now \$28,800 Broken, Extent : Severe, Area Affected . Location : Various Offices	2036 100%	\$96,100	1		
	2036	\$123,000	4	\$5,500	
85%					
Location : Marriage Bureau	2031 Affected :	\$984,400 100%	1	\$30,900	
Explanation: Location Noted 5%	2036	\$492,200	1	\$15,500	
	10% R-410a Refrigerant, Extent: Light, Area Location: Roof. Three Units Serve Man 5% R-134a Refrigerant, Extent: Light, Area Location: Roof. One Unit Serves Prin 10% R-22 Refrigerant, Extent: Light, Area Location: Roof. One Unit Serves Prin 10% R-22 Refrigerant, Extent: Light, Area Location: Roof. Three Units Serve 8t. 5% R-410a Refrigerant, Extent: Light, Area Location: Elevator Machine Rooms 15% R-410a Refrigerant, Extent: Light, Area Location: Elevator Machine Rooms 15% R-410a Refrigerant, Extent: Light, Area Location: Electrical Rooms, Telecom 3% Abandoned in Place, Extent: Light, Area Location: Basement Storage Rooms, 37% 5% Now \$28,800 Broken, Extent: Severe, Area Affected: Location: Various Offices 15% 85% Other Observation, Extent: N/A, Area Location: Marriage Bureau Explanation: Location Noted	No of Fail Date Estimated Cost Year FY	Note Fail Date Estimated Cost FY Estimated Cost Total (Years)	No	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle Cyc

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

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

Asset #: 13877

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection Air Cooled Condenser	10%			2031	\$146,900	2	\$34,800	
Unit Air Cooled Condenser Unit	10%			2041	* *	2	\$34,800	
Air Cooled Condenser Unit	5%			2036	\$73,400	2	\$17,400	
Water Cooling Tower	1% Abandoned in Location : R		Extent : Light, Ared	2030 a Affecte	\$25,600 ad: 100%	2	\$5,000	
No Component	74%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$441,400	
Exhaust Fans								
Interior	60% Malfunctionin Location: 5	ıg, Exter	\$27,000 at : Moderate, Area · Purge Fan	2031 Affected	\$1,350,000 d:5%	2	\$7,300	
Roof	40% Noisy/Vibration : R	ng, Exter	\$7,900 nt : Moderate, Ared	2031 a Affecte	\$393,800 d : 10%	2	\$4,900	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2036	\$4,886,800	1		
Galvanized Steel	25%			2034	\$1,619,200	1		
Water Heater With Tanks Electric	25%	ndina F		2031	\$24,000	4		
	Location : F	Penthous	xtent : N/A, Area A e Init, 3kwt 10 Gallo		100%			
Electric	75%	. One C	mii, 3kwi 10 Gaiic	2031	\$72,000	4		
Electric	Other Observ		xtent : N/A, Area A Bureau Toilet Roo	ffected :	100%	7		
	Explanation	: Three	Units Above Ceili	ng, Size	Unknown.			
HW Heat Exchanger								
Steam Fired	100%			2036	\$2,453,200	4	\$74,200	
Sanitary Piping Cast Iron	10% N Leak Evident, Location : E	Extent:	\$63,900 Light, Area Affect	LIFE ted : 5%	* *	1		
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping	2070			LIIT		1		
Cast Iron Sump Pump(s)	100%			LIFE	* *	1		
Non-Submersible	100%			2031	\$101,600	4	\$15,800	

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

Asset #: 13877

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2041	* *	1	\$30,600	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%	Now	\$22,000	2031	\$36,700	1	\$14,900	
	Broken, Ex	tent : Mode	rate, Area Affecte	d: 10%				
	Location	: Basement	t Steam Room, Per	thouse T	Tank Room			
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obs	ervation, Ex	ctent : N/A, Area A	ffected :	100%			
	Sidewalk	: 2 From Bo Elevator Is ion : 10unit	Broken	oor, 6 Fr	om 1st To 8th Flooi	r, 2 Are N	Not In Use.	
Fire Suppression								
Standpipe								
Generic	100%			2036	\$2,336,000	1-5	\$261,400	
Sprinkler								
No Component	80%							
Generic	20%			2036	\$1,403,100	1-2	\$28,000	

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : MANHATTAN CIVIL COURT

Address : 111 CENTRE STREET @ WHITE ST.

Borough : MANHATTAN Agency's Number : 312-138
Program / Asset # : DGS0004.000 / 2049 Yr Built/Renovated : 1960 / 2004

Area Sq Ft : 451,310 Project Type : REAL PROPERTY

Date of Survey : 26-Mar-2025 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,9,11,12,13,Ph

Block : 169 Lot : 10 BIN : 1001833

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,035,500	\$1,193,400
Interior Architecture	\$2,393,400	\$30,874,600
Electrical		\$1,055,000
Mechanical	\$2,378,800	\$47,593,600
Total	\$5,807,700	\$80,716,600
Importance Code A	\$1,035,500	\$1,193,400
Importance Code B	\$3,750,900	\$78,549,100
Importance Code C	\$1,021,300	\$974,100
Total	\$5,807,700	\$80,716,600

Total	\$845,300	\$285,300	\$428,800	\$314,900
Importance Code C	\$44,300			
Importance Code B	\$639,500	\$285,300	\$375,600	\$314,900
Importance Code A	\$161,500		\$53,200	
Total	\$845,300	\$285,300	\$428,800	\$314,900
Elevators/Escalators	\$103,000	\$103,000	\$103,000	\$103,000
Mechanical	\$421,200	\$133,500	\$229,100	\$108,700
Electrical	\$84,500	\$48,800	\$56,900	\$48,400
Interior Architecture	\$75,200			\$54,900
Exterior Architecture	\$161,500		\$39,800	
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 2049

chitecture	Curr	ent Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior	•						
Exterior Walls							
Masonry: Brick	11%		LIFE	* *	5	\$75,500	
Masonry: Limestone	45% No	. ,	LIFE	* *	5	\$115,700	
		ss/Erode, Extent : Mod	lerate, Area	Affected: 35%			
	Location: Thre	oughout					
Masonry: Limestone	1%		LIFE	* *	5	\$5,100	
Metal/Glass Curt Wall	35%		LIFE	* *	5	\$450,100	
Metal Coiling Doors	1%		2041	* *	5	\$10,700	
Marble Panels	2% No	w \$48,900	LIFE	* *	5	\$5,100	
	Joint Mortar Mi	ss/Erode, Extent : Mod	lerate, Area	Affected: 10%			
	Location : Gro	und Floor Throughout	•				
	Worn/Erode, Ext	ent : Moderate, Area A	Affected : 10)%			
	Location: Per	imeter At Ground Leve	el				
Window Wall	5% No	w \$211,300	2056	* *	5	\$32,200	
		ng, Extent : Light, Area		5%		**-,-**	
		und Floor Lobby	00				
		orated, Extent : Moder	ate. Area A	ffected : 5%			
	_	und Floor Lobby	,	<i>y</i> = = = = = = = = = = = = = = = = = = =			
		issing, Extent : Moder	ate. Area At	fected : 10%			
	-	und Floor Lobby		,			
Windows		<u> </u>					
Aluminum	95%		2044	* *	5	\$79,600	
	Water Penetratio	on, Extent : Moderate,	Area Affect	ed : 2%			
	Location: 9th	Floor Office 933b					
Metal Louvers	5% 4+	\$4,700	2039	* *			
	Corrosion/Rustin	ng, Extent : Light, Ared	a Affected :	5%			
	Location: Pen						
Parapets							
Masonry: Brick	47%		LIFE	* *	5-10	\$13,500	
Masonry: Limestone	5%		LIFE	* *	5-10	\$2,600	
Metal Panel	3%		2046	* *	5	\$500	
Panel: Limestone	45%		LIFE	* *	5-10	\$16,300	
Roof						•	
Asphalt Macadam	20% No	w \$17,200	2036	\$86,100	5	\$5,700	
	Water Penetration	on, Extent : Severe, Are	ea Affected .	10%			
	Location : Swi	tchgear Room					
Modified Bitumen	80% 4+	\$229,200	2036	\$763,900			
. —		Moderate, Area Affec					
	Location : Thre						
		Flashings, Extent : Mo	derate. Area	a Affected : 20%			
	Location : Pen	-	, 11.00	. ,,			
		t, Extent : Moderate, A	Area Affecte	d : 5%			
	Location : At (,,,,,				

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

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

Asset #: 2049

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Soffits								
Stucco Cement	10%	0-2	\$22,400	2041	**	5	\$1,600	
			Extent: Light, Are	ea Affecte	ed : 10%			
	Location	: Outside	Of Main Lobby					
Stucco Cement	90%			2041	* *	5	\$28,800	
nterior								
Floors								
Cast in Place Concrete	5%	4+	\$58,300	LIFE	* *	5	\$73,900	
			Extent: Light, Are		ed : 5%			
	Location	: Garage,	Garage Ramp To I	Exit				
Ceramic Tile	4%	0-2	\$30,900	2039	* *	5	\$13,500	
	_	_	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	: Toilets A	t 9th Floor Office					
Mosaic Tile	1%			2041	* *	5	\$16,900	
Terrazzo	25%			LIFE	* *	5	\$263,900	
Vinyl Tile	30%	4+	\$113,600	2031	\$5,680,200	3	\$76,000	
•	Worn/Erod	e, Extent :	Light, Area Affecte	ed : 10%				
	Location	: Through	out					
Vinyl Tile 9" X 9"	35%	4+	\$383,700	2031	\$19,184,800	3	\$88,700	
3	Patching E	vident, Ex	tent : Light, Area A				. ,	
	Location	: Through	out					
	Worn/Erod	e, Extent :	Moderate, Area Aj	fected : 2	20%			
	Location	: Through	out					
Interior Walls								
Ceramic Tile	4%	0-2	\$38,800	2039	* *	5	\$17,400	
	Cracking/C	Crumbling,	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	: 9th Floo	r Toilet					
Mosaic Tile	1%			LIFE	* *	10	\$5,400	
Marble Panels	20%			LIFE	* *	10	\$69,600	
Plaster	40%	Now	\$171,800	LIFE	* *	5	\$104,400	
	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	fected : 5%		•	
	Location	: 3rd Floo	r Back Corridor					
SGFT/Glazed Masonry	10%	Now	\$158,600	LIFE	* *			
= == =: 31022 11230III y			ents, Extent : Mod		ea Affected : 2%			
		: Ramp To		,	55			
Wood	25%	4+	\$621,200	LIFE	* *	5	\$869,800	
11000		•	Extent : Light, Area		d · 10%	3	Ψ002,000	
			ooms Throughout	. 11,,, 00,00	. 10/0			

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

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

Asset #: 2049

Architecture	Cu	rrent Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Ceilings								
AcousTileConcealSpLn	Broken/Missing Location : Th	roughout			\$4,411,600 ea Affected : 5% ffected : 15%	5	\$168,900	
	Location : Th Water Penetrat Location : Ro	ion, Exter	nt : Moderate, A	lrea Affec	cted : 10%			
AcousTileSusp.Lay-In	-	-	tent : Light, Arc Court Room And		* * ed : 5% And Throughout	5	\$101,300	
Exposed Struc: Concrete	Cracking/Crun	ıbling, Ex	\$205,400 tent : Moderate rage, 10th And		* * fected : 2% or Mechanical Roo	5 oms	\$10,600	
Plaster	35% Punct/Tear/Imp Location: 12		age, Extent : Mo	LIFE oderate, 2	* * Area Affected : 2%	5-10	\$406,300	
Site Enclosure Fence/Gates								
Chain Link	25%			2056	* *			
Iron Picket	75%			2056	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways Masonry: Granite	100%			LIFE	* *			
Parking/Driveway Cast in Place Concrete	100%			2049	* *			

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	85%	2046	* *	5	\$1,600	
	Other Observation, Extent: N/A, Area A	ffected : 100%				
	Location: Electrical Room B15					
	Explanation: Two Main Service And C Amperes Each	One Bus Tie Disconn	iect Swi	itches Rai	ted At 4,000	
Molded Case Bkrs	15%	2046	* *	5	\$1,800	
	Other Observation, Extent: N/A, Area A	ffected : 100%				
	Location : Sub-basement Electrical Re	oom				
	Explanation: One Main Service Disco	nnect Rated At 1,60	00 Ampe	eres		

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN CIVIL COURT

Asset #: 2049

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Transformers					
Dry Type	35%	2041 **	5	\$600	
	Other Observation, Extent : N/A, Are				
	Location: Penthouse Elevator Mad				
	Explanation: Six 65 Kva And 4 40				
Dry Type	65%	2053 **	5	\$1,100	
	Other Observation, Extent: N/A, Are	a Affected : 100%			
	Location: Basement Chiller Room				
	Explanation: Two 500 Kva Units				
Switchgear / Switchboard					
Air Circuit Breaker	90%	2046 **	5	\$2,100	
	Other Observation, Extent: N/A, Are	**			
	Location: Electrical Room B15 An	d 13 Floor Mechanical Room			
	Explanation: 12 Sections				
Molded Case Bkrs	10%	2046 **	5	\$1,200	
	Other Observation, Extent : N/A, Are				
	Location : Sub Basement Electrical	Room			
	Explanation: 1 Section				
Raceway					
Conduit	15%	2036 \$104,300			
Conduit	80%	2056 **	1		
Conduit	5%	2062 **	1		
Panelboards	0.00 (_	444 600	
Molded Case Bkrs	98%	2044 **	5	\$11,600	
Molded Case Bkrs	2%	2035 \$14,600	5	\$200	
Wiring	020/	2046 **			
Thermoplastic	93%	2040	1		
Thermoplastic	2%	2036 \$20,700			
Thermoplastic	5%	2062 **	1		
Motor Controllers	50/	2040 **	~	#200	
Locally Mounted	5%	2049	5	\$200	
Motor Control Center	5%	2034 \$66,500		\$600	
Motor Control Center	80% Now \$21,30		5	\$4,900	
	Other Observation, Extent : Light, An Location : 13th Floor	rea Affectea : 5%			
		at On augion al			
	Explanation : One Compartment N				
Variable Frequency	10%	2053 **			
Drive					
Ground					
Grounding Devices	1000/	1100 **	-	¢12.200	
Generic	100% Other Observation Extent: N/A Area	LIFE	5	\$13,300	
	Other Observation, Extent: N/A, Are	**	2111		
	Location: Sub-basement Steamfitte	л эпор, визетені Спінег Ко)III		
Stand by Dower	Explanation: Locations Noted				
Stand-by Power Transfer Switches					
Automatic	100%	2041 **	1	\$138,900	
	nates are in current dollars and are not esca		1	Ψ130,700	

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

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

Asset #: 2049

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2039	**	1	\$174,800	
	Other Observation, Extent : N/A, Area A	Affected :	100%			
	Location: Roof					
D	Explanation: 1250 Kilowatt Rating					
Batteries	1000/	2020	¢2.500	_	¢1.6.700	
Lead/Acid	100%	2029	\$2,500	5	\$16,700	
Fuel Storage	50%	2044	* *	5		
Day Tank	Other Observation, Extent: N/A, Area A			3		
	Location: Roof	престеи.	100/0			
	Explanation: 275 Gallon Capacity					
Main Tank	50%	2051	* *	5		
Iviaiii Talik	Other Observation, Extent: N/A, Area A			3		
	Location: Basement	престеи.	100/0			
	Explanation: 2,000 Gallon Capacity					
Lighting	Explanation : 2,000 Gatton Capacity					
Interior Lighting						
LED	30%	2046	* *			
	Recent Installation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout The Building					
Under Construction	70%					
	Other Observation, Extent: N/A, Area A	Affected :	0%			
	Location:					
	Explanation : Full Led Upgrade					
Egress Lighting						
Emergency, Service	40%	2036	\$112,800	1		
Emergency, Battery	10%	2041	* *	10	\$10,900	
Exit, Battery	50%	2044	* *	10	\$15,200	
Exterior Lighting						
Incandescent	30%	2036	\$736,200	2	\$200	
No Component	70%					
Alarm						
Security System	1000/					
Generic	100%	2041	**	1	\$168,600	
	Other Observation, Extent: N/A, Area A		100%			
	Location: Public Interior And Exterior	•				
Fire/Smoke Detection	Explanation : CCTV Surveillance Syst	iem				
Under Construction	100%					
Onder Construction	10070					

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

Heating

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

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

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

Asset #: 2049

Mechanical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	* *	1		
			Extent : N/A, Area A	ffected :	100%			
		ı : Basemen						
	Explana	tion : Stean	n From Con Edison					
Conversion Equipment	1000/			2020	* *	5	¢27, 800	
Pres. Reducing Valve/LP Steam	100%			2039		5	\$26,800	
Distribution								
Steam Piping/Pump	10%	Now	\$36,700	2036	\$366,700			
			: Moderate, Area A		·			
			or Mechanical Roo		270			
			nt : Light, Area Affe		%			
	-	_	ıt Steam Room					
Steam Piping/Pump	90%			2036	\$3,300,200			
Terminal Devices	7070			2050	\$3,300,200			
Air Handler	5%	Now	\$21,500	2031	\$430,900	1	\$12,600	
	Broken, E.	xtent : Ligh	t, Area Affected : 5					
	Location	ı : Sub-base	ement					
	On Extend	led Life, Ex	tent : Light, Area A	ffected :	100%			
	Location	ı : Sub-base	ement, Basement					
Convector/Radiator	5%			2034	\$187,200	1	\$7,300	
Unit Heater - Steam	5%			2031	\$130,100	4	\$3,100	
No Component	85%							
<u>*</u>	Other Obs	servation, E	Extent : N/A, Area A	ffected :	0%			
	Location	ı : 1st Floor	r Mechanical Room	, 13th Fi	loor Mechanical R	oom		
	Explana	tion : Repo	rted Under Air Con	ditioning	3			
Controls								
Digital	80%			2034	\$10,521,300			
Digital	20%			2031	\$2,630,300			
Air Conditioning								
Energy Source	40001							
Electricity	100%			2052	* *	1		

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

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

Asset #: 2049

Mechanical		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2045	* *	1	\$341,900	
			Extent : N/A, Area A	lffected :	100%			
			at Steam Room					
D : (:		ion : K-31	4a Refrigerant	2021	\$675.600	1	#20.000	
Reciprocating Compr/Chiller	10%			2031	\$675,600	1	\$20,900	
Compr/Chiner	R_22 Refri	gerant Ex	tent : Light, Area A	ffected ·	100%			
			eni . Ligni, Area A r Mechanical Roon		10070			
Exterior Pkg Unit -	5%	. 1571 700	11201101110011	2031	\$251,000	2	\$1,400	
Cooling	370			2031	\$231,000	2	\$1,400	
Cooling	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected :	100%			
		-	Machine Room Ro	-				
Split Unit	10%			2031	\$1,087,400			
Sp 5		gerant, Ex	ent : Light, Area A					
	Location	-	<i>3</i> , .	,,,				
Air Cooled interior Pkg	5%			2030	\$373,000	2	\$1,400	
Unit					40.0,000		4-,	
	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	: 3rd Floo	r Telecom Room					
Distribution								
CW & CHW Wtr	7%	Now	\$5,200	2036	\$51,800	4	\$1,600	
Pipe/Pump								
	-	-	nt : Moderate, Ared					
		: Valves A	t Condenser Water					
CW & CHW Wtr	78%			2036	\$577,500	4	\$26,000	
Pipe/Pump	1.50/							
No Component	15%							
Terminal Devices	950/			2021	\$7.552.500	1	\$227.200	
Air Handler/Cool/Ht No Component	85% 15%			2031	\$7,552,500	1	\$237,200	
	1370							
Heat Rejection Air Cooled Condenser	10%			2031	\$132,600	2	\$31,400	
Unit	1070			2031	ψ152,000	_	ψ51,π00	
Dry Cooler	5%			2031	\$105,100	2	\$15,700	
Water Cooling Tower	80%	Now	\$185,000	2030	\$1,850,400	2	\$290,700	
C			ght, Area Affected				•	
	Location							
	Leak Evide	ent, Extent	: Light, Area Affec	ted : 10%	6			
	Location	: Roof						
No Component	5%							

Ventilation

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

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

Asset #: 2049

/lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
entilation								
Distribution	4 = 0 /		4.00				***	
Ductwork/Diffusers	Damaged, Location	a : 3rd Floo	\$60,300 ight, Area Affected r Extent : Light, Area		* * d : 5%	2-5	\$37,700	
	Location	: 13th Flo	or Mechanical Roc	om				
Ductwork/Diffusers	85%			LIFE	* *	2-5	\$338,700	
Exhaust Fans								
Interior	100%			2031	\$2,030,900	2	\$13,800	
umbing								
H/C Water Piping								
Brass/Copper	90%			2036	\$5,293,100	1		
Galvanized Steel	10%			2034	\$584,600	1		
Water Heater With Tanks	4000/			2021	001000			
Electric	100%	.: T	3.7/4.4	2034	\$24,000	4		
		ervation, E 1 : Sub-base	Extent : N/A, Area A ement	ffected:	100%			
	Explana	tion : 40 G	allons					
HW Heat Exchanger								
Steam Fired	100%			2036	\$2,214,300	4	\$66,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		ent, Extent 1 : Basemer	: Light, Area Affec at	ted : 5%				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)							*	
Non-Submersible	75%			2031	\$68,800	4	\$10,700	
Submersible	25%			2029	\$3,500	4	\$3,600	
Sewage Ejector(s)	1000/			2026	¢140 100	A	Φ.C. 0.0.0	
Compressed Air	100%			2036	\$148,100	4	\$6,800	
Backflow Preventer	1000/			2036	¢204 500	1	\$27.600	
Generic	100%			2030	\$204,500	1	\$27,600	
Fixtures Generic	100%							
Booster Pump w/Tank	10070							
Generic	100%			2031	\$36,700	1	\$16,500	
ertical Transport	100/0			2031	ψ50,700	1	Ψ10,500	
Elevators								
Geared Traction	100%			LIFE	* *			
		ervation, E	Extent : N/A, Area A		100%			
			From 1st To 12th F			ıt To 12th	h Floor	
	Explana	tion : 11 Ui	iits					

Fire Suppression

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN CIVIL COURT

Asset #: 2049

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ire Suppression Standpipe							
Generic	100% Now	\$42,200	2036	\$2,108,500	1-5	\$160,100	
	Leak Evident, Extent:	Light, Area Affect	ted : 5%				
	Location: Stairs						
Sprinkler							
Generic	100%		2036	\$6,332,500	1-2	\$126,400	
Fire Pump							
Generic	100% Now	\$8,700	2032	\$437,200	1	\$75,900	
	Corroded, Extent : Ligi	ht, Area Affected .	5%				
	Location : 13th Floor	r Mechanical Roo	m				
	Leak Evident, Extent:	Light, Area Affect	ted : 5%				
	Location : 13th Floor	r Mechanical Roo	m				

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : MANHATTAN CRIMINAL COURTS BLDG.

Address : 100 CENTRE STREET

Borough : MANHATTAN Agency's Number : 312-135
Program / Asset # : DGS0002.000 / 2072 Yr Built/Renovated : 1938 / 2014

Area Sq Ft : 960,618 Project Type : REAL PROPERTY

Date of Survey : 29-Sep-2021 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Floors 1,3,14,17,18

Block : 167 Lot : 1 BIN : 1079000

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,943,100	\$2,566,600
Interior Architecture	\$2,045,100	\$20,744,400
Electrical	\$3,577,000	\$22,524,200
Mechanical	\$25,444,800	\$9,644,700
Total	\$34,010,000	\$55,479,900
Importance Code A	\$4,642,200	\$2,566,600
Importance Code B	\$28,895,000	\$49,702,500
Importance Code C	\$472,700	\$3,210,700
Total	\$34,010,000	\$55,479,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$21,600		\$3,712,900	\$71,900
Electrical	\$207,100	\$181,400	\$156,400	\$174,400
Mechanical	\$140,700	\$253,800	\$392,200	\$235,900
Elevators/Escalators	\$232,300	\$232,300	\$232,300	\$232,300
Total	\$601,600	\$667,600	\$4,493,900	\$714,500
Importance Code A		\$97,200	\$95,100	\$95,100
Importance Code B	\$601,600	\$570,400	\$4,398,800	\$619,400
Importance Code C				
Total	\$601,600	\$667,600	\$4,493,900	\$714,500



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

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

Asset #: 2072

% of 1 Total		Estimated Cost	Year	Estimated Cost	Cwala	F.4' 4. 1 C	
	(Years)		FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
		44 -40 000			_	4 - - - - - - - - - -	
					5	\$476,600	
_	_				th Oth 1	Oth Floor And	
Tower	rucuues	Ojj Buxter Street A	ina 110ga	in 1 tace. On 5ra, 0	ın, 7ın, 1	oin Pioor Ana	
Staining/Di	scoloring	, Extent : Severe, A	rea Affec	ted : 50%			
	_						
			a Affected	d : 10%			
		ion					
		·			5	\$255,300	
	-			**			
		-	-	-			
	on . This i	Tenuny Lead Cour		**	5	\$102 100	
1370			LII L			Ψ102,100	
97%			2049	* *	5	\$203,700	
Water Pene	tration, E.	xtent : Moderate, A	lrea Affe	cted : 2%			
Location	: Various	Locations					
3%			2042	* *	10	\$39,400	
						•	
15%			LIFE	**	5	\$8,700	
1000/			2022	¢1 405 000	10	¢124.000	
100%			2033	\$1,495,800	10	\$134,900	
14%			2029	\$3,612,300	3	\$301,900	
10%	4+	\$248,200	LIFE	**	5	·	
Water Pene	tration, E.	· ·	rea Affec	cted : 15%		,	
Location	: Boiler R	oom					
3%			2042	* *	5	\$43,100	
5%			LIFE	* *	5	\$53,900	
3%	Now	\$161,000	2038	* *	5	\$32,400	
	_		re, Area 2	Affected : 5%			
	: Sub-base	ement					
25%			LIFE	**	5	\$280,800	
		· ·		\$16,120,600	3	\$215,700	
	_		re, Area 2	Affected : 5%			
	Cracking/C Location Tower Staining/Di Location Water Pene Location 15% Broken/Mis Location Explanati 15% 97% Water Pene Location 3% 85% 15% 100% 14% 10% Water Pene Location 3% 85% 15% 85% 15% Broken/Mis Location 3% Broken/Mis Location 3% Broken/Mis Location 5% Broken/Mis Location 9%	Location: Facades Tower Staining/Discoloring Location: Through Water Penetration, E Location: Foundat 15% Now Broken/Missing Elem Location: Central Explanation: This 15% 97% Water Penetration, E Location: Various 3% 85% 15% 100% 14% 10% 4+ Water Penetration, E Location: Boiler R 3% 5% 3% Now Broken/Missing Elem Location: Sub-base 25% 40% Now Broken/Missing Elem Location: Sub-base 25% A0% Now	Cracking/Crumbling, Extent: Severe, A. Location: Facades Off Baxter Street A. Tower Staining/Discoloring, Extent: Severe, A. Location: Throughout Water Penetration, Extent: Severe, Area Location: Foundation 15% Now \$302,300 Broken/Missing Elements, Extent: Mode Location: Central Cooling Tower Roc Other Observation, Extent: N/A, Area A. Location: Central Cooling Tower Roc Explanation: This Actually Lead Coat 15% 97% Water Penetration, Extent: Moderate, A. Location: Various Locations 3% 85% 15% 100% 14% 10% 4+ \$248,200 Water Penetration, Extent: Moderate, A. Location: Boiler Room 3% 5% 3% Now \$161,000 Broken/Missing Elements, Extent: Seven Location: Sub-basement 25% 40% Now \$806,000	Cracking/Crumbling, Extent: Severe, Area Affect Location: Facades Off Baxter Street And Hogo Tower Staining/Discoloring, Extent: Severe, Area Affect Location: Throughout Water Penetration, Extent: Severe, Area Affected Location: Foundation 15% Now \$302,300 2043 Broken/Missing Elements, Extent: Moderate, Art Location: Central Cooling Tower Roof Areawa Cother Observation, Extent: N/A, Area Affected: Location: Central Cooling Tower Roof Areawa Explanation: This Actually Lead Coated Copp 15% LIFE 97% 2049 Water Penetration, Extent: Moderate, Area Affected: Location: Various Locations 3% 2042 85% LIFE 100% 2033 14% 2029 10% 4+ \$248,200 LIFE Water Penetration, Extent: Moderate, Area Affected: Location: Boiler Room 3% 2042 5% LIFE 3% Now \$161,000 2038 Broken/Missing Elements, Extent: Severe, Area Location: Sub-basement 25% LIFE 40% Now \$806,000 2033 Broken/Missing Elements, Extent: Severe, Area Location: Severe Location: Severe Location: Seve	Cracking/Crumbling, Extent: Severe, Area Affected: 5%	Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Facades Off Baxter Street And Hogan Place. On 3rd, 6th, 9th, 1 Tower	Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Facades Off Baxter Street And Hogan Place. On 3rd, 6th, 9th, 10th Floor And Tower Staining/Discoloring, Extent: Severe, Area Affected: 50% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 10% Location: Foundation 15% Now \$302,300 2043 ** 5 \$255,300 Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Central Cooling Tower Roof Areaway Walls Other Observation, Extent: N/A, Area Affected: 100% Location: Central Cooling Tower Roof Areaway Walls Explanation: This Actually Lead Coated Copper Cladding 15% Life ** 5 \$102,100 97% 2049 ** 5 \$203,700 Water Penetration, Extent: Moderate, Area Affected: 2% Location: Various Locations 3% 2042 ** 10 \$39,400 85% Life ** 5 \$39,200 15% Life ** 5 \$39,200 10% 4+ \$248,200 Life ** 5 \$314,500 Water Penetration, Extent: Moderate, Area Affected: 15% Location: Boiler Room 3% 2042 ** 5 \$314,500 Water Penetration, Extent: Moderate, Area Affected: 15% Location: Boiler Room 3% 2042 ** 5 \$314,500 Water Penetration, Extent: Severe, Area Affected: 5% Location: Sub-basement 25% Life ** 5 \$33,900 3% Now \$161,000 2038 ** 5 \$32,400 Broken/Missing Elements, Extent: Severe, Area Affected: 5% Life ** 5 \$280,800 40% Now \$806,000 2033 \$16,120,600 3 \$215,700 Broken/Missing Elements, Extent: Severe, Area Affected: 5%

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

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

Asset #: 2072

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$112,600	LIFE	* *			
			xtent : Severe, Area ement Foundation V		d : 10%			
Ceramic Tile	3%			2036	\$2,443,300	5	\$43,800	
Gypsum Board	5%			LIFE	* *	5	\$43,800	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	15%			LIFE	* *			
Plaster	20%	Now	\$360,200	LIFE	* *	5	\$87,500	
	Location Water Pen	i : Stairs E, etration, E	Extent: Moderate F At Penthouse xtent: Moderate, A	-			·	
			F At Penthouse					
Plaster	22%			LIFE	* *	5	\$96,300	
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$583,600	
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	\$359,400	
AcousTileSusp.Lay-In	5%			2046	* *	5	\$71,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$11,200	
Plaster	2%	Now	\$177,500	LIFE	* *	5	\$18,000	
	_	_	Extent : Severe, An F At Penthouse	rea Affec	ted : 20%			
			xtent : Moderate, A F At Penthouse	rea Affeo	cted : 5%			
Plaster	55%			LIFE	* *	5	\$494,200	
Plaster	8%			LIFE	* *	5	\$71,900	
Site Enclosure Retaining Walls Masonry: Granite	100%			LIFE	* *	5		
Site Pavements	100%			LIFE		<u> </u>		
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways Masonry: Granite	100%			LIFE	* *			

Electrical	Current Repair	Future Replacemen	nt	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$4,100	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location : Electrical Room					
	Explanation: 4 Main Service Switche	s Rated At 4,000 Amper	es Ea	ch		

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

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

Asset #: 2072

Electrical		Current I	Repair	Futu	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2043	* *	5	\$800	
Molded Case Bkrs	80%			2043	* *	5	\$20,200	
Raceway							+,	
Conduit	100%			2033	\$1,158,400	1		
Panelboards								
Fused Disc Sw	15%			2032	\$182,300	5	\$3,300	
Molded Case Bkrs	85%			2032	\$1,032,800	5	\$21,500	
Wiring								
Braided Cloth	10%	2-4	\$172,400	2058	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	90%			2033	\$1,552,000	1		
Motor Controllers								
Locally Mounted	80%			2031		5	\$5,200	
Motor Control Center	10%			2031	\$221,500	5	\$2,600	
Variable Frequency	10%			2046	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$14,100	
Stand-by Power								
Transfer Switches	1000/			2021	¢211 000	1	\$205 500	
Automatic	100%			2031	\$211,900	1	\$295,500	
Generators Diesel	100%			2029		1	\$272,000	
Diesei		amation E	Extent : Light, Area		. 100%	1	\$372,000	
		i : Basemen	-	Ајјестеи	. 100/0			
			a gency Generator R	ated At	1250 Kilowatts			
Batteries	Блрини	iion . Emer	gency Generator R	aica zii	230 Ittowatts			
Lead/Acid	100%			2027	\$2,500	5	\$35,600	
Fuel Storage					+-,		400,000	
Day Tank	50%			2032	\$13,000	5		
2 19 2 11111		ervation, E	Extent : Light, Area		· ·	-		
		i : Generat		55				
	Explana	tion : 275 (Gallon Capacity					
Main Tank	50%			2036	\$39,000	5		
			Extent : Light, Area		·	-		
		ı : Basemen	-	20				
	Explana	tion : 75,00	00 Gallon Capacity					
Lighting	•							

Lighting

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

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

Asset #: 2072

Electrical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	97%	2033	\$14,384,900	10	\$854,600				
	T-8 Lamps And Fixtures, Extent : Lig		ected : 100%						
	Location : Throughout The Buildin	g							
HID	1%	2028	\$115,400	10	\$300				
Incandescent	1%	2028	\$164,100	2	\$200				
LED	1%	2033	\$164,100						
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Chiller Room								
	Explanation : LED Lighting Obser	ved							
Egress Lighting									
Emergency, Service	45%	2028	\$270,200	1					
Emergency, Battery	5%	2028	\$81,800	10	\$11,600				
Exit, LED	50%	2036	\$247,700	1					
Exterior Lighting									
HID	15%	2028	\$682,200	10	\$400				
Incandescent	5%	2028	\$261,200	2	\$100				
No Component	80%								
Alarm									
Security System									
Generic	100%	2028	\$1,829,700	1	\$358,800				
	Other Observation, Extent : Light, A.	rea Affected	: 100%						
	Location : Hallways								
	Explanation: CCTV Surveillance (Cameras							
Fire/Smoke Detection									
Generic, Digital	100%	2033	\$2,514,200	1-3	\$609,900				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout The Building	g							
	Explanation : Strobe Lights, Horns False Alarm And Trouble Alarms	, Manual Pu	ll Stations, Smoke	Detector	s, Alarm Bells				

Mechanical	Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2043	* *	1		
Fuel							

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

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

Asset #: 2072

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Not Energ Location Not in Ser Location	n : No.1 And vice, Exten n : 2 Of 4 B	\$1,699,100 Extent : Moderate, d No.2 Burners t : Severe, Area Aff. oilers Are Out Of S stent : Moderate, A	ected : 2 ervice In	5% Sub-basement	1	\$856,200	
	Location Other Obs Location	ı : Basemer	nt. Boilers On Exter Extent : Light, Area ement	ıded Life	?			
Distribution Central Plant Steam Piping/Pmp		Now	\$2,740,800	2043	* *	4	\$47,300	
	Location Damaged, Location Steam Tra	n : Condens , Extent : Se n : Condens	loderate, Area Affec eate Drain Pipe, Su evere, Area Affectec eate Surge Tank Nec Extent : Moderate, Locations	b-basem d : 10% eds Repla	ent acement			
Terminal Devices Air Handler	Malfunction Location On Extend	n : 18th Flo ded Life, Ex	\$917,100 int : Severe, Area Aj or Fan Room itent : Light, Area A or Fan Room	-		1	\$26,700	
Air Handler			\$3,668,400 etent : Severe, Area oms	2043 Affected	**	1	\$106,900	
Convector/Radiator Air Conditioning	75%			2031	\$5,977,700	1	\$232,700	
Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	R-134a Re		Extent : Light, Area at	2042 Affected	* * 1 : 35%	1	\$363,800	
Exterior Pkg Unit - Cooling			tent : Light, Area A	2028 ffected :	\$534,400 5%	2	\$2,900	
Window/Wall Unit No Component	50% 10%		or Nooj	2028	\$1,846,200	1		

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

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

Asset #: 2072

Mechanical		Current F	ent Repair Future Replacement Maintenance			intenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution	2-0/		** * * * * * * * * * * * * * * * * * *	2012			44.5.500	
CW & CHW Wtr Pipe/Pump	35%	Now	\$24,800	2043	* *	4	\$16,600	
Tipe/Tump	Malfunctio	ning. Exte	nt : Severe, Area A	ffected : .	30%			
			ves, Various Locat					
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%	0-2	\$5,957,400	2043	* *	1	\$187,100	
			ng, Extent : Severe				D	
	Location Working	: Various I	Locations. 95 Perce	ent Of Th	ie Unit Variable Fr	equenct .	Drive Is Not	
		ed Life, Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	: Fan Roo	m					
No Component	65%							
Heat Rejection								
Water Cooling Tower		Now	\$155,100	2034	\$1,550,800	2	\$270,700	
		0	nt : Severe, Area A ent Air Flow Causii			Poof		
N. C.		: Insufficie	eni Air Fiow Causii	ng water	Damage Ai Opper	KOOJ		
No Component Ventilation	65%							
Distribution								
Ductwork/Diffusers	100%	Now	\$2,140,400	LIFE	* *	2-5	\$535,700	
	_		evere, Area Affected					
	Location	: Air Intak	e, 18th Floor Roof					
Exhaust Fans	000/	0.0	#2 000 000	20.42	de de		#21 2 00	
Interior	90%	0-2	\$3,890,600 tent : Moderate, Ai	2043	* *	2	\$21,200	
		ea Lije, Ex : Penthous		rea Ajjec	iea : 100%			
Interior		Now	\$432,300	2043	* *	2	\$2,400	
interior			nt : Severe, Area A		10%	2	\$2,400	
	-	-	or Fan Room	9				
Plumbing								
H/C Water Piping								
Brass/Copper		Now	\$87,600	2033	\$1,752,600	1		
			ing, Extent : Mode umps Is Not Functi		a Affected : 20%			
Dross/Common	86%	. 1 0) 211	umps 13 Noi 1 uncii	2053	* *	1		
Brass/Copper HW Heat Exchanger	80%			2033		1		
Steam Fired	100%	Now	\$471,300	2043	* *	4	\$95,000	
Steam Tirea			evere, Area Affected			•	Ψ,Σ,σσσ	
		: Basemen						
Sanitary Piping								
Cast Iron	100%		\$613,900	LIFE	**	1		
	_		Extent : Severe, Are		d : 5%			
	Location	: Sub-base	ement And Basemer	nt				

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

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

Asset #: 2072

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	88% 0-2	\$68,700	2043	* *	4	\$17,900		
	Malfunctioning, Exte		a Affected	d : 100%				
	Location : Baseme	nt						
Non-Submersible	12%		2043	* *	4	\$3,700		
Sewage Ejector(s)								
Electric	94% 0-2	\$95,900	2043	* *	4	\$35,900		
	Malfunctioning, Ext	ent : Moderate, Ared	a Affected	d: 100%				
	Location: Baseme	nt						
	Other Observation, I	Extent : Light, Area	Affected	: 100%				
	Location: Sub-bas	ement						
	Explanation : 3 Di	ıplex Units						
Electric	6%		2043	* *	4	\$3,400		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
	Other Observation, I	Extent : N/A, Area A	ffected :	100%				
	Location: 19 Units	s From 1st To 17th F	loor, 1	Unit From Baseme	nt To 17t	th Floor, 2 Units		
	From Basement To							
	Explanation : 22 U	nits						
Fire Suppression								
Standpipe	1000/		• • • • •			0.40.4.00.0		
Generic	100%		2043	* *	1-5	\$484,300		
Sprinkler								
No Component	50%							
Generic	50%		2043	* *	1-2	\$134,500		
Fire Pump								
Generic	100%		2042	* *	1	\$179,400		

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

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FY 2030

\$358,200

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : MANHATTAN FAMILY COURT

EXPENSE

Importance Code C

Total

Address : 60 LAFAYETTE STREET @ LEONARD ST.

Borough : MANHATTAN Agency's Number : 312-136
Program / Asset # : DGS0003.000 / 2048 Yr Built/Renovated : 1975 / 2010

Area Sq Ft : 491,000 Project Type : REAL PROPERTY

Date of Survey : 24-Nov-2021 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,7,8,11,12

Block : 171 Lot : 31 BIN : 1001842

FY 2027

\$11,400

\$651,700

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$502,400	\$1,027,600
Interior Architecture	\$1,726,700	\$1,072,500
Electrical	\$371,200	\$5,341,500
Mechanical	\$16,862,000	\$16,563,600
Total	\$19,462,200	\$24,005,200
Importance Code A	\$502,400	\$1,489,400
Importance Code B	\$18,799,500	\$22,343,100
Importance Code C	\$160,300	\$172,700
Total	\$19,462,200	\$24,005,200

Exterior Architecture	\$47,900	\$63,700	\$19,400	_
Interior Architecture	\$53,600			\$46,300
Electrical	\$83,300	\$86,900	\$90,400	\$80,000
Mechanical	\$330,300	\$145,900	\$298,900	\$140,700
Site Pavements	\$45,400			
Elevators/Escalators	\$91,200	\$91,200	\$91,200	\$91,200
Total	\$651,700	\$387,700	\$500,000	\$358,200
Importance Code A	\$47,900	\$64,900	\$19,400	
Importance Code B	\$592,500	\$322,800	\$480,600	\$358,200

FY 2028

\$387,700

\$500,000



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

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

Asset #: 2048

Architecture	Curre	Current Repair Future Replacem		eplacement	acement Maintenance			
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cast in Place Concrete		v \$206,900 n, Extent : Moderate, A ndation At B Level, Ga			5	\$170,400		
Cast in Place Concrete	2%		LIFE	* *	5	\$42,600		
Metal Panel	27%		2053	* *	5-10	\$790,600		
Metal Coiling Doors	3%		2046	* *	5	\$39,900		
Granite Panels	50%		LIFE	* *	5	\$159,700		
Window Wall	10%		2053	* *	5	\$159,700		
Windows								
Aluminum	95%		2049	* *	5	\$38,800		
Metal Louvers	5%		2042	* *	10	\$12,800		
Parapets	0.50/		2052	* *	F	¢24.400		
Metal Panel Metal Rail	85% 15%		2053	**	5 5 10	\$34,400		
Roof	13%		2046		5-10	\$28,400		
IRMA/Protected Membrane	35%		2038	* *	10	\$46,500		
Modified Bitumen	Location: Outo	on, Extent : Light, Area door Balcony Areas Cast Stone Paver Ballas \$47,900		**				
Wodified Bituilien	Water Penetratio	n, Extent : Light, Area oof Penetrations		6				
Soffits								
Metal Panel	100%		2053	* *	5-10			
terior								
Floors Cast in Place Concrete	5% Nov Cracking/Crumb Location : Load	ling, Extent : Moderate	LIFE e, Area Affect	* * red : 15%	5	\$71,100		
	Water Penetratio Location : Load	n, Extent : Moderate, A ling Dock	Area Affected	: 15%				
	Other Observation Location: Load	on, Extent : Severe, Are ling Dock	a Affected : I	100%				
	Explanation : F	Floor Slab Is Pitched In	The Wrong	Direction.				
Cast in Place Concrete	10%		LIFE	* *	5	\$142,200		
Ceramic Tile	13%		2042	* *	5	\$84,500		
Panel/Paver: Cer/Brk	10%		2049	* *	5	\$146,200		
Terrazzo	5%		LIFE	* *	5	\$25,400		
Vinyl Tile	57% 4+	\$519,200	2038	* *	3	\$138,900		
	-	ling, Extent : Moderate		ed : 2%				
	Location : Offic	ces And Waiting Areas	Throughout					

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

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

Asset #: 2048

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$73,600	LIFE	* *			
			xtent : Severe, Area ll In Basements	ı Affected	d : 20%			
Ceramic Tile	5%			2042	* *	5	\$22,700	
Concrete Masonry Unit	10%		\$86,700	LIFE	* *	5	\$18,200	
Concrete Masoniny Onit			tent : Moderate, Ar		ed · 20%	3	\$10,200	
			Basement Location			Penthous	e	
			Moderate, Area Aj					
		n : Loading		jeerea . 1	. 0 / 0			
		_	ent : Moderate, Ared	a Affected	1 · 5%			
			Area In Basement	11,500000	. 570			
Concrete Masonry Unit	5%			LIFE	* *	5	\$9,100	
Gypsum Board	30%			LIFE	* *	5	\$81,800	
Marble Panels	5%			LIFE	* *	3	ψ01,000	
Travertine Panels	15%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$20,500	
Wood	5%			LIFE	* *	5	\$90,900	
Ceilings	270	,		LII L			Ψ, σ,,, σ, σ	
AcousTileConcealSpLn	25%	4+	\$132,600	2046	* *	5	\$101,600	
1			ients, Extent : Mode		ea Affected : 30%		,	
		n : Basemer						
	Cracking/	Crumbling,	, Extent : Severe, Ai	rea Affec	ted : 25%			
	Location	n : Basemer	ıt					
AcousTileSusp.Lay-In	35%)		2046	* *	5	\$227,500	
Exposed Struc: Concrete				LIFE	* *	5	\$15,200	
Exposed Struc: Steel	5%			LIFE	* *	-	, , , , ,	
Gypsum Board	5%			LIFE	* *	5	\$40,600	
71	Other Ob.	servation, E	Extent : Light, Area	Affected	: 5%		. ,	
	Location	n : Entrance	e Lobby Area					
	Explana	ition : Stain	ing From Water Le	ak				
Plaster	10%)		LIFE	* *	5	\$40,600	
Wood	5%			LIFE	* *	5	\$284,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$45,400	2038	* *			
			, Extent : Light, Are					
	Location	n : Southeas	st Corner On Lafay	ette Stree	et			
On-Site Walkways								
Cast in Place Concrete	20%			2046	* *			
Masonry: Granite	80%)		LIFE	* *			
Parking/Driveway				_		_		_
Cast in Place Concrete	100%)		2038	* *			

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

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

Asset #: 2048

Electrical	Curren	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•						
Service Equipment							
Air Circuit Breaker	70%		2033	\$461,800	5	\$1,800	
		Extent: N/A, Area A	lffected :	100%			
	Location : Electri						
		ain Service Disconn					
Fused Disc Sw	30%		2043	* *	5	\$600	
		Extent: N/A, Area A	lffected :	100%			
	Location : Electri		. 6 1	D . 14.20004			
T	Explanation : Ma	in Service Disconnec	t Switch	Rated At 3,000 Am	iperes.		
Transformers	1000/		2021	¢27 100	_	¢1 000	
Dry Type	100%	Extent : N/A, Area A	2031	\$27,100	5	\$1,800	
	Location : Basem		ујестеи .	10070			
		eni Kilovolt Amperes, 48	O Volta I	Primary 208/120 I	olts Sago	ndam	
Switchgear / Switchboard	Explanation . 30 I	Silovoli Amperes, 40	o voiis i	rimary, 200/120 ve	nis seco	naary	
Fused Disc Sw	20%		2043	* *	5	\$400	
Molded Case Bkrs	80%		2033	\$527,800	5	\$10,300	
Raceway	0070		2033	Ψ321,000		Ψ10,500	
Conduit	80%		2033	\$556,000	1		
Conduit	20%		2053	**	1		
Panelboards							
Fused Disc Sw	15%		2032	\$109,400	5	\$1,700	
Molded Case Bkrs	65%		2041	* *	5	\$8,400	
Molded Case Bkrs	20%		2049	* *	5	\$2,600	
Wiring							
Thermoplastic	80%		2043	* *	1		
Thermoplastic	20%		2053	* *	1		
Motor Controllers							
Locally Mounted	10%		2038	* *	5	\$300	
Motor Control Center	80%		2031	\$1,063,300	5	\$10,700	
Variable Frequency	10%		2050	* *			
Drive							
Ground							
Grounding Devices	1000/		LIPP	* *	_	Ф 7.2 00	
Generic	100%		LIFE	T T	5	\$7,200	
Stand-by Power							
Transfer Switches Automatic	50%		2038	* *	1	\$75,500	
Automatic	50%		2038	\$53,000	1	\$75,500 \$75,500	
Generators	3070		2031	\$55,000	1	\$75,500	
Diesel	100%		2029	\$211,500	1	\$190,100	
Diesei		Extent : N/A, Area A			1	ψ190,100	
	Location : Genera		JJ - 20200 .	,			
		ergency Generator R	ated At	250 Kilowatts			
Batteries		<u> </u>					
Nickel Cadmium	100%		2027	\$2,500	5	\$109,400	
	-		/	· - /- · · ·		7	

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

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

Asset #: 2048

Electrical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
tand-by Power									
Fuel Storage	2007	2022	Φ7.000	-					
Day Tank	30%	2032	\$7,800	5					
	Other Observation, Extent : N/A, Area Location : Generator Room	Ajjeciea :	100%						
	Explanation: 275 Gallons Rated Cap	nacity							
Main Tank	70%	2036	\$54,600	5					
iviani Tank	Other Observation, Extent : N/A, Area Location : Basement	Affected :		3					
	Explanation : 400 Gallons Rated Cap	pacity							
ighting									
Interior Lighting Fluorescent	2%	2033	\$151,600	10	\$9,000				
Tuorescent	Other Observation, Extent : N/A, Area			10	\$9,000				
	Location: Hallways	ngecica .	10070						
	Explanation: Compact Fluorescent I	Lights							
Fluorescent	17%	2033	\$1,288,600	10	\$76,600				
1 10/01 200 2110	Other Observation, Extent: N/A, Area			10	Ψ, σ,σσσ				
	Location : 12th Floor	55							
	Explanation: T-8 Lamps								
HID	1%	2028	\$59,000	10	\$200				
LED	80%	2041	* *						
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : LED Lights								
Egress Lighting			*						
Emergency, Service	15%	2028	\$46,000 * *	1					
Emergency, Service	30%	2038		1	Φ 7 .000				
Emergency, Battery Exit, LED	5% 50%	2033 2061	\$41,800 * *	10 1	\$5,900				
Exterior Lighting	3070	2001		1					
LED	20%	2041	* *						
No Component	80%	2041							
larm	0070								
Security System									
Generic	100%	2033	\$935,200	1	\$183,400				
	Other Observation, Extent : N/A, Area Location : Basement, Hallways, Lobb Explanation : CCTV Surveillance Ca	by, Outside							
Fire/Smoke Detection									
Generic, Analog	100%	2038	* *	1-3	\$302,600				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location: Throughout The Building								
	Explanation: Strobe Lights, Manual	Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns				

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN FAMILY COURT

Asset #: 2048

Mechanical	Currer	nt Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Utility Steam	Location: Throug	, Extent : N/A, Area A ghout eam From Con Edisoi		**	1		
Conversion Equipment Under Construction	Location: Sub-bo	essure Reducing Valv			ess. Two 1	Brand New Heat	
Distribution Hot Wtr Piping/Pump	Location : Basem Controller Not Wor	\$20,700 Moderate, Area Affe nent rking, Extent : Moden ng Management Syst	rate, Area 2		4	\$23,000	
Steam Piping/Pump	Location : Valves	s, Extent : N/A, Area					
Terminal Devices Air Handler	11% Now Damper(s) Malfun Location : Mecha	\$20,600 ctioning, Extent : Mo unical Rooms	2028 oderate, Ar	\$1,031,300 ea Affected : 50%	1	\$30,100	
Air Handler Convector/Radiator	64% 25%		2028 2031	\$6,000,100 \$1,018,500	1	\$194,300 \$39,600	
ir Conditioning Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Centrifugal, Elec Chiller			2036 a Affected	\$10,157,700 - 100%	1	\$531,400	
Distribution CW & CHW Wtr Pipe/Pump	70% 0-2 Insul. Deterioratin, Location: Roof A Malfunctioning, Ex	\$11,300 g, Extent : Moderate, And Various Location stent : Moderate, Are is In Mechanical Room	is ea Affected		4	\$16,900	
CW & CHW Wtr Pipe/Pump	30%		2043	* *	4	\$10,900	
Terminal Devices Air Handler/Cool/Ht	100%		2028	\$9,666,700	1	\$303,600	

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

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

Asset #: 2048

		Current Repair Future Replacement		e Replacement	M			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning		ı						
Heat Rejection								
Water Cooling Tower	50% Leak Evide Location .		\$25,200 : Moderate, Area	2031 Affected :	\$1,258,200 5%	2	\$197,700	
Water Cooling Tower	50%			2031	\$1,258,200	2	\$247,100	
entilation								
Distribution Ductwork/Diffusers			\$21,900 Toderate, Area Affe ators In Basement		**	2-5	\$13,700	
Ductwork/Diffusers	95%			LIFE	* *	2-5	\$260,100	
Exhaust Fans								
Interior	100%			2033	\$2,209,500	2	\$15,000	
umbing H/C Water Piping Brass/Copper			\$1,300 : Moderate, Area ain Valve And Pipi			1		
Brass/Copper	99%			2053	* *	1		
HW Heat Exchanger Under Construction	Location	: Basemen	xtent : N/A, Area A t Exchanger Replac					
Sanitary Piping			<u> </u>					
Cast Iron	100%			TIPE	* *	1		
Cast Holl				LIFE		1		
Storm Drain Piping Cast Iron			\$7,000 : Moderate, Area A South Of Basement	LIFE Affected :	* *	1		
Storm Drain Piping	Leak Evide Location	nt, Extent	: Moderate, Area	LIFE Affected :	* *	1		
Storm Drain Piping Cast Iron Cast Iron	Leak Evide	nt, Extent	: Moderate, Area	LIFE Affected :	**			
Storm Drain Piping Cast Iron	Leak Evide Location	nt, Extent	: Moderate, Area	LIFE Affected :	**	1	\$15,600	
Storm Drain Piping Cast Iron Cast Iron Sump Pump(s)	Leak Evide Location 80% 100% 100% Recent Rep	nt, Extent : At West S	: Moderate, Area A South Of Basement ent, Extent : N/A, A	LIFE Affected: LIFE 2028 2043	** 2% ** \$99,700 **	1	\$15,600 \$29,300	
Cast Iron Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s)	Leak Evide Location 80% 100% 100% Recent Rep	nt, Extent : At West S	: Moderate, Area A South Of Basement ent, Extent : N/A, A	LIFE Affected: LIFE 2028 2043	** 2% ** \$99,700 **	1 1 4	•	
Cast Iron Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Electric	Leak Evide Location 80% 100% 100% Recent Rep Location 100% Other Obse Location	nt, Extent : At West S place Evide : Sub-base ervation, E : Basemen	: Moderate, Area A South Of Basement ent, Extent : N/A, A ement Extent : N/A, Area A	LIFE Affected: LIFE 2028 2043 Frea Affect 2043	** 2% ** \$99,700 ** eted: 100%	1 1 4	•	
Cast Iron Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Electric Backflow Preventer	Leak Evide Location 80% 100% 100% Recent Rep Location 100% Other Obse Location	nt, Extent : At West S place Evide : Sub-base ervation, E : Basemen	: Moderate, Area A South Of Basement ent, Extent : N/A, A ement Extent : N/A, Area A	LIFE Affected: LIFE 2028 2043 Frea Affect 2043	** 2% ** \$99,700 ** eted: 100%	1 4 4	\$29,300	

Vertical Transport

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN FAMILY COURT

Asset #: 2048

Mechanical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent: N/A	1, Area Affected : 100	%			
	Location : Seven Units. Basem 1st To 7th Floor Explanation : 9 Units	nent To 11th Floor, Or	ne Unit. 1st To	11th Flo	or, One Unit.	
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent: N/A	1, Area Affected : 100	%			
	Location: 1st To 2nd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$247,600	
Sprinkler						
Generic	100%	2043	* *	1-2	\$137,500	
Fire Pump		_			_	
Generic	100%	2036	\$475,700	1	\$91,700	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : MANHATTAN SUPREME COURT

Address : 60 CENTRE STREET BTWN: WORTH ST. - PEARL ST.

Borough : MANHATTAN Agency's Number : 312-103
Program / Asset # : DGS0006.000 / 2051 Yr Built/Renovated : 1925 / 1993

Area Sq Ft : 575,228 Project Type : REAL PROPERTY

Date of Survey : 12-Apr-2023 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3M,4M,4,5,6,7

Block : 160 Lot : 21 BIN : 1085748

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,874,400	\$2,122,200
Interior Architecture	\$1,838,400	\$10,558,100
Electrical	\$177,300	\$9,320,300
Mechanical	\$24,674,000	\$18,640,000
Site Pavements	\$109,900	
Total	\$31,673,900	\$40,640,700
Importance Code A	\$4,874,400	\$2,122,200
Importance Code B	\$26,095,500	\$37,980,300
Importance Code C	\$704,000	\$538,200
Total	\$31,673,900	\$40,640,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$43,600		\$46,600	
Interior Architecture	\$2,820,900		\$37,700	\$102,200
Electrical	\$109,900	\$96,300	\$99,000	\$107,000
Mechanical	\$215,200	\$214,100	\$159,100	\$193,500
Site Pavements	\$35,600			
Elevators/Escalators	\$95,000	\$95,000	\$95,000	\$95,000
Total	\$3,320,300	\$405,500	\$437,300	\$497,800
Importance Code A	\$60,700		\$47,800	
Importance Code B	\$3,259,600	\$405,500	\$389,500	\$497,800
Total	\$3,320,300	\$405,500	\$437,300	\$497,800



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

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

Asset #: 2051

rchitecture		Current l	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$127,300		
Masonry: Brick	30%		#1 200 7 00	LIFE	* *	5	\$244,400		
Masonry: Granite	65%		\$1,388,700	LIFE		5	\$397,200		
			ode, Extent : Mode loors, Pediment	raie, Are	ea Affectea : 20%				
			, Extent : Moderate	Area A	ffected · 25%				
	_	_	t, Cornice, Throug	-	ijecieu . 2570				
			xtent : Moderate, A		cted · 10%				
			nd Level East Side		. 10,0				
Metal Panel	3%	<u> </u>		2044	* *	5-10	\$168,000		
			Extent : Light, Area		: 100%		,,		
	Location	n : Intermiti	tent Panels Between	n Windov	vs. Street Facades				
	Explana	tion : Lead	Panels						
Windows									
Bronze/Brass	25%		\$453,200	2042	* *	5	\$143,400		
			Extent : Light, Area	a Affecte	d : 2%				
		n : Main En	trance						
Metal Louvers	5%			2043	* *	10	\$57,400		
Steel	70%		\$535,900	2042	**	5	\$803,000		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10%								
	Location : Throughout Caulking Deteriorated, Extent : Severe, Area Affected : 80%								
	_	n : Window:		Area Ajj	ectea : 80%				
			, xtent : Moderate, A	rea Affei	cted · 5%				
			r Corridor, Baseme						
Parapets					, , , , , , , , , , , , , , , , , , , ,				
Masonry: Brick	35%			LIFE	* *	5	\$6,600		
Masonry: Granite		Now	\$222,100	LIFE	* *	5	\$12,600		
•	Caulking .	Deteriorate	ed, Extent : Severe,	Area Aff	ected : 100%				
	Location	n : Coping							
	Water Per	netration, E	xtent : Severe, Area	Affected	d : 20%				
	Location	n : Coping							
Metal Panel	2%	ı		2054	* *	5	\$1,500		
Metal Rail	5%	0-2	\$3,500	2047	* *	5	\$6,700		
		-	xtent : Moderate, A	lrea Affe	cted : 10%				
	Location	n: Through	out						
	Boetillo.		oui						

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

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

Asset #: 2051

chitecture	Current Repair	Future Rep	olacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Roof						
Cast in Place Concrete	5% Now	\$5,300 LIFE	* *			
	Water Penetration, Extent:		30%			
	Location: Throughout Are	eaways				
Copper/Terne	35% Now	\$34,800 2049	* *			
	Gut/DS Non Func/Miss, Ext	ent : Moderate, Area Affec	eted : 5%			
	Location : Portico					
	Water Penetration, Extent:	Light, Area Affected : 5%				
	Location: Rotunda					
Modified Bitumen		\$931,000 2044	* *			1
	Blisters, Extent : Moderate,	Area Affected : 30%				
	Location : Throughout					
	Ponding, Extent : Moderate	, Area Affected : 10%				
	Location : Throughout					
	Water Penetration, Extent:				G	
	Location : 6th Floor. Room		-	y, 2nd Flo	oor Corridors	
	Other Observation, Extent:	Moderate, Area Affected :	35%			
	Location: 6th Floor Roof	· · · · · · · · · · · · · · · · · · ·	r n	. 117 11		
a	Explanation: Water Pener		s For Paraper	t waiis		
Skylight, Metal/Glass		\$398,900 2044				
	Deformed/Dented, Extent:	Moderate, Area Affected :	10%			
	Location: Various Areas	- J A A.C 4 - J . 5/	20/			
	Unit Inoperable, Extent: M Location: Throughout 6th		1%0			
	Water Penetration, Extent:		50%			
	Location: Solarium Area	Moderdie, Ared Affected.	3070			
G11.G1		\$044.700 LIEE	* *		¢227.400	
Sloped Glazing	10% Now Corrosion/Rusting, Extent:	\$944,700 LIFE		5	\$227,400	
	Location: Steel Supports		13/0			
	Water Penetration, Extent:	-	%			
	Location: Area Above Po	**	, 0			
Soffits						
Masonry: Granite	100%	LIFE	* *	5		
erior						

Interior

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

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

Asset #: 2051

rchitecture		Current R	Repair	Futur	e Replacement	Ma	aintenance		
ystem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors	4 = 0 /		00.50.500		** ** *		0.102 - 00		
Carpet			\$253,500 Moderate, Area Af hroughout 5th And			3	\$193,700		
Cast in Place Concrete	10%	0-2	\$162,600	LIFE	* *	5	\$188,300		
	Location :	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout Sub-basement Water Penetration, Extent: Severe, Area Affected: 10%							
	Location :			55					
	Other Obser Location :	rvation, E. Sub-base	xtent : Severe, Arec ment	00	d : 80%				
G : TT'!			nd Water Penetration		* *		012 000		
Ceramic Tile	-	-	\$32,300 Extent : Moderate broughout 5th And		fected : 10%	5	\$12,900		
Cork Tile	10%			2044	* *	5	\$75,300		
Marble Panels	13%			LIFE	* *	5	\$83,900		
Terrazzo	14%	2-4	\$250,100	LIFE	* *	5	\$94,200		
	Cracking/C Location :	_	Extent : Moderate t	, Area A <u>j</u>	fected : 15%				
Vinyl Tile	35%	4+	\$184,800	2034	\$9,239,200	3	\$113,000		
·			Extent : Light, Are t Basement Level	a Affecte	ed : 5%				
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *				
Masonry: Brick	5%			LIFE	* *				
Marble Panels	10%			LIFE	* *				
Plaster	65%	Now	\$594,100	LIFE	* *	5	\$132,000		
	Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: 4th Floor Solarium								
			, Extent : Moderate s, Stairs, Various C		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Water Pene	tration, Εχ	ctent : Moderate, A s, Stairs, Various C	rea Affec	cted : 10%				
Wood	15%			LIFE	* *	5	\$406,200		

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

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

Asset #: 2051

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior			'				
Ceilings Exposed Struc: Concret	e 10% Now	\$286,400	LIFE	* *	5	\$13,500	
Exposed Struc. Concret	e 10% Now Cracking/Crumbling	·			3	\$13,300	
		g, Extent : Bevere, 11 Sement Boiler Room		u . 570			
	Exposed Reinforcen			Iffected : 10%			
		hout Sub-basement					
	Spalling, Extent : M						
		hout Sub-basement .		l Rooms			
Masonry: Infill Arch	3%		LIFE	* *			
1120001114 (1111111 1 111111	Other Observation,	Extent : Light, Area		100%			
	Location : Main E	-	55				
	Explanation: Una	erside Of Portico					
Masonry: Marble	10%		LIFE	* *	1		
Plaster	15%		LIFE	* *	5	\$80,700	
Plaster	62% Now	\$360,400	LIFE	* *	5	\$333,600	
	Cracking/Crumbling Location: Corrido		e, Area Affe	ected : 5%			
	Water Penetration, I	-	Affected : 2	20%			
		ors, Waiting Areas, F	00		615, 62	4, 626, 629, 5th	
	Floor Library, Bas	ement Level Offices	5				
Site Enclosure							
Fence/Gates	1000/		2054	* *			
Iron Picket	100%		2054				
Free Standing Walls	100%		2044	* *			
Masonry: Fieldstone	Other Observation,	Extent : Light Area					
	Location: Through		nyceica .	100/0			
	Explanation : Mat						
Retaining Walls	Expranation : mai	ortai 15 Granice					
Masonry: Fieldstone	100%		2044	* *			
,	Other Observation,	Extent : Light, Area	Affected:	100%			
	Location: Throug	hout					
	Explanation: Mat	erial Is Granite					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	90% Now	\$31,600	2047	* *			
	Cracking/Crumbling			d : 5%			
D //2		Street In Front Of B		.4. •			
Pavers/Stone	10% Now	\$3,900	2037	**			
	Cracking/Crumbling		e, Area Affe	ected : 15%			
	Location : West Si	ae Of Building					

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

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

Asset #: 2051

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 50% 2039 **

Ponding, Extent : Moderate, Area Affected : 10% Location : Courtyards At Sub-basement Level

Other Observation, Extent: Moderate, Area Affected: 10%

Location: Courtyards At Sub-basement Level Walkway Ramp On Baxter

Explanation: Poor Drainage And Water Penetration

Masonry: Granite 50% Now \$109,900 LIFE **

 $Cracking/Crumbling, \ Extent: Moderate, \ Area\ Affected: 10\%$

Location: Main Entrance Stair

Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 10%

Location: Main Entrance Stair

lectrical	Current Repair	Future Replacement	N	laintenance				
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts								
Service Equipment								
Fused Disc Sw	40%	2044 **	5	\$1,000				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: Main Service Disconne	ect Switch Rated At 3,000 A	mperes.					
Fused Disc Sw	60%	2054 **	5	\$1,500				
	Other Observation, Extent: N/A, Area Location: Electrical Room	Affected : 100%						
	Explanation : Main Service Disconne	ect Switch Rated At 4.000 A	mperes.					
Transformers	1		1					
Dry Type	100%	2051 **	5	\$2,100				
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: Three 300 Kilovolt Am	peres, 480 Volts Primary , 2	77/ 208 I	Volts Secondary				
Switchgear / Switchboard								
Fused Disc Sw	70%	2044 **	5	\$1,700				
Fused Disc Sw	30%	2054 **	5	\$700				
Raceway								
Conduit	30%	2054 **	1					
Conduit	70%	2044 **	1					
Panelboards								
Fused Disc Sw	5%	2050 **	5	\$700				
Molded Case Bkrs	30%	2050 **	5	\$4,500				
Molded Case Bkrs	30%	2042 **	5	\$4,500				
Molded Case Bkrs	35%	2033 \$279,100	5	\$5,300				

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	10% 2-4 \$113,200	2059	**	1		
	Insulation Aged, Extent: Moderate, An Location: Throughout The Building	rea Affected	d : 100%			
Thermoplastic	90%	2054	* *	1		
Motor Controllers						
Locally Mounted	20%	2047	* *	5	\$800	
Locally Mounted	45%	2039	* *	5	\$1,700	
Locally Mounted	5%	2032	\$39,500	5	\$200	
Motor Control Center	25%	2039	* *	5	\$3,900	
Variable Frequency	5%	2051	* *			
Drive						
Ground						
Grounding Devices	1000/	LIBB	ماد ماد	_	40.700	
Generic	100%	LIFE	* *	5	\$8,500	
Stand-by Power						
Transfer Switches	1000/	20.47	* *		Ф1 77 000	
Automatic	100%	2047	* *	1	\$177,000	
Generators	1000/	20.42	* *	1	#222 000	
Diesel	100%	2043		1	\$222,800	
	Other Observation, Extent : N/A, Area Location : Generator Room	Ајјестеа :	100%			
		D 1 14 6	00 V:1			
D. #	Explanation: Emergency Generator	Katea At o	00 Kilowatts			
Batteries Nickel Cadmium	100%	2027	\$2,700	5	\$128,200	
	10076	2027	\$2,700	3	\$120,200	
Fuel Storage Main Tank	100%	2062	* *	5		
Iviaiii Talik	Other Observation, Extent: N/A, Area			3		
	Location: Basement	Пуссиси.	10070			
	Explanation: 500 Gallons Rated Cap	nacity				
Lighting	Explanation : 500 Gations Rated Cap	Jucity				
Interior Lighting						
Fluorescent	60%	2034	\$5,828,100	10	\$316,500	
Tradrescent	Other Observation, Extent : N/A, Area			10	ψ310,200	
	Location: Throughout The Building	,,,				
	Explanation: T-8 Lamps					
Fluorescent	20%	2034	\$1,942,700	10	\$105,500	
Tuorescent	Other Observation, Extent : N/A, Area			10	ψ105,500	
	Location: Hallways	11,5000000	100/0			
	Explanation: Compact Fluorescent I	lights				
LED	20%	2042	* *			
Egress Lighting	2070	2042	-			
Egress Lighting Emergency, Service	50%	2039	* *	1		
Exit, LED	50%	2039	* *	1		
DAIL LODD	JU / 0	2002		1		
Exterior Lighting HID	25%	2034	\$744,700	10	\$400	

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

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

Asset #: 2051

Electrical	Current Repair	Future Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2039	* *	1	\$214,800	
	Other Observation, Extent: N/A, Al	rea Affected : 100%				
	Location: Hallways And Outside	Perimeter				
	Explanation : CCTV Surveillance	Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2039	* *	1-3	\$365,200	
Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Throughout The Buildi	ng				
	Explanation : Strobe Lights, Man	ual Pull Stations, Ald	arm Bells, S	moke De	tectors, Horns	

Mechanical		Current Re	pair	Futur	e Replacemer	nt	Ma	aintenance	
System Component Type	% of I Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
leating									
Energy Source									
Utility Steam	100%			2044		* *	1		
	Other Obse	rvation, Ext	ent : Light, Area	Affected	: 100%				
	Location:	Sub-basem	ent						
	Explanation	on : Steam I	From Con Edisor	n					
Conversion Equipment									
Pres. Reducing Valve/LP	100%			2037		* *	5	\$34,200	
Steam									
	Other Obse	rvation, Ext	ent : Light, Area	Affected	: 100%				
	Location:	Basement							
	Explanation	on : 2 Heati	ng Exchangers I	For Hot V	Vater Heating I	Devi	ces		
Distribution									
Central Plant Steam Piping/Pmp	75%	4+	\$4,039,300	2054		* *	4	\$21,300	
1 0 1	Leak Evider	nt, Extent :	Moderate, Area A	Affected :	20%				
	Location .	· Various Lo	cations. Leaking	Steam R	iser Piping				
	On Extende	d Life, Exte	nt : Moderate, A	rea Affec	ted : 100%				
	Location :	Steam Line	e, Supply/return	On Exten	ded Life				
Central Plant Steam Piping/Pmp	25%	2-4	\$448,800	2044		* *	4	\$7,100	
1 0 1	Leak Evident, Extent : Moderate, Area Affected : 25%								
	Location: Various Locations. Leaking Steam Piping And Eleven Condensate, Vacuum Pump								
	Repairs In Progress, Extent : N/A, Area Affected : 100%								
			ıt. New Steam Tr						

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

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

Asset #: 2051

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%		\$1,441,700	2029	\$7,208,500	1	\$192,100	
			: Moderate, Area A Locations. 4 Steam					
C				2032		1	\$50.200	
Convector/Radiator	30%		\$313,200 oderate, Area Affec		\$1,566,200	1	\$50,200	
			Locations. Cracked			diator		
No Component	10%							
140 Component			Extent : N/A, Area A	Affected :	0%			
			ical Rooms. Pentho					
	Explana	tion : Cove	red Under Air Con	ditioning	Section			
Controls								
Pneumatic	95%			2032	\$11,721,600			
			Extent : Light, Area	Affected	: 100%			
		ı : Through			~			
			rol Also On Buildir		<u>-</u>			
Pneumatic	5%		\$308,500	2032	\$616,900			
	-	_	ent : Moderate, Are					
: G = 12 = :	Lосапот	i : Compre.	sssor For Perimete	r неанп <u>д</u>	Maijunctioning			
ir Conditioning Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment	10070			2012				
Centrifugal, Elec Chiller	70%			2047	* *	1	\$435,800	
G .		servation, E	Extent : Light, Area	Affected	: 70%			
	Location	ı : Basemer	ıt					
	Explana	tion : Refri	gerant R-13a					
Exterior Pkg Unit -	5%			2034	\$350,000	2	\$1,800	
Cooling								
		_	tent : Light, Area A	Iffected :	5%			
	Location							
Window/Wall Unit	10%		\$24,200	2029	\$241,900	1		
	-	-	nt : Moderate, Are					
			Locations. 15 Perc	ent Not vi	oking			
No Component	15%							
Distribution	700/			2060	* *	4	#20 000	
CW & CHW Wtr	70%			2060	* *	4	\$29,800	
Pipe/Pump No Component	30%							
Terminal Devices	30/0							
Air Handler/Cool/Ht	70%			2029	\$7,370,700	1	\$249,000	
Till Hallaidi, Cool III			Extent : Light, Area			1	Ψ212,000	
		ı : Various		00				
	Explana	tion : 80 P	ercent Of Units On	Constant	Speed. Few On V	ariable F	requency Drive	
No Component	30%							

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

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

Asset #: 2051

echanical	Current	Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
r Conditioning							
Heat Rejection							
Water Cooling Tower	70%		2038	* *	2	\$405,200	
No Component	30%						
ntilation							
Distribution Ductwork/Diffusers	1000/		LIFE	* *	2.5	\$220,800	
	100%		LIFE		2-5	\$320,800	
Exhaust Fans	85%		2020	£2 406 800	2	¢15 000	
Interior Roof	85% 15%		2029 2029	\$2,406,800	2 2	\$15,000	
	13%		2029	\$185,800		\$2,600	
ımbing							
H/C Water Piping Brass/Copper	90%		2044	* *	1		
Galvanized Steel	10% Now	\$40,800	2032	\$815,000	1		
Garvanized Steel	Corroded, Extent : M				1		
	Location : Basemen						
HW Heat Exchanger	Eccusion : Buseine.						
Steam Fired	100% 0-2	\$308,700	2044	* *	4	\$56,900	
Steam I nea	Broken, Extent : Mod	. ,			-	ψ30,700	
	Location : Broken						
Sanitary Piping							
Cast Iron	100% Now	\$160,800	LIFE	* *	1		
Cust Iron	Blockage /Clogged, I			cted : 5%	•		
	Location : Basemen		33				
Storm Drain Piping							
Cast Iron	100% Now	\$45,000	LIFE	* *	1		
	Cracked, Extent : Mo		ted : 15%				
	Location : Sub-bas	ement					
	Damaged, Extent : L	ight, Area Affected	: 10%				
	Location : Basemen	nt And Sub-baseme	nt				
Sump Pump(s)							
Non-Submersible	100% 0-2	\$63,900	2034	\$127,800	4	\$12,200	
	Broken, Extent : Mod	lerate, Area Affecte	ed: 100%				
	Location : Through	out. Drainage Prob	blem In Ti	he Building			
Sewage Ejector(s)							
Electric	100% 0-2	\$100,300	2039	* *	4	\$22,900	
	Other Observation, I		a Affected	l : 10%			
	Location : Sub-bas						
	Explanation: 1 Of	2 Pumps Broken					
Backflow Preventer							
Generic	100%		2034	\$285,100	1	\$35,200	
Fixtures							
Generic	100%						
Hot Water Storage Tank					_		
Generic	100% 0-2	\$900	2034	\$17,100	1	\$2,400	
	Malfunctioning, Exte						
	Location : Malfunc	ctioning Hot Wate S	toage Pui	np			

Vertical Transport

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Mechanical	Current Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
/ertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent: N/A, A	Area Affected : 1	00%					
y - -	Location : Ten Units From Basen One Unit From Mezzanine To 6th Explanation : 12 Units		i, One Onu 1 Tom	дизете	m 10 / m 1 1001,			
ire Suppression								
Standpipe								
Generic	100%	2034	\$2,939,600	1-5	\$290,000			
Sprinkler								
No Component	90%							
Generic	10%	2044	* *	1-2	\$16,100			
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Throughoutv							
	Explanation : Partial							

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Address : 851 GRAND CONCOURSE @E. 161 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 555,600 Project Type : REAL PROPERTY

Date of Survey : 06-May-2025 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors Gnd,1,7,8,9,Mez

Block : 2468 Lot : 1 BIN : 2002869

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,049,300	\$406,300
Interior Architecture	\$10,060,300	\$12,492,000
Electrical		\$3,916,700
Mechanical	\$15,549,400	\$40,214,100
Site Enclosure		\$140,700
Site Pavements	\$618,400	
Total	\$27,277,400	\$57,169,600
Importance Code A	\$1,304,600	\$5,643,800
Importance Code B	\$23,394,200	\$50,501,000
Importance Code C	\$2,578,600	\$1,024,800
Total	\$27,277,400	\$57,169,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$62,400		\$22,800	
Interior Architecture	\$188,400			\$69,600
Electrical	\$116,500	\$92,700	\$103,500	\$98,300
Mechanical	\$1,278,400	\$162,000	\$337,300	\$165,200
Site Enclosure	\$49,200			
Elevators/Escalators	\$168,000	\$168,000	\$168,000	\$168,000
Total	\$1,862,900	\$422,700	\$631,600	\$501,100
Importance Code A	\$62,400	\$52,300	\$75,000	\$52,300
Importance Code B	\$1,739,000	\$370,400	\$556,500	\$448,800
Importance Code C	\$61,500			
Total	\$1,862,900	\$422,700	\$631,600	\$501,100



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

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

Asset #: 2057

Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•		•				•
Exterior Walls							
Copper/Terne	3%		2056	* *	10	\$51,300	
Masonry: Brick	12%		LIFE	* *	5	\$175,000	
	Repairs in Progress, I Location : Courtyar		Affected	: 100%			
Masonry: Granite	3%		LIFE	* *	5	\$32,800	
	Repairs in Progress, I Location : Througho		Affected	: 100%			
Masonry: Limestone	16%		LIFE	* *	5	\$175,000	
·	Repairs in Progress, E Location : Througho			: 100%			
Masonry: Limestone	4%		LIFE	* *	5	\$43,800	
Metal Coiling Doors	2%		2041	* *	5	\$45,600	
Under Construction	60%						
Windows							
Aluminum	45%		2044	* *	5	\$45,500	
Bronze/Brass	50% 0-2 Hardware Missing, Ex Location : Various L			* * cted : 5%	5	\$158,100	
Steel	5% Now Corrosion/Rusting, Ex Location: Chiller R Thermally Inefficient, Location: Chiller R	loom Extent : Moderate			5	\$31,600	
Parapets							
Masonry: Brick	16% Repairs in Progress, E Location : Throughd		LIFE Affected	**: 100%	5-10	\$100,300	
Masonry: Granite	4% Other Observation, E. Location : Througho Explanation : Repai	out	LIFE Iffected :	**	5-10	\$50,600	
Masonry: Limestone	18% Repairs in Progress, E Location: Througho	Extent : N/A, Area	LIFE Affected	**	5-10	\$201,100	
Metal Panel	2% Repairs in Progress, I Location: Througho	Extent : N/A, Area	2056 Affected	**	5	\$7,100	
Under Construction	60%						
Chaci Construction	0070						

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

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

Asset #: 2057

Architecture	Current Re	Current Repair			M		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof IRMA/Protected Membrane	20%		2041	* *	10	\$40,700	
	Other Observation, Ext Location : Green Roc Explanation : Location	f At West Side	ffected : 1	00%			
Under Construction	80%						
Soffits Masonry: Limestone	100%		LIFE	* *	5		
nterior							
Floors Carpet	5% 2-4 Worn/Erode, Extent : M Location : Various Oj		2035 fected : 10	\$815,100	3	\$62,300	
Cast in Place Concrete	5%		LIFE	* *	5	\$181,700	
Ceramic Tile	3% 2-4 Worn/Erode, Extent : M Location : Throughor			* *	5	\$12,500	
Marble Panels	15% 2-4 Cracking/Crumbling, E Location: Various 1s Worn/Erode, Extent: M Location: Various St	t Floor Locations Ioderate, Area A <u>f</u>	7		5	\$93,400	
Terrazzo	25% 2-4 Cracking/Crumbling, E Location: Throughou		LIFE , Area Affe	* * ected : 2%	5	\$162,200	
Vinyl Tile	42% 2-4 Cracking/Crumbling, E Location: Throughou Worn/Erode, Extent: M Location: Throughou	ıt Ioderate, Area A <u>f</u>			3	\$130,800	
Vinyl Tile 9" X 9"	5% Now Broken/Missing Elemen Location: 9th Floor Cracking/Crumbling, E Location: 9th Floor Worn/Erode, Extent: M Location: 9th Floor	Corridor Extent : Moderate Corridor Ioderate, Area A <u>f</u>	, Area Affe	ected : 100%	3	\$15,600	

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

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

Asset #: 2057

Current R	Future Repla	cement	Ma			
% of Fail Date Total (Years)	Estimated Cost	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
	Extent : Moderate,	LIFE Area Affected :	20%			
		LIFE ected : 5%	* *	5	\$196,800	
5%		LIFE	* *	10	\$24,600	
5%		LIFE	* *	10	\$36,900	
Location : Various C Joint Mortar Miss/Ero	Corridors Througho ode, Extent : Moder	ut ate, Area Affec	* * ted : 5%			
			* *		0172 200	
Location : Various 8 Staining/Discoloring, Location : Various L	th And 9th Floor L Extent : Moderate, ocations Througho	ocations Area Affected .				
Broken/Missing Eleme Location : Various & Dry Rot/Decay, Exten	ents, Extent : Sever th Floor Courtroor t : Moderate, Area	ns Affected : 5%		5	\$655,900	
Location : various 8	th Floor Courtroor	ns				
			* *	5	\$26,000	
40% 2-4 Cracking/Crumbling, Location: Various L Staining/Discoloring,	\$613,000 Extent : Moderate, ocations Througho Extent : Moderate,	2041 Area Affected : ut Area Affected .		5	\$166,100	
	3 **		* *	5-10	\$51 900	
50% Now Broken/Missing Eleme Location : Law Libr Cracking/Crumbling,	ary And Various 8t. Extent : Moderate,	LIFE e, Area Affected h Floor Court I Area Affected :	Rooms	5	\$259,500	
	5% 4+ Cracking/Crumbling, Location: Througho 20% 2-4 Worn/Erode, Extent: Location: Various Company 35% 20% 2-4 Cracking/Crumbling, Location: Various Company Location: Various Location: Various Location: Various Location: Various Some Location: Various Location: Law Libration: Law Li	Total (Years) 5% 4+ \$138,400 Cracking/Crumbling, Extent: Moderate, Location: Throughout 20% 2-4 \$101,900 Worn/Erode, Extent: Moderate, Area Aff, Location: Various Offices Throughout 5% 5% 20% 2-4 \$1,284,200 Cracking/Crumbling, Extent: Light, Area Location: Various Corridors Througho Joint Mortar Miss/Erode, Extent: Moderate Location: Various Corridors Througho 35% 0-2 \$309,900 Cracking/Crumbling, Extent: Light, Area Location: Various 8th And 9th Floor Location: Various Bath And 9th Floor Location: Various Locations Througho 10% Now \$320,300 Broken/Missing Elements, Extent: Severe Location: Various 8th Floor Courtroom Dry Rot/Decay, Extent: Moderate, Area Location: Various 8th Floor Courtroom 5% 2-4 \$74,200 Worn/Erode, Extent: Moderate, Area Aff, Location: Various Locations Througho 40% 2-4 \$613,000 Cracking/Crumbling, Extent: Moderate, Location: Various Locations Througho \$5% 2-4 \$613,000 Cracking/Crumbling, Extent: Moderate, Location: Various Locations Througho \$5% 2-4 \$613,000 Cracking/Crumbling, Extent: Moderate, Location: Various Locations Througho \$5% 2-4 \$613,000 Cracking/Crumbling, Extent: Moderate, Location: Various Locations Througho \$5% 2-4 \$613,000 Cracking/Crumbling, Extent: Moderate, Location: Various Locations Througho \$5% 2-4 \$613,000 Cracking/Crumbling, Extent: Moderate, Location: Various Locations Througho \$5% 50% Now \$1,401,700 Broken/Missing Elements, Extent: Severe Location: Law Library And Various 8th Cracking/Crumbling, Extent: Moderate,	Soft Fail Date Estimated Cost FY	Soft Fail Date Estimated Cost FY Estimated Cost FY	Sof Fail Date Estimated Cost Year Estimated Cost (Years)	Soft Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

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

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

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

Asset #: 2057

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
ite Enclosure						
Retaining Walls						
Masonry: Granite	25% Now \$49,200	LIFE **	5	\$140,700		
	Broken/Missing Elements, Extent: Mod					
	Location : Plaza Walls And Balustraa	-				
	Joint Mortar Miss/Erode, Extent: Seve	**				
	Location : Plaza Walls And Balustraa	les Along Grand Concourse				
Under Construction	75%					
	Other Observation, Extent: N/A, Area	**				
	Location : Plaza Walls And Balustraa		es			
	Explanation: Inaccessible Due To Co	onstruction Fencing				
Site Pavements Public Sidewalk						
Cast in Place Concrete	90% Now \$119,700	2041 **				
Cast in Place Concrete	Cracking/Crumbling, Extent: Light, A	2041				
	Location: Throughout	eu Affecieu . 2070				
	Misaligned/Bulging, Extent: Severe, A.	rag Affactad : 5%				
	Location: Various Locations Through	**				
	Tripping Hazard, Extent: Severe, Area					
	Location : Along Walton Avenue	Typeciea : 570				
Pavers/Stone	10% 0-2 \$74,700	2045 **				
	Broken/Missing Elements, Extent : Mod Location : Various Tree Pits	derate, Area Affected : 5%				
	Misaligned/Bulging, Extent: Moderate	, Area Affected : 10%				
	Location: Along East 161st Street					
	Other Observation, Extent : Moderate,	Area Affected : 50%				
	Location: Along East 161st Street					
	Explanation: Deteriorated / Open Jo	ints				
On-Site Walkways						
Masonry: Granite	25% Now \$423,900	LIFE **				
	Cracking/Crumbling, Extent: Light, An					
	Location: Plaza And Steps At Grand					
	Joint Mortar Miss/Erode, Extent: Ligh					
	Location : Plaza And Steps At Grand	Concourse				
Under Construction	75%					
	Other Observation, Extent: N/A, Area					
	Location: Plaza And Steps At North					
	Explanation: Inaccessible Due To Co	onstruction Fencing				

Electrical	Curi	ent	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 2057

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2056	* *	5	\$2,900	
	Other Observation, Extent: N/A, Area A Location: Electrical Room	Affected :	100%			
	Explanation : Three 4,000 Ampere Mo Disconnect Switches	ain Servio	ces And 2,000 Ampo	ere Sub-s	ervice	
Transformers						
Dry Type	60%	2049	* *	5	\$1,200	
	Other Observation, Extent: N/A, Area A Location: Electrical Room	Affected :	100%			
	Explanation: Two 500 Kilovolt-ampe	re Transf	former			
Dry Type	40%	2034	\$11,900	5	\$800	
21) 1) P	Other Observation, Extent: N/A, Area A			C	4000	
	Location : Mechanical Room - Pentho					
	Explanation: Two 51 Kva Transforme	er, Two 6.	3 Kva Transformer			
Switchgear / Switchboard	7		<u>J</u>			
Air Circuit Breaker	70%	2056	* *	5	\$2,000	
Fused Disc Sw	10%	2036	\$72,200	5	\$200	
Molded Case Bkrs	20%	2056	**	5	\$2,900	
Raceway						
Conduit	80%	2036	\$608,200	1		
Conduit	20%	2062	**	1		
Panelboards						
Molded Case Bkrs	70%	2035	\$558,200	5	\$10,200	
Molded Case Bkrs	30%	2058	* *	5	\$4,400	
Wiring						
Thermoplastic	50%	2036	\$565,900	1		
Thermoplastic	50%	2062	* *	1		
Motor Controllers						
Locally Mounted	65%	2034	\$513,000	5	\$2,400	
Locally Mounted	20%	2049	* *	5	\$700	
Variable Frequency	15%	2053	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$16,300	
	Corroded, Extent : Light, Area Affected Location : Basement	: 100%				
Stand-by Power						
Transfer Switches						
Automatic	100%	2049	* *	1	\$170,900	
Generators						
Diesel	100%	2045	* *	1	\$215,200	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Generator Room - Roof					
	Explanation: 1,500 Kw					

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

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

Asset #: 2057

Electrical	Current R	epair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Batteries							
Lead/Acid	100%		2030	\$2,700	5	\$20,600	
Fuel Storage							
Day Tank	100%		2052	* *	5		
	Other Observation, Ex	•	ffected :	100%			
	Location : Generator	-					
	Explanation: One 2	75 Gallons					
Lighting							
Interior Lighting	000/		2041	* *	1.0	# 407.700	
Fluorescent	80%	F I :- l.4	2041		10	\$407,700	
	T-8 Lamps And Fixture Location : Througho	_	Area Ajje	ectea : 100%			
		ui The Building					
Fluorescent	5%	37/4	2041	**	10	\$25,500	
	Other Observation, Ex			100%			
	Location: Ground F	-					
	Explanation : Compo	act Fluorescent La					
LED	15%		2044	* *			
Egress Lighting	• • • • • • • • • • • • • • • • • • • •		• • • • •		4.0	0000	
Emergency, Battery	20%		2041	* *	10	\$26,800	
Exit/Emergency Light	20%		2044	* *			
Combo	400/		2041	* *	1.0	Ø17.000	
Exit, Battery	40%		2041		10	\$15,000	
Exit, Battery	20%		2031	\$174,700	10	\$7,500	
Exterior Lighting Incandescent	200/		2021	¢001 400	2	¢200	
	30%		2031	\$991,400	2	\$300	
No Component	70%						
Alarm Sagarita System							
Security System Generic	100%		2041	* *	1	\$207,500	
Generic	Other Observation, Ex	tent · N/A Area A		100%	1	\$207,300	
	Location: Througho		ујесней.	10070			
	Explanation : CCTV	_	ora Sveta	om			
Fire/Smoke Detection	Explanation . CCTV	Sai vemance can	ici a bysic				
Generic, Digital	100%		2041	* *	1-3	\$342,400	
Conorio, Digital	Other Observation, Ex	tent : N/A. Area A		100%	1 5	ψ3 12, 100	
	Location : Througho		,, · · ·				
	Explanation : Bell, S	-	ke Deteci	tor Manual Pull R	or Fire	Alarm Panel	

Mechanical	(Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 2057

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	Location	servation, E 1 : Basemer	extent : N/A, Area A at - Oil Tank Room Oil Tanks, 20000 G			5	\$172,100	
Conversion Equipment	Елриана	tion . Two v	311 Tanks, 20000 G	anons Le	icn			
Heat Exchanger, Shell & Tube	5%			2032	\$131,500			
Steam Boiler	Broken, E. Location	ı : Boiler R	\$255,300 t, Area Affected : 5 oom evere, Area Affected		\$5,106,000	1	\$470,400	
	Location Other Obs Location	lent, Extent 1 : No.3 Box servation, E	Extent : N/A, Area A nt Boiler Room					
Distribution								
Steam Piping/Pump	Steam Tra	Now ps Faulty, I i : Various .	\$69,100 Extent : Moderate, Locations	2036 Area Affe	\$3,456,600 ected : 20%			
No Component	Location	servation, E 1 : Mechant	Extent : N/A, Area A cal Rooms rted Under Air Cor			uture Svst	tem	
Terminal Devices					•			
Convector/Radiator			tent : Light, Area A out	2034 Iffected :	\$3,277,600 100%	1	\$116,600	
Unit Heater - Steam No Component	5% 30%			2036	\$175,200	4	\$3,800	
Controls Pneumatic	Malfuncti	Now oning, Exte 1 : Mechani	\$595,900 nt : Light, Area Affi cal Rooms	2030 Pected : 59	\$11,917,500			
Air Conditioning Energy Source				•		_		
Electricity	100%			2044	* *	1		

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

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

Asset #: 2057

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller		Now	\$50,300	2045	* *	1	\$108,200	
			ng, Extent : Light, .	Area Affe	cted : 50%			
		ı : Chiller I		1.00	1.000/			
		efrigerant, 1 1 : Chiller I	Extent : Light, Area	i Affectea	: 100%			
			Koom	2015	at- at-		00.00.000	
Centrifugal, Elec Chiller				2045	**	1	\$360,800	
Interior Pkg Unit -	5%			2030	\$487,600	2	\$1,700	
Cooling	P 22 Pafe	igavant Ex	tent : Light, Area A	ffactad :	1000/			
	-	-	iem . Ligni, Area A Machine Rooms	уестей.	100/0			
C 1'4 II . '4			Machine Rooms	2041	* *			
Split Unit	10%		Extent : Light, Area	2041				
			al Rooms, Elevator			ffices		
Window/Wall Unit	5%		ii Rooms, Elevator	2031		-		
Distribution	370			2031	\$116,800	1		
CW & CHW Wtr	100%	Now	\$99,700	2036	\$997,100	4	\$27,400	
Pipe/Pump	10070	1101	Ψ>>,700	2030	Ψ>>7,100	-	Ψ27,400	
1 4 0/1 mmp	Corroded,	Extent : M	oderate, Area Affec	cted : 209	%			
		ı : Through						
Terminal Devices								
Air Handler/Cool/Ht	65%			2031	\$7,777,300	1	\$223,300	
Air Handler/Cool/Ht	5%			2041	* *	1	\$17,200	
Fan Coil - 2 Pipe	30%			2031	\$5,643,500	1	\$53,800	
			Extent : N/A, Area A	ffected :	100%			
		ı : Mechanı						
H (D)	Explana	tion : Dual	Temperature Syste	m				
Heat Rejection	900/	Now	¢400,400	2030	£2 401 900	2	\$257,000	
Water Cooling Tower			\$498,400 Toderate, Area Affed		\$2,491,800	2	\$357,900	
	Location		ouerate, mea myet	.ica . 107	o .			
		-	oderate, Area Affe	cted : 259	%			
	Location			. 207				
No Component	20%							
/entilation	2070							
Distribution								
Ductwork/Diffusers	10%	Now	\$54,200	LIFE	* *	2-5	\$31,000	
			Extent : Light, Area		d : 5%		. ,	
	Location	ı : 4th Floo	r Mezzanine					
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$441,500	
Exhaust Fans								
Interior	60%			2031	\$1,640,900	2	\$10,200	
	40%			2036	\$478,600	2	\$6,800	

Plumbing

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

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

Asset #: 2057

Mechanical	Current	Current Repair			M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
H/C Water Piping							
Brass/Copper	70%		2036	\$5,543,800	1		
Galvanized Steel	30%		2034	\$2,361,700	1		
Water Heater With Tanks							
Electric	57%		2034	\$89,800	4		
	Other Observation, E Location: Boiler R	Coom		100%			
	Explanation: 3 Un	its, 6kwt 119 Gallor					
Gas Fired	43%		2029	\$48,900	2		
	Other Observation, E		ffected :	100%			
	Location : Boiler R		~ 11				
G : D: :	Explanation: One	Unit, 800mbh 213 (sallons				
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	4. 4.	1		
Storm Drain Piping Cast Iron	100% Now Leak Evident, Extent	\$43,500 : Moderate, Area A	LIFE Iffected :	**	1		
	Location: 8th Floo	r Mezzanine					
Sump Pump(s) Non-Submersible	100%		2036	\$123,400	4	\$17,600	
Fixtures							
Generic	100%						
Booster Pump w/Tank							
Generic	100%		2031	\$40,200	1	\$16,500	
ertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction	Other Observation, I Location : 8 Units I Unit From 1st Floo Explanation : 20 U	From Ground Floor or To 6m	ffected :	100%	om 1st To	8th Floor, 1	
ire Suppression							
Standpipe Generic	100%		2036	\$2,839,300	1-5	\$290,500	
Generic	100/0		2030	Ψ2,037,300	1-3	Ψ270,500	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : MIDTOWN COMMUNITY COURT Address : 314 W. 54 STREET @EIGHTH AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 36,000 Project Type : REAL PROPERTY

Date of Survey : 17-Jan-2024 Landmark Status : EXTERIOR LANDMARK

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

Block : 1044 Lot : 22 BIN : 1025397

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$81,900
Interior Architecture	\$202,900	\$800,900
Electrical	\$18,200	
Mechanical	\$323,800	\$635,000
Total	\$544,900	\$1,517,900
Importance Code A		\$81,900
Importance Code B	\$395,000	\$1,436,000
Importance Code C	\$149,900	
Total	\$544,900	\$1,517,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,200	\$14,100		\$26,900
Interior Architecture	\$90,000	\$18,500	\$3,300	\$4,400
Electrical	\$3,400	\$4,100	\$3,400	\$40,900
Mechanical	\$81,600	\$7,600	\$8,700	\$60,800
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$234,600	\$59,600	\$30,700	\$148,300
Importance Code A	\$46,000	\$15,900	\$1,800	\$28,700
Importance Code B	\$176,100	\$43,700	\$28,900	\$119,500
Importance Code C	\$12,500			
Total	\$234,600	\$59,600	\$30,700	\$148,300



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

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

Asset #: 13880

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$81,900	
Masonry: Brick	50%			LIFE	* *	5	\$34,900	
Masonry: Granite	10%			LIFE	* *	5	\$5,200	
Metal Panel	5%			2055	* *	5-10	\$24,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$11,400	
Stucco Cement	5%			2040	* *	5	\$8,700	
Window Wall	10%			2055	* *	5	\$26,200	
Windows								
Aluminum	70%			2051	* *	5	\$6,900	
Bronze/Brass	30%			2043	* *	5	\$18,500	
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$2,200	LIFE	* *	5	\$1,700	
	-	Crumbling, 1 : Upper Ro	Extent : Light, Are	ea Affecte	ed : 10%			
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$5,100	
Copper/Terne	10%			2070	* *	5	\$2,100	
Masonry: Brick	30%			LIFE	* *	5	\$1,300	
Masonry: Brick	25%			LIFE	* *	5	\$1,100	
,	Other Obs	servation, E	Extent : Light, Area nd East Walls		: 20%	-	¥ 2,7 2 2	
	Explana	tion : Stuce	o Finish					
Metal Rail	10%			2048	* *	5-10	\$8,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,400	
Roof								
Copper/Terne	10%			2063	* *	10	\$4,500	
Modified Bitumen	70%			2043	* *	10	\$12,600	
Single Ply Membrane	10%			2040	* *	10	\$1,800	
Skylight, Metal/Glass	10%	Now	\$42,000	2045	* *			
	_	roken/Crac ı : Stair Bu	ked, Extent : Mode Ikhead	rate, Are	a Affected : 10%			
Soffits								
Cement - Fiber Panel	50%			2040	* *	10		
Granite Panels	50%			LIFE	* *	5		

Interior

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

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

Asset #: 13880

Architecture	rchitecture Current Repair		Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%		\$34,200	2031	\$170,900	3	\$13,100	
	-	_	Extent : Moderate	, Area A <u>j</u>	fected : 100%			
		ı : Through						
			Moderate, Area Af	fected : 2	25%			
		ı : Through	out					
Cast in Place Concrete	5%			LIFE	* *	5	\$6,300	
			: Light, Area Affec		%			
	-		ıt And Sub-basemer					
Ceramic Tile	5%			2038	* *	5	\$2,900	
Marble Panels	5%		\$53,000	LIFE	* *	5	\$2,200	
		U	ents, Extent : Mode		ea Affected : 20%			
			air And 4th Floor T					
	_	_	Extent : Moderate		fected : 20%			
			uir And 4th Floor T					
Quarry Tile		Now	\$23,700	2040	* *	5	\$4,400	
	-	-	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
			Floor Lobby					
Terrazzo	15%			LIFE	* *	5	\$6,800	
Vinyl Tile	45%			2035	\$800,900	3	\$9,800	
Interior Walls								
Cast in Place Concrete	_	Now	\$12,500	LIFE	**			
			xtent : Moderate, A	rea Affec	cted: 5%			
		ı : Basemer						
Ceramic Tile		Now	\$90,100	2038	**	5	\$7,400	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%							
			air And Toilets					
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,000	
Gypsum Board	40%			LIFE	* *	5	\$35,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	30%		\$59,800	LIFE	**	5	\$13,300	
	Cracking/Crumbling, Extent: Severe, Area Affected: 25%							
		ı : Main Sta		1.00	. 1 50/			
			xtent : Moderate, A	rea Affec	ried : 5%			
	Locatioi	ı : 6th Floo	r Offices					

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

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

Asset #: 13880

Architecture	Current Repair Futu		Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	60%		2048	* *	5	\$34,200	
	Staining/Discoloring,	-		ed : 2%			
	Location : Througho	out 5th And 6th Flo	ors				
Glass: Susp Panels	2% Now	\$19,700	LIFE	* *			
-	Broken/Missing Eleme	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location : Main Sta	irs					
	Glazing Broken/Crack	ed, Extent : Sever	e, Area A	ffected : 5%			
	Location : Main Sta	irs					
	Other Observation, Ex	ctent : Light, Area	Affected	: 100%			
	Location: Over Mai	n Stair					
	Explanation: Decor	ative Infill Panels	At Skylig	ght			
Masonry: Vault Struct	10%	-	LIFE	* *			
Plaster	28%		LIFE	* *	5	\$10,000	
	Paint Peeling, Extent	: Light, Area Affec	ted : 2%				
	Location : Main Stat						
Site Enclosure							
Fence/Gates							
Iron Picket	85%		2070	* *			
Masonry: Brick	15%		2055	* *			
Free Standing Walls							
Masonry: Brick	100%		2055	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2048	* *			
On-Site Walkways							
Cast in Place Concrete	90%		2048	* *			
Masonry: Granite	10%		LIFE	* *			

lectrical	Current Repair	Future F	Replacement	Ma	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$200	
	Other Observation, Extent : Light, Area	a Affected : 1	100%			
	Location: Electrical Room					
	Explanation: Main Service Disconne	ect Switch Ra	ited At 2,500 Am	peres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$900	
Raceway						
Conduit	100%	2055	* *	1		
Panelboards						
Fused Disc Sw	2%	2051	* *	5		
Molded Case Bkrs	98%	2051	* *	5	\$900	

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

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

Asset #: 13880

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Thermoplastic	100%		2055	* *	1		
Motor Controllers							
Locally Mounted	20%		2048	* *	5		
Variable Frequency	80%		2048	* *			
Drive							
Ground Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$500	
Lighting	10070		LIII			\$300	
Interior Lighting							
Fluorescent	90%		2040	* *	10	\$29,700	
		ures, Extent : Light, hout The Building	Area Aff	ected : 100%		,	
Fluorescent	2%		2040	* *	10	\$700	
		nt Light, Extent : Lig tys		Affected : 100%		****	
Fluorescent	3%		2030	\$18,200	10	\$1,000	
	T-12 Lamps And Fix Location : Theater	xtures, Extent : Mode r	erate, Are	ea Affected : 100%		·	
LED	5%		2043	* *			
Egress Lighting							
Emergency, Battery	50%		2040	* *	10	\$4,300	
Exit, Battery	50%		2040	* *	10	\$1,200	
Exterior Lighting							
HID	20%		2040	* *	10		
No Component	80%						
Alarm							
Security System	1000/		20.40	على عا		012.7 00	
Generic	100%	Entont . I :- L. A	2040	**	1	\$13,500	
		Extent : Light, Area ard, First, Fifth And					
	•	ara, First, Fijth Ana TV Surveillance Syst		oors			
Fire/Smoke Detection	вирининон . СС	2. Sui remance syst	····				
Generic, Analog	100%		2043	* *	1-3	\$22,200	
, 6						. ,	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2045 **	1	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MIDTOWN COMMUNITY COURT

Asset #: 13880

Mechanical	chanical Current Repair F		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	15%			2040	* *	1	\$2,700	
			nt : Light, Area	Affected	: 100%			
	Location		D 1 11:					
		on: 2 Roofto	p Package Unit					
Hot Water Boiler	85%			2048	* *	1	\$15,100	
			nt : Light, Area	Affected	: 100%			
		: Basement B	oiler Room					
	Explanati	ion: 2 Units						
Distribution								
Hot Wtr Piping/Pump	85%			2051	* *	4	\$2,300	
No Component	15%							
Terminal Devices								
Air Handler	10%			2040	* *	1	\$2,200	
Convector/Radiator	10%			2048	* *	1	\$1,200	
Fan Coil Unit/Heat	60%			2040	* *	1	\$7,000	
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Various						
	Explanati	ion : See 4 Pip	oe Units Under	Cooling	Terminal Units			
Unit Heater - Hot Water	5%			2040	* *			
No Component	15%							
Controls								
Electrical	100%	0-2	\$11,100	2030	\$222,100			
		ning, Extent : : Throughout	Moderate, Area	a Affected				
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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

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

Asset #: 13880

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	70%	0-2	\$41,300	2040	**	1	\$10,500	
Compil Cimiler	Not in Ser Location		t : Moderate, Area	Affected	: 100%			
		-	xtent : Light, Area	Affected	. 70%			
	Location		ateni . Ligni, med	Пуссиси	. 7070			
		-	v Unit. R-410a.					
Ext Pkg Unit - Heating/Cooling	20%	0-2	\$13,400	2040	* *	2	\$400	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Roof						
	Explanat	ion : 2 Roc	ftop Package Unit.	s. R-410a	a Refrigerant			
Split Unit	5%			2040	* *			
		_	Extent : Light, Area	Affected	d : 100%			
	Location	: Various						
Window/Wall Unit	5%			2033	\$7,600	1		
			xtent : Light, Area	Affected	: 100%			
		: Theaters						
	Explanat	ion : Tenar	ıt Provided					
Distribution	700/			2055	* *	4	#1.000	
CW & CHW Wtr	70%			2055	* *	4	\$1,900	
Pipe/Pump	30%							
No Component Terminal Devices	3070							
Fan Coil - 2 Pipe	10%			2035	\$121,900	1	\$1,200	
Fan Coil - 4 Pipe	60%			2040	\$121,900 **	1 1	\$7,000	
No Component	30%			2040		1	\$7,000	
Ventilation	3070							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,000	
No Component	60%						. ,	
Exhaust Fans								
Interior	10%			2040	* *	2	\$100	
Roof	30%			2040	* *	2	\$300	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$51,300	2035	\$513,200	1		
			oderate, Area Affec					
	Location	: Sidewalk	Vault In Basement	, Gate Vo	atve On Waster Pip	nng		

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

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

Asset #: 13880

Mechanical	Current	Current Repair Future Replacement		М	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater With Tanks							
Electric	20% 0-2	\$1,100	2030	\$10,500	4		
	On Extended Life, Ex			ted : 100%			
	Location: Basemen						
	Other Observation, I	0	Affected	: 100%			
	Location : Basemen						
	Explanation: 25 G	fallons					
Gas Fired	80%		2030	\$30,300	2		
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Basemen	nt					
	Explanation: 100	Gallons					
Sanitary Piping							
Cast Iron	100% 4+	\$50,300	LIFE	* *	1		
	Corroded, Extent : M	Ioderate, Area Affe	cted : 100	0%			
	Location : Sidewal	k Vault In Basemen	t .				
	Leak Evident, Extent		Iffected :	10%			
	Location: Basemen	nt					
Storm Drain Piping							
Cast Iron	100% 2-4	\$7,000	LIFE	* *	1		
	Corroded, Extent : M			0%			
	Location : Sidewal	k Vault In Basemen	t				
Sump Pump(s)							
Non-Submersible	100%		2030	\$8,000	4	\$800	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, I	-					
	Location: 1 Unit F		ixth Floo	r, 1 Unit From Gr	ound To I	Sixth Floor	
	Explanation: 2 Un	its					
Fire Suppression							
Standpipe						*	
Generic	100%		2055	* *	1-5	\$18,100	
Sprinkler	1000/		• • • •			0404	
Generic	100%		2055	* *	1-2	\$10,100	
Fire Pump	1000/		2011			A	
Generic	100%		2044	* *	1	\$6,700	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : MUNICIPAL BUILDING Address : 1 CENTRE STREET

Area Sq Ft : 984,949 Project Type : REAL PROPERTY

Date of Survey : 17-Mar-2025 Landmark Status : EXTERIOR LANDMARK

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,428,000	\$1,863,000
Interior Architecture	\$13,986,300	\$15,433,100
Electrical	\$102,100	\$19,457,000
Mechanical	\$19,272,400	\$98,783,000
Site Pavements	\$153,300	
Total	\$37,942,100	\$135,536,100
Importance Code A	\$4,428,000	\$2,521,000
Importance Code B	\$30,965,900	\$132,731,300
T / C 1 C		
Importance Code C	\$2,548,200	\$283,800

Total	\$2,127,800	\$889,800	\$1,028,800	\$1,181,300
Importance Code C	\$61,900		\$47,200	
Importance Code B	\$2,004,500	\$889,800	\$981,600	\$1,181,300
Importance Code A	\$61,400			
Total	\$2,127,800	\$889,800	\$1,028,800	\$1,181,300
Elevators/Escalators	\$476,200	\$476,200	\$476,200	\$476,200
Site Pavements	\$17,100		\$32,700	
Mechanical	\$1,047,800	\$253,300	\$317,500	\$247,800
Electrical	\$200,200	\$160,400	\$188,000	\$166,200
Interior Architecture	\$354,500		\$14,500	\$291,200
Exterior Architecture	\$32,100			
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 2071

chitecture		Current Repair Future Replacem				ement Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Exterior Walls									
Bronze/Brass	1%			LIFE	* *	10	\$145,900		
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$291,900		
Masonry: Granite	97%		\$2,375,700	LIFE	* *	5	\$679,500		
	_	-	Extent : Moderate	-	fected : 2%				
		-	Tower At Main Roo	-					
			vere, Area Affected						
	Location	i : Various	Columns And Elem	ents At I	st Floor				
Windows						_	****		
Aluminum	95%		\$563,000	2044	**	5	\$106,400		
	-		ıt : Moderate, Area	Affectea	! : 30%				
		: Through			100 1 2007				
			ct, Extent : Modera		Affected: 20%				
			Locations Through						
Bronze/Brass	5%		\$110,600	2044	* *	5	\$35,000		
	-		ıt : Moderate, Area	Affectea	! : 50%				
	Location	ı : First Flo	oor Lobbies						
Parapets									
Masonry: Brick	35%			LIFE	* *	5-10	\$99,600		
Masonry: Granite	60%		\$110,500	LIFE	* *	5	\$31,400		
			ode, Extent : Mode						
	Location	: Decorati	ive Elements And C	Colonnad	es At Tower				
Masonry: Granite	5%		\$15,400	LIFE	* *	5	\$2,600		
			ode, Extent : Mode	erate, Are	ea Affected : 30%				
	Location	: Copings	At Main Roof						
Roof									
Metal Panel	15%			2041	* *	10	\$29,800		
			Extent : Moderate, 2	Area Affe	cted : 100%				
		i : Bulkhead							
	Explana	tion : Paint	ted Surface						
Modified Bitumen	5%	2-4	\$13,200	2036	\$65,800				
	Worn/Eroc	de, Extent :	Moderate, Area Aj	ffected : .	30%				
	Location	: South Ro	of						
Modified Bitumen	10%			2044	* *	10	\$10,800		
			Extent : N/A, Area A	Affected :	100%				
	Location	ı : Roofs Oı	n Tower						
Modified Bitumen	50%			2041	* *	10	\$54,200		
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%				
	Location	: North Ro	of						
	Explana	tion : Coate	ed Surface						
Panel/Paver: Cer/Brk	20%	Now	\$64,800	2046	* *				
			xtent : Moderate, A		cted : 20%				
			ement At Con Edisc						
	Worn/Eroc	de, Extent :	Moderate, Area Aj	ffected : 2	20%				
			eck Over Sub-basei	-					

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

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

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

Asset #: 2071

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast Stone/Terra Cotta	45%			LIFE	* *	5	\$1,184,100	
	Other Obse							
	Location	: Guastavin	o Tiles At South E	Intrance				
	Explanati	on : Materi	al Clarification					
Masonry: Granite	15%			LIFE	* *	5	\$37,900	
Pre-Cast Concrete	40%			LIFE	* *	5	\$437,900	
Interior								
Floors								
Carpet	30%			2032	\$8,681,400	3	\$884,500	
Cast in Place Concrete	10%	4+	\$278,300	LIFE	* *	5	\$322,500	
	Broken/Mis	sing Eleme	nts, Extent : Mode	erate, Are	ea Affected : 2%			
	Location	: Mechanic	al Areas Through	out				
	Cracking/C	Trumbling, 1	Extent : Moderate	, Area Af	fected : 5%			
	Location	: Mechanic	al Areas Through	out				
Ceramic Tile	2%			2045	* *	5	\$29,500	
Mosaic Tile	15%	2-4	\$8,060,200	2041	* *	5	\$276,400	
	Horizontal	Cracks, Ext	tent : Moderate, A	lrea Affe	cted : 20%		. ,	
			ut Corridors	55				
Marble Panels	3%			LIFE	* *	5	\$66,300	
Terrazzo	10%			LIFE	* *	5	\$230,300	
Vinyl Tile	30%			2036	\$13,560,000	3	\$221,100	

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

Asset #: 2071

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Interior Walls								
Cast in Place Concrete	3% Now	\$488,700	LIFE	**				
	Cracking/Crumbling,							
	Location: Various			t Locations				
	Spalling, Extent : Sev			. 7				
	Location: Various							
	Water Penetration, E. Location: Various A.							
Ceramic Tile	3%	Бизетені 11ни 5ио-	2039	* *	- 5	\$29,000		
Concrete Masonry Unit	5% 5%		LIFE	* *	5 5	\$38,600		
Glass: Single Pane	3%		LIFE	* *	5	\$43,400		
Glass: Single 1 and Gypsum Board	29%		LIFE	* *	5-10	\$475,800		
Masonry: Brick	5% 2-4	\$510,000	LIFE	* *	3 10	Ψ175,000		
Wassing. Brick	Cracking/Crumbling,			fected : 2%				
	Location : Various			,				
	Joint Mortar Miss/Er	ode, Extent : Mode	rate, Are	a Affected : 5%				
	Location : Through	out Basement						
Metal: Cage/Fence	2%		LIFE	* *	10	\$3,900		
	Other Observation, E	Extent : N/A, Area A	lffected :	100%				
	Location : Decorati		Elevator	Lobbies				
	Explanation : Local							
Marble Panels	10% 2-4	\$567,000	LIFE	* *				
	Cracking/Crumbling,		, Area Af	fected : 5%				
	Location: Lobbies							
	Joint Mortar Miss/Er		rate, Are	a Affected : 20%				
	Location: Lobbies		cc . 1 c	250/				
	Worn/Erode, Extent: Location: Lobbies		fected : 2	?5%				
Plaster	40% Now	\$521,300	LIFE	* *	5	\$115,800		
	Cracking/Crumbling, Location: Through		, Area Af	fected : 50%				
	Deteriorated Finish, Location: Through		Area Aff	ected : 100%				
	Water Penetration, E.	xtent : Moderate, A	lrea Affec	eted : 30%				
	Location : Through	out Tower						

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

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

Asset #: 2071

Architecture		Current Repair Future Replacement				ent Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileConcealSpLn	14%			2041	* *	5	\$258,000		
AcousTileSusp.Lay-In	2%	Now	\$544,100	2056	* *	5	\$14,700		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 50%				
	Location	n : Through	out Tower						
	Water Per	netration, E	xtent : Severe, Area	ı Affected	d: 50%				
	Location	n : Through	out Tower						
	Worn/Ero	de, Extent :	Severe, Area Affec	ted : 100	9%				
	Location	n : Through	out Tower						
AcousTileSusp.Lay-In	33%	2-4	\$179,500	2049	* *	5	\$243,200		
	Staining/I	Discoloring	Extent : Light, Are	ea Affect	ed : 2%				
	Location	n : Various	Corridors And Offi	ces					
	Worn/Ero	de, Extent :	Light, Area Affecte	ed : 5%					
	Location	n : Various	Corridors And Offi	ces					
Exposed Struc: Concrete	8%	Now	\$1,961,400	LIFE	* *	5	\$18,400		
1			Extent : Moderate		ffected : 10%		. ,		
	-	_	Areas In Sub-basen	-	•				
	Exposed I	Reinforceme	ent, Extent : Moder	ate, Area	ı Affected : 10%				
	Location	n : Various .	Areas In Sub-basen	<i>ient</i>					
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	n : Various .	Areas In Sub-basen	ient					
Gypsum Board	2%			LIFE	* *	5-10	\$101,400		
Masonry: Marble	2%			LIFE	* *	1	, , , , , ,		
Plaster	39%	Now	\$388,100	LIFE	* *	5	\$359,300		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 1% Location: Throughout Tower								
		_	e, Extent : Moderat	e, Area A	Iffected : 1%				
		n : Through							
	Staining/I	Discoloring	Extent : Moderate	, Area A	ffected : 5%				
		n : Through							
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2056	* *				
Free Standing Walls									
Masonry: Fieldstone	100%			2046	* *				
			Extent : N/A, Area A		100%				
	Location : Colonnade Along Centre Street								
	Explana	tion : Mate	rial Clarification:	Granite					
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	* *				
			Extent: Light, Are	ea Affect	ed : 5%				
	Location	n : Along C	entre Street						

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

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

Asset #: 2071

Architecture	Current Repair		Future Replacement		M			
System Component Type		il Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways Cast in Place Concrete	40%	2-4	\$17,100	2041	* *			
Cast in Place Concrete			\$17,100					
	O	0.	tent : Moderate Near Subway Er		yeciea : 5%			
Masonry: Granite	20% N	low	\$77,400	LIFE	* *			
	Location : V	arious Ent Miss/Erode	rance Steps 2, Extent : Mode		ea Affected : 2% ea Affected : 10%			
Panel/Paver: Cer/Brk	40%			2044	* *	5	\$65,500	
Parking/Driveway								
Pavers/Stone	90% (0-2	\$75,900	2045	* *			
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Cobble Stones At Center Drive Thru							
	Explanation: Deteriorated Joints							
Pavers/Stone	10%			2045	* *			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : C	enter Driv	e Thru					
	Explanation	: Material	Clarification:	Granite I	Panels			

lectrical	Current Repair	Future R	Replacement	Maintenance					
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts			_						
Service Equipment									
Fused Disc Sw	100%	2056	* *	5	\$4,200				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sub-basement Electrica	ıl Room							
	Explanation: Three 6,000 Ampere	, Four 4,000 Am	ipere Main Disc	connects.					
Transformers									
Dry Type	30%	2034	\$8,900	5	\$1,100				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Rooms, Mechanical Rooms								
	Explanation: Various Capacities								
Dry Type	70%	2049	* *	5	\$2,500				
3 31	Other Observation, Extent : N/A, Area Affected : 100%								
	Location: Electrical Rooms, Mechanical Rooms								
	Explanation: Various Capacities								
Switchgear / Switchboard	•								
Air Circuit Breaker	60%	2056	* *	5	\$3,100				
Fused Disc Sw	10%	2036	\$202,100	5	\$400				
Molded Case Bkrs	30%	2046	* *	5	\$7,800				

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

Note:

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

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

Asset #: 2071

Electrical		Current I	Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Busway	5%	ı		2041	* *	1		
Conduit	35%	ı		2036	\$715,000	1		
Conduit	50%	ı		2056	* *	1		
Conduit	5%	0-2	\$102,100	2066	* *	1		
	Corroded,	, Extent : M	oderate, Area Affe	cted : 10	0%			
	Location	n : Sub-base	ement Corridor Ne	ar Diese	l Tank And Sub-bas	sement M	lechanical Room	
Under Construction	5%	ı						
Panelboards								
Fused Disc Sw	5%	ı		2052	* *	5	\$1,100	
Molded Case Bkrs	45%	1		2035	\$827,300	5	\$11,700	
Molded Case Bkrs	50%)		2052	* *	5	\$13,000	
Wiring								
Braided Cloth	10%			2035	\$312,300	1		
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	n : Through	out The Building					
Busway	5%			2041	* *	1		
Thermoplastic	25%	ı		2046	* *	1		
Thermoplastic	55%	ı		2056	* *	1		
Under Construction	5%	ı						
Motor Controllers								
Locally Mounted	10%			2034	\$5,200	5	\$700	
Locally Mounted	50%			2049	* *	5	\$3,300	
Motor Control Center	20%			2034	\$416,500	5	\$5,400	
Variable Frequency	20%	ı		2049	* *			
Drive								
Ground								
Grounding Devices	1000/			TIPE	* *	_	Φ20.000	
Generic	100%		3.7/4.4	LIFE		5	\$28,900	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement							
				11 11 2	010			
San J. L. D. D	Explana	uon : Grou	nding System Insta	uea In 2	019.			
Stand-by Power Transfer Switches								
Automatic	100%			2049	* *	1	\$303,000	
Generators	10070			ZU49		1	\$303,000	
Diesel	100%			2045	* *	1	\$381,400	
Diesei			Extent : N/A, Area A			1	φ301, 4 00	
			ement Generator R		100/0			
			gency Generator R		1.250 Kva			
Batteries	zp.unu	Line	orner contention in		-,			
Lead/Acid	100%	ı		2029	\$2,700	5	\$36,500	
	10070				\$2,700		\$20,200	

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

Asset #: 2071

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Fuel Storage							
Day Tank	4%	2052	* *	5			
	Other Observation, Extent : N/A, Are Location : Generator Room In Sub- Explanation : 550 Gallon Capacity	-basement	100%				
Main Tank	96%	2064	* *	5			
	Location: Sub-basement	Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement Explanation : 15,000 Gallons Rated Capacity					
Lighting							
Interior Lighting							
Fluorescent	70%	2036	\$13,056,700	10	\$632,400		
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Buildin		cted : 100%				
Fluorescent	10%	2036	\$1,865,200	10	\$90,300		
	Compact Fluorescent Light, Extent : Location : Throughout The Buildin		Affected : 100%				
LED	20%	2044	* *				
Egress Lighting							
Emergency, Battery	40%	2036	\$734,000	10	\$95,100		
Emergency, Battery	10%	2041	* *	10	\$23,800		
Exit, Battery	50%	2041	* *	10	\$33,200		
Exterior Lighting							
HID	10%	2036	\$510,100	10	\$300		
LED	5%	2044	* *				
No Component	85%						
Alarm							
Security System							
Generic	100%	2041	* *	1	\$367,900		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Lobby, Corridors And Exterior Explanation : CCTV Surveillance Camera System						
Fire/Smoke Detection							
Generic, Digital	100%	2044	* *	1-3	\$607,000		

Mechanical	Current Rep	oair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%	2	2046	* *	1		
	Other Observation, Exte	ent : N/A, Area Affe	ected: 1	00%			
	Location : Sub-baseme	ent - Mechanical R	oom				
	Explanation : From Co	on Edison					

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Asset #: 2071

Mechanical	Current Repair		Futur	e Replacement	Maintenance					
System Component Type		il Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Conversion Equipment Pres. Reducing Valve/LF Steam	P 100%			2032	\$658,100	5	\$58,500			
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : S	Sub-baseme	nt - Mechanica	l Room						
	Explanation	ı : Two Uni	ts For Dual Ten	ıperature	e Loop Serving Adj	acent Bu	ildings			
Distribution										
Steam Piping/Pump	100%		\$437,700	2036	\$8,753,800					
			e, Area Affectea nt, Basement	1:10%						
				4-1.50/						
	Location : 4		ight, Area Affect	iea : 5%						
Terminal Devices										
Convector/Radiator	97%			2034	\$8,670,800	1	\$308,600			
	On Extended Location:	v	t : Light, Area A	lffected :	100%					
Unit Heater - Steam	3%			2036	\$186,400	4	\$4,100			
Controls										
Digital	50%	Now	\$314,000	2031	\$15,697,900					
	Malfunctioning, Extent : Light, Area Affected : 50%									
	Location: Various Locations									
Pneumatic	50%]	Now	\$528,200	2030	\$10,563,500					
	Malfunctionia Location:		Light, Area Affo ations	ected : 1	0%					
Air Conditioning										
Energy Source										
Electricity	100%			2044	* *	1				

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

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

Asset #: 2071

echanical	Current Repair	Futu	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
· Conditioning						•
Conversion Equipment Absorption Chiller/Steam/HW	15%	2032	\$5,320,500	1	\$159,900	
	Other Observation, Extent: N/A, Area L Location: Sub-basement - Mechanica Explanation: Three Units		100%			
Centrifugal, Elec Chiller	10%	2039	* *	1	\$106,600	
-	R-134a Refrigerant, Extent : Light, Area Location : Sub-basement - Mechanica Mechanical Room And Other Location	l Room, I		ical Rooi	m, 16th Floor	
Heat Pump Water Sourced	20%	2030	\$3,811,300			
	R-22 Refrigerant, Extent: Light, Area A Location: 14th Floor Mechanical Ro Other Observation, Extent: N/A, Area A Location: Electrical Room, 19th Floo Explanation: R-407c Refrigerant	om, Towe Affected :	r Mechanical Rooi 100%			
Reciprocating Compr/Chiller	10%	2036	\$1,612,700	1	\$45,700	
Reciprocating	R-134a Refrigerant, Extent : Light, Area Location : 12th Floor Mechanical Roo 5%			1	\$22,800	
Compr/Chiller	R-410a Refrigerant, Extent : Light, Area Location : Mechanical Rooms On 19t					
Reciprocating Compr/Chiller	20% Now \$161,300	2031	\$3,225,400	1	\$82,200	
·	Broken, Extent: Light, Area Affected: Location: Mechanical Room On 12th R-22 Refrigerant, Extent: Light, Area A Location: 6th Floor Mechanical Room	Floor Iffected :		Coom And	d Other Locations	
Exterior Pkg Unit - Cooling	5%	2036	\$599,300	2	\$3,000	
coomig	R-410a Refrigerant, Extent : Light, Area Location : Roof	a Affected	d : 100%			
Split Unit	5% R-410a Refrigerant, Extent : Light, Area Location : Various Locations	2036 a Affected	\$1,297,900 d:100%			
Window/Wall Unit	10%	2031	\$414,100	1		
Distribution CW & CHW Wtr	80%	2036	\$1,414,100	4	\$58,300	
Pipe/Pump No Component	20%					

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

Asset #: 2071

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices					*** ** - ***		****	
Air Handler/Cool/Ht	50%			2031	\$10,605,600	1	\$304,500	
Air Handler/Cool/Ht	10%			2041	* *	1	\$60,900	
No Component	40%							
Heat Rejection Water Cooling Tower			\$248,500 : Moderate, Area	2030 Affected :	\$2,484,700 40%	2	\$356,900	
Water Cooling Tower	35%			2034	\$1,932,600	2	\$346,900	
No Component	20%							
Ventilation								
Distribution 1/P:cc	1000/			LIEE	* *	2.5	ФОСО СОО	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$869,600	
Exhaust Fans Interior	80%			2031	\$3,878,600	2	\$24,100	
interior	On Extend	-	tent : Light, Area A ical Rooms, Toilet	Affected :			\$24,100	
Interior	20%			2036	\$969,700	2	\$6,000	
Plumbing	2070			2030	Ψ,0,,,ου		ψο,σσσ	
H/C Water Piping								
Brass/Copper	100%			2036	\$14,039,800	1		
HW Heat Exchanger								
Steam Fired		Now	\$264,300	2036	\$5,286,000	4	\$97,400	
			oderate, Area Affe ement - Pump Root		Ó			
Sanitary Piping								
Cast Iron		Now	\$688,500	LIFE	* *	1		
			: Moderate, Area	Affected :	5%			
			ement, Basement	100 1	1000/			
		ea Lije, Ex : Through	tent : Light, Area A	4јјестеа :	100%			
Storm Drain Piping	Locuiton	. Inrougn	Oui					
Cast Iron	100%			LIFE	* *	1		
Cust Iron		led Life. Ex	tent : Light, Area		100%	1		
		: Through	_	55				
Sump Pump(s)								
Non-Submersible	60%	Now	\$131,300	2046	* *	4	\$12,500	
			re, Area Affected :					
	Location	: Sub-base	ement - Pump Room	m, Fallou	t Shelter - Vault			
Non-Submersible	30%			2036	\$65,700	4	\$9,400	
Submersible	10%			2027	\$3,400	4	\$3,100	
Sewage Ejector(s)								
Electric		Now	\$171,700	2036	\$572,400	4	\$39,200	
			lerate, Area Affecte					
	Location	: Sub-base	ement - Sewage Pu	mp Roon	ı			

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

Asset #: 2071

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2036	\$488,200	1	\$60,300	
Fixtures						
Generic	100%					
Booster Pump w/Tank				•		
Generic	100%	2031	\$40,200	1	\$16,500	
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location: Two Sb To 15th 16th To 25th, Two 1st To 2 Explanation: 31 Units			ight 15th	To 24th, Four	
Fire Suppression						
Standpipe						
Generic	100%	2036	\$5,033,400	1-5	\$515,000	
Sprinkler						
No Component	40%					
Generic	10%	2056	* *	1-2	\$27,600	
Generic	50%	2036	\$7,558,600	1-2	\$137,900	

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : NYC EMERGENCY MANAGEMENT HEADQUARTERS

Address : 165 CADMAN PLAZA EAST

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DGS0069.000 / 14126 Yr Built/Renovated : 2007 /

Area Sq Ft : 67,531 Project Type : REAL PROPERTY

Date of Survey : 25-Jan-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 85 Lot : 6 BIN : 3000172

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$250,800	\$1,430,300
Electrical		\$1,171,900
Mechanical	\$193,900	\$649,400
Total	\$444,800	\$3,251,600
Importance Code A	\$323,600	\$1,430,300
Importance Code B	\$121,100	\$1,821,300
Total	\$444,800	\$3,251,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				\$33,800
Interior Architecture	\$19,900	\$47,000	\$22,200	\$15,200
Electrical	\$11,000	\$12,900	\$11,000	\$21,500
Mechanical	\$15,700	\$12,400	\$19,200	\$20,000
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$61,100	\$86,800	\$66,800	\$104,800
Importance Code A		\$3,300	\$3,300	\$37,200
Importance Code B	\$46,500	\$83,400	\$61,800	\$67,600
Importance Code C	\$14,500		\$1,700	
Total	\$61,100	\$86,800	\$66,800	\$104,800



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

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

Asset #: 14126

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•			•
Exterior Walls							
Metal, Corrugated	10%		2055	* *	1		
Metal/Glass Curt Wall	5%		LIFE	* *	5	\$4,800	
Metal Panel	5%		2055	* *	5-10	\$17,700	
Panel: Limestone	80% Now	\$187,800	LIFE	* *	5	\$30,800	
	Cracking/Crumbling, E Location : Loading D		, Area A <u>f</u>	fected : 10%			
	Misaligned/Bulging, Ex Location : South Face			ected : 10%			
	Water Penetration, Ext	ent : Moderate, A	rea Affec	cted : 5%			
	Location : Third Floo	r Cafeteria, Com	missione	r Office			
Windows							
Aluminum	97%		2051	* *	5	\$15,700	
Metal Louvers	3%		2044	* *	10	\$3,000	
Parapets	- 0 (_		
Metal/Glass Curt Wall	5%	37/4 4 4	2055	**	5	\$4,500	
	Other Observation, Ext Location: Balconies.		ffected :	100%			
			~~~				
M-4-1 D1	Explanation : Actuall	y Single Fune Gi		* *	-	¢52.400	
Metal Panel Metal Rail	60% 25%		2055 2048	**	5 5-10	\$53,400 \$103,900	
Panel: Limestone	10%		LIFE	* *	5-10	\$2,500	
Roof	1070		LIII			\$2,300	
IRMA/Protected  Membrane	100%		2035	\$1,430,300	10	\$47,700	
	Paver Block Ballast, Ex Location : Throughou		Area Aff	ected : 100%			
	Vegetation Growth, Ext Location : At Downsp						
Soffits							
Metal Panel	60%		2055	* *	5-10		
Stucco Cement	40%		2048	* *	5		
nterior							
Floors							
Carpet	25%		2034	\$453,500	3	\$37,900	
Cast in Place Concrete	10%		LIFE	**	5	\$22,100	
	Other Observation, Ext Location : Throughou	ut	Affected	: 100%			
	Explanation: Epoxy	Coating					
Ceramic Tile	3%		2044	* *	5	\$3,000	
Raised Access Floor	10%		2044	* *	5	\$37,900	
Sheet Vinyl/Rubber	20%		2040	* *	5	\$30,300	
Vinyl Tile	32%		2040	* *	3	\$12,100	

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

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

Asset #: 14126

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$3,400	
Glass: Single Pane	10%			LIFE	* *	5	\$5,100	
Gypsum Board		Now	\$14,500	LIFE	* *	5	\$30,700	
			Extent : Light, Are	a Affecte	ed : 2%			
		ı : Lobby						
			xtent : Moderate, A	-	cted : 5%			
	Location	ı : Cafeteri	a, Commissioner Q	ffice				
Granite Panels	5%	ı		LIFE	* *			
	Other Ob:	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : First Flo	oor, Lobby					
	Explana	tion : Com	ponent Is Actually S	Slate Par	iels			
Wood	5%			LIFE	* *	5	\$13,700	
Ceilings								
AcousTileSusp.Lay-In	60%			2048	* *	5	\$60,600	
Exposed Struc: Concrete	25%			LIFE	* *	5	\$3,900	
Gypsum Board	15%	Now	\$5,400	LIFE	* *	5	\$19,000	
		issing Elem 1 : Lobby A	ients, Extent : Mode irlock	erate, Ar	ea Affected : 2%			
Site Enclosure								
Fence/Gates								
Aluminum Picket	85%			2055	* *			
Aluminum Rail	15%			2048	* *	5-10		
Free Standing Walls								
Masonry: Fieldstone	100%			2055	* *			
			Extent : N/A, Area A	ffected :	100%			
			ading Dock Area					
	Explana	tion : Lime	stone Clad Wall					
Retaining Walls								
Cast in Place Concrete	100%	ı		2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	ı		2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	75%			2038	* *			
Cast in Place Concrete	25%	1		2048	* *			

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

Under 600 Volts

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

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

Asset #: 14126

Electrical	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	<u>'</u>		•				•
Service Equipment							
Fused Disc Sw	100%		2055	* *	5	\$300	
	Other Observa	ation, Extent : Light, Area	Affected	: 100%			
	Location: E	lectrical Room					
	Explanation	: Two Main Service Disco	onnect Sw	vitches Rated At 4,	000 Amp	eres	
Transformers							
Dry Type	100%		2055	* *	5	\$200	
		ation, Extent : N/A, Area A	Affected :	100%			
	Location : E	lectrical Room					
Switchgear / Switchboard							
Fused Disc Sw	90%		2055	* *	5	\$300	
Molded Case Bkrs	10%		2055	* *	5	\$200	
Raceway							
Conduit	100%		2055	* *	1		
Panelboards							
Fused Disc Sw	5%		2051	* *	5	\$100	
Molded Case Bkrs	95%		2051	* *	5	\$1,700	
Wiring							
Thermoplastic	100%		2055	* *	1		
Motor Controllers							
Locally Mounted	20%		2048	* *	5	\$100	
Motor Control Center	70%		2048	* *	5	\$1,300	
Variable Frequency	10%		2048	* *			
Drive							
Ground							
Grounding Devices	1000/			* *	_	<b>#1</b> 000	
Generic	100%	E 16 1	LIFE		5	\$1,000	
		ution, Extent : Moderate, . asement Water Meter Roc	-	cted: 100%			
G. 11 B	Explanation	: Connected To The Wate	r Main O	lioe			
Stand-by Power							
Transfer Switches	1000/		2049	* *	1	¢20.000	
Automatic	100%		2048		1	\$20,800	
Generators	1000/		2044	* *	1	¢26.200	
Diesel	100%	ution, Extent : Light, Area	2044	. 1000/	1	\$26,200	
		uion, Exieni . Ligni, Area asement Generator Room	00	. 100/0			
		: Emergency Generator F		750 Viloualt Amn	anas 1 11	00 Vilovatta Evil	
		. Emergency Generator R one On Monthly Basis An					
Batteries	2000 1000 20	5.0 1.10.0000 1100	1.0 Lou		, Dus	-~	
Nickel Cadmium	100%		2030	\$2,500	5	\$15,100	
Fuel Storage				+-,		4-0,-00	
Main Tank	100%		2063	* *	5		
		ation, Extent : Light, Area		: 100%	-		
	Location : Bo	-					
	Explanation	: 8,000 Gallons Rated Co	apacity				

#### Lighting

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

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

Asset #: 14126

Electrical	Current Repair	rrent Repair Future Replacement		М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	70%	2035	\$818,400	10	\$43,400			
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location: Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	10%	2035	\$116,900	10	\$6,200			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Corridors							
	Explanation: T-5 Lamps							
Fluorescent	10%	2035	\$116,900	10	\$6,200			
	Compact Fluorescent Light, Extent : Lig	Affected: 100%						
	Location: Corridors And Staircase							
LED	10%	2040	* *					
Egress Lighting								
Emergency, Service	50%	2035	\$21,100	1				
Exit, Service	50%	2035	\$14,800	1				
Exterior Lighting	2007	2025	0.00					
HID	20%	2035	\$63,900	10				
	Other Observation, Extent: Light, Area							
	Location: Outside Perimeter							
	Explanation : Operated Via Timer							
No Component	80%							
Alarm								
Security System Generic	100%	2040	* *	1	\$25,200			
Geliefic	Other Observation, Extent : Light, Area			1	\$23,200			
	Location: Public Spaces And Outside		. 100/0					
	Explanation : Surveillance Cameras							
Fire/Smoke Detection	Emplanation . Sai remainee Cameras							
Generic, Digital	100%	2040	* *	1-3	\$41,600			
<del>-</del>	Other Observation, Extent : Light, Area		: 100%	- 0	÷.1,000			
	Location: Throughout The Building							
	Explanation : Strobe Lights, Manual F	Pull Statio	ons, Alarm Bells, H	orns And	d Smoke			
	Detectors							

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Interruptible Gas/Dual	100%	2055 **	1	
Fuel				
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Basement With Retaining W	Vall Around The Tank		

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

Explanation: One 8,000 Gallon Oil Tank

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

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

Asset #: 14126

Mechanical	Current	Repair	Future Replacement		М		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Hot Water Boiler	100% 0-2 Cracked, Extent : Mo			**	1	\$30,100	
	Location: Basemer Other Observation, E Location: Basemer Explanation: Two	Extent : Light, Area nt Boiler Room	Affected :				
Distribution	Emplanation : 1 no		er Botters				
Hot Wtr Piping/Pump	100%		2051	* *	4	\$5,000	
Terminal Devices						¥ - )	
Air Handler	70%		2040	* *	1	\$29,200	
Convector/Radiator	30%		2048	* *	1	\$6,500	
Controls							
Electrical	100%		2033	\$380,900			
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%		2036	\$54,200	2	\$200	
8	Other Observation, E Location: Compute Explanation: 2 Un	er Room	Affected :	100%			
Ext Pkg Unit - Heating/Cooling	90% 0-2	\$51,800	2040	* *	2	\$3,000	
	Corroded, Extent: M Location: Roof. No Other Observation, E Location: Roof	o. 1 And 2 Rooftop Extent : Moderate, .	Unit Evap Area Affec		ded		
0.15.77.5	Explanation: 3 Un		-	<b></b>			
Split Unit	5% 0-2 Broken, Extent: Moa Location: Elevator Other Observation, E	Room Air Conditi Extent : Light, Area	on Unit Bi Affected :				
	Location : Audio Vi		-				
D' - ''	Explanation: 2 Un	its Serve Audio Vis	ual Rooms	3			
Distribution CW & CHW Wtr Pipe/Pump	5%		2055	* *	4	\$200	
o promise	Other Observation, E Location : Basemen	ıt					
N. C.	Explanation : Glyco	ol Water Pumps As	sociated V	Vith Dry Cooler			
No Component	95%						
Heat Rejection Dry Cooler	5%		2035	\$15,700	2	\$2,400	
No Component Ventilation	95%						

#### Ventilation

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

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

Asset #: 14126

Mechanical	echanical Current Repair		Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,700	
Exhaust Fans						
Roof	100%	2035	\$133,000	2	\$2,100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2055	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2030	\$69,300	2		
	Other Observation, Extent : I	Light, Area Affected : .	100%			
	Location: Basement					
	Explanation: Two 150 Gall	on Units				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2040	* *	1	\$4,100	
Fixtures						
Generic	100%					
	Low Consumption Fixtures, E	Extent : Light, Area Af	fected : 100%			
	Location : Throughout					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
,	Other Observation, Extent : I	ight, Area Affected :	100%			
	Location : Basement To Thi	rd Floor				
	Explanation: Two Units					
Fire Suppression	-					
Standpipe						
Generic	100%	2055	* *	1-5	\$34,000	
Sprinkler						
Generic	100%	2055	* *	1-2	\$18,900	
Fire Pump						
Generic	100%	2044	* *	1	\$12,600	

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

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

Page: 299

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : OFFICE BUILDING JUDICIAL CENTER

Address : 130 STUYVESANT PLACE

Borough : STATEN ISLAND Agency's Number : 312-510
Program / Asset # : DGS0043.000 / 4381 Yr Built/Renovated : 1965 / 2000

Area Sq Ft : 150,000 Project Type : REAL PROPERTY

Date of Survey : 22-May-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,5,9,Ph

Block : 8 Lot : 70 BIN : 5000085

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$376,500
Interior Architecture	\$248,400	\$3,421,800
Electrical		\$2,367,300
Mechanical	\$13,332,400	\$2,223,000
Total	\$13,580,800	\$8,388,800
Importance Code A		\$480,800
Importance Code B	\$13,470,000	\$7,820,800
Importance Code C	\$110,800	\$87,200
Total	\$13,580,800	\$8,388,800

Total	\$228,300	\$162,500	\$139,100	\$142,400
Importance Code C	\$67,300		\$7,300	
Importance Code B	\$144,200	\$152,900	\$131,900	\$128,700
Importance Code A	\$16,900	\$9,700		\$13,700
Total	\$228,300	\$162,500	\$139,100	\$142,400
Elevators/Escalators	\$25,200	\$25,200	\$25,200	\$25,200
Site Pavements	\$22,400			
Site Enclosure	\$5,500			
Mechanical	\$89,000	\$43,600	\$79,300	\$63,000
Electrical	\$24,400	\$44,300	\$27,300	\$26,600
Interior Architecture	\$44,800	\$39,800	\$7,300	\$14,200
Exterior Architecture	\$16,900	\$9,700		\$13,400
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 4381

Architecture	Current Repair	Future Replaceme	nt	М		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Masonry: Brick	20% Repairs in Progress, Extent: N/A, Art Location: Rear Facade Sidewalk Shed in Use, Extent: Light, Location: West Elevation Spalling, Extent: Moderate, Area Aff	Area Affected : 30%	* *	5	\$46,400	
	Location: North And South Elevati					
Metal/Glass Curt Wall	73% Other Observation, Extent: N/A, Are Location: Front Facade	LIFE a Affected : 100%	* *	5	\$317,400	
	Explanation : Sidewalk Shed Install				***	
Metal Coiling Doors	2%	2040	* *	5	\$14,500	
Marble Panels	5%	LIFE	* *	5	\$8,700	
Windows	0.50/	20.42	* *	_	Φ1 <b>7</b> 100	
Aluminum	95%	2043	* *	5	\$17,100	
Metal Louvers Steel	4% 1%	2044 2043	**	10 5	\$4,500 \$2,200	
	Other Observation, Extent: N/A, Are Location: Penthouse Explanation: Penthouse Windows	a Affected : 100%			. ,	
Parapets						
Masonry: Brick	30%	LIFE	* *	5	\$2,400	
Metal Panel	40%	2065	* *	5	\$12,300	
Metal Rail	30%	2052	* *	5-10	\$43,000	
Roof						
Cast in Place Concrete	20% Repairs in Progress, Extent : N/A, Ar Location : 3rd Floor Parking Roof	LIFE ea Affected : 100%	* *			
Modified Bitumen	80%  Recent Installation, Extent: N/A, Are Location: Roof	2045 a Affected : 100%	* *	10	\$59,100	
Soffits						
Glass: Special Gauge	10% Other Observation, Extent: Light, An Location: East Elevation Explanation: Awning Over Entry A		* *	1		
Stucco Cement	90%	2040	* *	5		
Stucco Cement	Other Observation, Extent: Light, An Location: West Elevation Explanation: Exterior Balcony Sofy	rea Affected : 100%		<i>J</i>		

Interior

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

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

Asset #: 4381

Architecture	Current Repair Future Replacement		e Replacement	ent Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	• • • •			2021			4404 400	
Carpet	_	Discoloring,	, Extent : Light, Are r Throughout	2031 ea Affecto	\$1,223,900 ed : 20%	3	\$102,300	
Cast in Place Concrete	15%	)		LIFE	* *	5	\$74,600	
Ceramic Tile	5%	)		2038	* *	5	\$11,400	
Vinyl Tile			\$63,700 Light, Area Affecte	2035 ed : 20%	\$3,186,200	3	\$42,600	
Interior Walls								
Cast in Place Concrete	Water Per		\$44,800 xtent : Moderate, A ll In Boiler Room	LIFE Irea Affed	* * cted : 2%			
Ceramic Tile	5%	)		2044	* *	5	\$14,500	
Concrete Masonry Unit	Location	Crumbling, n : Stairwel	\$110,800 Extent : Light, Are ls, Basement xtent : Moderate, A			5	\$23,200	
			nt, 3rd Floor Stair I					
Gypsum Board	50%	)		LIFE	* *	5	\$87,200	
Plaster	15%	1		LIFE	* *	5	\$13,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2040	* *	5	\$147,800	
Exposed Struc: Concrete				LIFE	* *	5	\$7,100	
Exposed Struc: Steel	5%			LIFE	* *	_	<b>**</b> **********************************	
Give Food	10%	)		LIFE	* *	5	\$28,400	
Site Enclosure Fence/Gates								
Chain Link	75%			2045	* *			
Chain Link	25%			2065	* *			
	Other Obs	servation, E n : Parking	Extent : N/A, Area A Lot Entrance nt Installation		25%			
Retaining Walls  Cast in Place Concrete	Cracking/	_	\$5,500 Extent : Moderate Walls At Parking A		-	rator		
Site Pavements	Locuio	i. rurious	mans In 1 arming A	icu Anu A	injucem 10 Gener	шы		
Public Sidewalk Cast in Place Concrete	100%	)		2040	* *			
On-Site Walkways Cast in Place Concrete	Cracking/	_	\$22,400 Extent : Moderate vation At Entry	2040	* * ffected : 10%			
Parking/Driveway Under Construction	100%	1	•					

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

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

Asset #: 4381

Electrical	Curi	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2035	\$104,300	5	\$600	
	Location : Elec						
<del></del>	Explanation :	One 3,000 Ampere Mai	n Disconi	nect Switch			
Switchgear / Switchboard	-00/		• • • •	de de	_	<b>4.5</b> 00	
Fused Disc Sw	70%		2045	* *	5	\$500	
Fused Disc Sw	30%		2035	\$99,000	5	\$200	
Raceway							
Conduit	80%		2045	* *	1		
Conduit	20%		2045	* *	1		
Panelboards							
Fused Disc Sw	5%		2043	* *	5	\$200	
Fused Disc Sw	5%		2034	\$15,200	5	\$200	
Molded Case Bkrs	30%		2043	* *	5	\$1,200	
Molded Case Bkrs	60%		2051	* *	5	\$2,400	
Wiring							
Thermoplastic	70%		2045	* *	1		
Thermoplastic	30%		2035	\$118,600	1		
Motor Controllers				· · · · · · · · · · · · · · · · · · ·			
Locally Mounted	20%		2040	* *	5	\$200	
Motor Control Center	70%		2040	* *	5	\$2,900	
Variable Frequency	10%		2048	* *	Ü	<b>4-</b> ,, <b>6</b>	
Drive	1070		_0.0				
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,200	
Statut.	Other Observati Location : Bas	on, Extent : Moderate, ement Water Main Roo Ground Connected To I	Area Affe m		J	<del>~-,-</del> · ·	
Stand-by Power	Explanation .	ground Connected 10 1	ne man	rrater 1 tpc			
Transfer Switches							
Automatic	100%		2040	* *	1	\$46,200	
Automatic		on, Extent : Light, Area		· 100%	1	\$40,200	
	Location : Ele	Ü	11)) cereu	. 100/0			
		Automatic Transfer Swi	itch				
Generators	Explanation . 1	inomune Transfer Swi	icn				
Diesel	100%		2038	* *	1	\$58,100	
Diesei		on, Extent : Light, Area			1	\$30,100	
	Location : Out	-	луестей	. 100/0			
			was 275	Vilowatts			
Dattaria	Ехринацов :	One 343 Kilovolt Ampe	res, 2/3 I	xuowaus			
Batteries Nickel Cadmium	1000/		2029	¢2 500	5	\$22.400	
Nickei Caamium	100%		2028	\$2,500	5	\$33,400	

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

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

Asset #: 4381

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	100%	2043	* *	5		
	Other Observation, Extent : Modera	te, Area Affed	cted : 100%			
	Location : Outside					
	Explanation: 275 Gallon Capacity	,				
Lighting						
Interior Lighting						
Fluorescent	45%	2035	\$1,168,600	10	\$61,900	
	Other Observation, Extent: Light, A Location: Throughout The Buildin Explanation: T-8 Lamps		: 100%			
Fluorescent	5%	2035	\$129,800	10	\$6,900	
	Compact Fluorescent Light, Extent : Location : Lobby And Some Areas	Moderate, A		%	. ,	
LED	50%	2043	* *			
	Other Observation, Extent: N/A, Are	ea Affected :	100%			
	Location: Looby, 2nd 5th 8th And	7th Floor An	d Staircase			
	Explanation: New LED Lighting					
Egress Lighting						
Emergency, Service	50%	2040	* *	1		
Exit, Service	50%	2040	* *	1		
Exterior Lighting						
LED	20%	2040	* *			
No Component	80%					
Alarm						
Security System						
Generic	100%	2035	\$285,700	1	\$56,000	
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%			
	Location: Internal Only					
	Explanation: CCTV System					
Fire/Smoke Detection						
Generic, Digital	100%	2035	\$392,600	1-3	\$92,400	

Mechanical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2045	* *	1		
Distribution						
Hot Wtr Piping/Pump	100%	2043	* *	4	\$11,100	
	Other Observation, Extent: N/A, Area	Iffected :	100%			
	Location: Basement					
	Explanation: 3 Pump Sets For Air Ho	ndling U	Inits And 3 Pump S	ets For I	Perimeter Heat.	

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

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

Asset #: 4381

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Terminal Devices						
Air Handler	50%	2030	\$1,432,100	1	\$46,400	
Fan Coil Unit/Heat	50%	2030	\$1,886,700	1	\$24,200	
	Other Observation, Extent: N/A, Area A Location: Serves Perimeter Of Buildi Explanation: Dual Temperature Fan	ing				
Controls						
Electrical	100%	2030	\$846,100			
air Conditioning						
Energy Source						
Electricity	10%	2043	* *	1		
Natural Gas	90%	2045	* *	1		
Conversion Equipment Absorption Chiller/Direct Fire	90%	2030	\$3,765,300	1	\$146,100	
Chine//Direct Fire	Other Observation, Extent: N/A, Area A	Affected :	100%			
	Explanation: 3 Units. Double Effect	Chiller H	eaters. Unit No.2 I	s In Repo	uir.	
Interior Pkg Unit -	10%	2029	\$240,700	2	\$900	
Cooling	1070	202)	Ψ2.10,700	_	Ψ	
Distribution						
CW & CHW Wtr	100%	2035	\$246,100	4	\$11,100	
Pipe/Pump			, , , , ,		, ,	
Terminal Devices						
Air Handler/Cool/Ht	50%	2030	\$1,476,600	1	\$46,400	
Fan Coil - 4 Pipe	40%	2030	\$2,315,700	1	\$19,400	
No Component	10%					
Heat Rejection						
Dry Cooler	10%	2030	\$69,800	2	\$10,400	
Water Cooling Tower	90%	2029	\$691,900	2	\$135,900	
entilation entile						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$83,600	
Exhaust Fans						
Interior	90%	2030	\$607,500	2	\$4,100	
Roof	10%	2040	* *	2	\$500	
lumbing						
H/C Water Piping						
Brass/Copper	95%	2035	\$1,857,000	1		
Brass/Copper	5% Now \$4,900	2045	**	1		
	Booster Pump w/Tank, Extent : Modera		Affected : 50%			
	Location: 1 Out Of 2 Booster Pump 1	s Down.				

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

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

Asset #: 4381

Mechanical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Water Heater With Tanks							
Gas Fired	60% Now	\$6,200	2035	\$31,200	2		
	Malfunctioning, Exter		fected:	100%			
	Location: Basemen		C4-1.	1000/			
	Other Observation, E. Location : Basemen	-	<i>пестеа</i> :	100%			
		•					
$C \sim \Gamma' \sim 1$	Explanation : One 1	23 Gallon Unit	2024	¢20,000			
Gas Fired	40% Other Observation, E.	rtant: N/A Anag A	2034	\$20,800	2		
	Location : Basemen		пестеи .	100/0			
	Explanation: One 1						
Sanitary Piping	Explanation . One 1	oo Gunon Onn					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2040	* *	4	\$9,000	
Backflow Preventer							
Generic	100%		2035	\$68,000	1	\$9,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/			di di			
Geared Traction	100%	37/4 4	LIFE	**			
	Other Observation, E.	•			TOJE	1	
	Location: 1 Unit Fr		in Floor,	2 Units From 1st	10 9th F	loor	
G	Explanation: 3 Uni	<i>IS</i>					
ire Suppression Standpipe							
Standpipe Generic	100%		2045	* *	1-5	\$78,400	
Sprinkler	10070		2073		1 3	ψ / Ο, 400	
Generic	100%		2045	* *	1-2	\$42,000	
Fire Pump	10070		20.0			¥ ·=,500	
Generic	100%		2038	* *	1	\$28,000	

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

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Page: 306

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : QUEENS BOROUGH HALL
Address : 120-55 QUEENS BOULEVARD

Borough : QUEENS Agency's Number : 312-417

Program / Asset # : DGS0028.000 / 2039 Yr Built/Renovated : 1940 / 2005

Area Sq Ft : 261,000 Project Type : REAL PROPERTY

Date of Survey : 07-Apr-2025 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors G,1,4,Ph

Block : 2274 Lot : 2 BIN : 4052812

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,068,800	\$1,482,300
Interior Architecture	\$1,345,700	\$6,812,100
Electrical		\$4,033,000
Mechanical	\$5,431,600	\$14,527,300
Site Pavements	\$226,300	
Total	\$8,072,300	\$26,854,700
Importance Code A	\$1,068,800	\$1,690,800
Importance Code B	\$6,571,100	\$24,987,300
Importance Code C	\$432,400	\$176,600
Total	\$8,072,300	\$26,854,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$27,600	_	\$42,800	\$4,100
Interior Architecture	\$240,800			\$56,000
Electrical	\$83,100	\$42,600	\$49,000	\$43,500
Mechanical	\$512,700	\$52,400	\$90,500	\$39,800
Site Enclosure	\$18,500			
Site Pavements	\$27,900			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$925,000	\$109,300	\$196,700	\$157,800
Importance Code A	\$27,700		\$42,800	\$4,100
Importance Code B	\$830,800	\$109,300	\$153,900	\$153,700
Importance Code C	\$66,600			
Total	\$925,000	\$109,300	\$196,700	\$157,800



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

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

Asset #: 2039

rchitecture	Current	Current Repair		Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Fiberglass Panel	1%		2045	* *	5	\$8,200	
Masonry: Brick	86%		LIFE	* *	5	\$375,500	
Masonry: Limestone	10% Now	\$174,400	LIFE	* *	5	\$16,400	
	Spalling, Extent : Mo	***	ed : 5%				
	Location : Main En						
	Staining/Discoloring		, Area A <u>j</u>	ffected: 10%			
	Location: Main En	trance					
Granite Panels	3%		LIFE	* *	5	\$9,800	
Windows	1000/ 37	d < 2 - 2 - 2 - 2	20.52		_	<b>#2 7</b> 00 0	
Aluminum	100% Now	\$69,200	2052	**	5	\$35,800	
	Broken/Missing Elen		erate, Ar	ea Affected : 2%			
<del></del>	Location : At Penth	ouse Level					
Parapets	020/ 11	Ф5 <b>72</b> (00	LIEE	* *	_	<b>#22.200</b>	
Masonry: Brick	83% Now Horizontal Cracks, E Location: Through		LIFE Irea Affe		5	\$22,300	
	Painted Surfaces, Ex Location: Interior	tent : Light, Area A	ffected :	50%			
	Spalling, Extent : Mo Location : Interior		ed : 25%	Ó			
Masonry: Limestone	10% Now	\$16,900	LIFE	* *	5	\$3,400	
·	Joint Mortar Miss/En Location : Coping	Joint Mortar Miss/Erode, Extent: Moderate, Area Affected: 25%					
	Caulking Deteriorate Location: Coping	ed, Extent : Modera	te, Area	Affected : 50%			
Metal Rail	5%		2041	* *	5-10	\$24,300	
Granite Panels	2%		LIFE	* *	5-10	\$6,400	
Roof							
Metal Panel	15%		2049	* *	10	\$42,800	
Modified Bitumen	75% Now	\$64,700	2036	\$1,294,500			
	Miss/Damaged Flash Location : Through		erate, Ar	ea Affected : 40%			
Single Ply Membrane	5%		2041	* *	10	\$7,800	
Skylight, Metal/Glass	5%		2056	* *	10	\$25,900	
Soffits						-	
Glass: Special Gauge	25%		LIFE	* *	1		
Masonry: Limestone	75%		LIFE	* *	5		

Interior

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

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

Asset #: 2039

Architecture		Current I	Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior	•			•				•
Floors								
Carpet	10%			2032	\$642,900	3	\$71,700	
Cast in Place Concrete	10%			LIFE	* *	5	\$156,700	
Ceramic Tile	10%			2045	* *	5	\$35,800	
Marble Panels	10%			LIFE	* *	5	\$53,700	
Terrazzo	15%			LIFE	* *	5	\$84,000	
Vinyl Tile	35%			2036	\$3,514,700	3	\$62,700	
Vinyl Tile 9" X 9"	10%	0-2	\$872,100	2031	\$2,907,100	3	\$13,400	
			Light, Area Affecte	ed : 5%				
	Location	: Custodia	ın Staff Room					
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$12,500	
Glass: Single Pane	5%			LIFE	* *	5	\$23,400	
Gypsum Board	15%			LIFE	* *	5-10	\$79,700	
Masonry: Brick	5%			LIFE	* *	10	\$4,700	
Marble Panels	5%			LIFE	* *	10	\$6,300	
Plaster	55%		\$84,900	LIFE	* *	5	\$51,600	
		issing Elem 1 : Near Ro	ents, Extent : Light om 318	t, Area Ą	ffected : 2%			
Wood	10%			LIFE	* *	5	\$250,100	
Ceilings								
Acous Tile Susp. Lay-In	_		\$30,500 Extent : Light, Are out	2049 ea Affecto	* * ed : 5%	5	\$45,100	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$45,100	
Gypsum Board	5%			LIFE	* *	5-10	\$62,100	
Plaster	60%	4+	\$133,700	LIFE	* *	5	\$135,400	
	Paint Pee		: Light, Area Affec			-	*	
Site Enclosure								
Fence/Gates								
Aluminum Picket	2%			2056	* *			
	Location		Extent : N/A, Area A or Enclosure tion Noted	lffected :	100%			
I Di -14				2057	* *			
Iron Picket	Location	issing Elem 1 : Northwe	\$9,700 ents, Extent : Mode st Corner Of Build	ing	ea Affected : 1%			
		/Rusting, E i : Through	xtent : Moderate, A out	1rea Affe	cted : 25%			

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

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

Asset #: 2039

Architecture		Current I	Repair	Futu	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority		
ite Enclosure										
Free Standing Walls										
Cast in Place Concrete	50%			2071	* *					
			Extent : N/A, Area A	Iffected :	100%					
		n : Rear Of	-							
M D. ' 1-			rator Enclosure	2056	* *					
Masonry: Brick	50%		Extant : N/A Area	2056						
	Other Observation, Extent : N/A, Area Affected : 100% Location : Rear Of Building									
		-	rator Enclosure							
Retaining Walls	Explana	mon . Gene	rator Enclosure							
Cast in Place Concrete	10%	)		2056	* *					
Masonry: Brick	65%	Now	\$5,800	2046	* *					
·	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%					
			Valls At Various Rai	-	•					
			ode, Extent : Mode		00					
			Valls At Various Rai		Exterior Steps					
Masonry: Fieldstone	25%		\$3,000	2046	* *					
			ode, Extent : Mode							
			Valls At Various Rai	-	-					
			Extent : N/A, Area A							
			Valls At Various Rai Is Actually Limesto		Exterior Steps					
lite Pavements	Ехрійни	aton . This i	is Actually Limesic	ne						
Public Sidewalk										
Cast in Place Concrete	98%	4+	\$55,400	2041	* *					
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 2%					
	Location	n : Through	out							
Pavers/Stone	2%	)		2045	* *					
On-Site Walkways										
Asphalt	25%		\$8,000	2039	* *					
			Extent : Moderate	e, Area A	ffected : 5%					
	Location	n : Rear Of	Building							
Cast in Place Concrete	45%			2041	* *					
Masonry: Granite	5%			LIFE	* *					
Pavers/Stone	25%		\$20,000	2039	**					
		_	ents, Extent : Seve	re, Area	Affected: 10%					
D 1: /D:	Locatioi	n : Front Er	trance Area							
Parking/Driveway	1000/	Now	\$170,900	2039	* *					
Asphalt			\$170,900 ents, Extent : Mod							
		n : Through		cruic, m	eu nyeeteu . 570					
		_	Extent : Moderate	, Area A	ffected : 30%					
	_	n : Through			• · ·					
		_	Extent : Moderate,	Area Af	fected : 5%					
	-		Dock Area							

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

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

Asset #: 2039

Electrical	Current Repair	Future I	Replacement	Maintenance					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	80%	2036	\$208,600	5	\$900				
	Other Observation, Extent: N/A	4, Area Affected : 10	00%						
	Location : Electrical Room								
	Explanation: Two 4,000 Amp	eres Rated Switch							
Fused Disc Sw	20%	2062	* *	5	\$200				
	Other Observation, Extent: N/A	A, Area Affected : 10	00%						
	Location : Electrical Room								
	Explanation : Main Service St	witch Rated At 4,000	0 Amperes						
Transformers			-						
Dry Type	10%	2053	* *	5	\$100				
3 31	Other Observation, Extent: N/A	A, Area Affected : 10	0%						
	Location : Outside The Building								
	Explanation: Two 150 Kva Tr	-	ed Outside The E	Building	For Car				
	Charging	J		0					
No Component	90%								
Switchgear / Switchboard									
Fused Disc Sw	60%	2056	* *	5	\$700				
Molded Case Bkrs	40%	2056	* *	5	\$2,700				
Raceway					-				
Conduit	80%	2036	\$597,600	1					
Conduit	20%	2056	* *	1					
Panelboards									
Fused Disc Sw	5%	2035	\$32,400	5	\$300				
Molded Case Bkrs	25%	2035	\$162,000	5	\$1,700				
Molded Case Bkrs	30%	2044	* *	5	\$2,100				
Molded Case Bkrs	40%	2052	* *	5	\$2,700				
Wiring									
Braided Cloth	10%	2035	\$114,200	1					
Thermoplastic	90%	2056	* *	1					
Motor Controllers									
Locally Mounted	30%	2041	* *	5	\$500				
Locally Mounted	70%	2049	* *	5	\$1,200				
Ground					. , ,				
Grounding Devices									
Generic	100%	LIFE	* *	5	\$7,700				
	Corroded, Extent : Light, Area				,				
	Location : Boiler Room - Base	**							
Stand-by Power									
Transfer Switches									
Automatic	100%	2049	* *	1	\$80,300				
Generators					*				
Diesel	100%	2045	* *	1	\$101,100				
	Other Observation, Extent: N/A		00%						
	Location : Outside The Buildi	**							
	Explanation: 810 Kilowatts L								

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

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

Asset #: 2039

Electrical	Current Repair	Future Rep	lacement	Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Stand-by Power								
Batteries	1000/	• • • • • • • • • • • • • • • • • • • •	<b></b>	_	4-0-00			
Nickel Cadmium	100%	2031	\$2,500	5	\$58,200			
Fuel Storage	1000/	2064	* *	-				
Main Tank	100%	2064		5				
		Other Observation, Extent : N/A, Area Affected : 100% Location : Outside						
	Explanation: 4,800 Gallon C	anacity						
Lighting	Explanation : 4,000 Gation C	ирисиу						
Interior Lighting								
Fluorescent	60%	2036	\$2,711,200	10	\$143,600			
11001000000	T-12 Lamps And Fixtures, Exter			10	Ψ1.2,000			
	Location : Throughout The Bi							
Fluorescent	37%	2041	* *	10	\$88,600			
Tuorescent	T-8 Lamps And Fixtures, Extent		: 100%	10	Ψου,σου			
	Location : Hallways And New	0 00						
Fluorescent	3%	2041	* *	10	\$7,200			
Tuorescent	Compact Fluorescent Light, Ext		ed: 100%	10	Ψ1,200			
	Location : Hallways	G . 33						
Egress Lighting								
Emergency, Service	50%	2041	* *	1				
Exit, Service	50%	2041	* *	1				
Exterior Lighting								
HID		6,200 2041	* *					
	Malfunctioning, Extent : Moder	ate, Area Affected : 100	0%					
	Location : Building Exterior							
LED	10%	2044	* *					
No Component	85%							
Alarm								
Security System								
Generic	100%	2041	* *	1	\$97,500			
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Throughout The Bu	O						
7: /0 1 7	Explanation : CCTV Surveilla	nce Cameras						
Fire/Smoke Detection	1000/	2044	* *	1.2	<b>#170.000</b>			
Generic, Digital	100%	2044	* *	1-3	\$160,800			
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Throughout The Bu	-	tions Alam	Fine 41-	um Danal			
	Explanation : Strobe Lights, F	iorns, Manual Pull Sta	uons, Atarm,	r ire Ala	rm Panei			

Mechanical	Cur	rent	Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date ars)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

Asset #: 2039

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2046	* *	1		
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%			
	Location : Building I		,,,				
	Explanation: Two 20	0,000 Gallons Tan	ks Share	d Emergency Powe	er Gener	ator	
Conversion Equipment Heat Exchanger, Shell & Tube	1%		2039	* *			
Steam Boiler Central Plant	99%		2041	**			
	Other Observation, Ex Location : Sub-basen	nent Boiler Room	ffected :	100%			
	Explanation: Four U	Inits					
Distribution							
Hot Wtr Piping/Pump	50%		2035	\$289,600	4	\$9,600	
Central Plant Steam Piping/Pmp	10%		2036	\$744,700	4	\$1,900	
Steam Piping/Pump	40%		2036	\$848,300			
Terminal Devices Convector/Radiator	40% On Extended Life, Exte Location : Throughor		2034 ffected :	\$866,200 100%	1	\$33,700	
No Component	60% Other Observation, Ex Location : Throughor Explanation : Report	ut					
Controls							
Digital	19%		2031	\$1,445,100			
Pneumatic	80% Now Malfunctioning, Extend Location: Throughout		2030 Affected	\$4,094,500 d:50%			
Under Construction	1%						
Air Conditioning							
Energy Source							
Electricity	80%		2044	* *	1		
Natural Gas	20%		2036	\$41,900	1		

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

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

Asset #: 2039

	Current Repair		Future Replacement		Maintenance		
% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Total	(Years)		FY		(Yrs)		
200/	Now	\$205,000	2020	* *	1	\$50,800	
20%	NOW	\$203,900	2039		1	\$30,800	
Damaoed	Extent · Se	vere Area Affectei	1 · 50%				
_							
				100%			
R-22 Refris	gerant, Ext	ent : Light, Area A	ffected :	100%			
20%	Now	\$390,700	2036	\$781,400	1	\$21,800	
_*		40,000		4,00,00		+,	
Broken, Ex	tent : Seve	re, Area Affected :	50%				
Location	: Sub-base	ement Chiller Roon	i				
Other Obse	ervation, E	xtent : N/A, Area A	ffected :	100%			
Location	: Sub-base	ement Chiller Roon	ı				
Explanat	ion : R-407	7c Refrigerant. Two	<i>Units</i>				
20%	Now	\$39,100	2041	* *	1	\$21,800	
Broken, Ex	tent : Ligh	t, Area Affected : 1	0%				
Location	: Lower Ro	oof					
			Affected	d : 100%			
Location	: Lower Ro	oof					
20%	Now	\$355,900	2036	\$889,900	2	\$2,600	
-	-	-	ffected :	100%			
		-					
			ffected :	100%			
		-	1.00	1000/			
			ffected :	100%			
		•					
	ion : Iwo 4	10 Ion Units	2011	di di			
	<i>c</i>						
	0	0	ı Affected	a : 100%			
	: Telecom	Rooms, Offices					
10%			2031	\$100,300	1		
4007			2026	0171 200	4	ф <b>д д</b> 0.0	
40%			2036	\$171,300	4	\$7,700	
200/			2056	* *	1	\$2,000	
2070			2030		4	\$3,900	
40%							
70/0							
40%			2031	\$2,055 400	1	\$64,600	
40% 20%			2031 2041	\$2,055,400 * *	1 1	\$64,600 \$32,300	
	Damaged, Location On Extende Location R-22 Refrig Location Other Obse Location Explanate 20%  Broken, Ex Location Explanate 20%  Malfunction Location R-22 Refrig Location Cher Obse Location R-210a Rej Location Cher Obse Location R-22 Refrig Location Other Obse Location Explanate 10% R-410a Rej	20% Now  Damaged, Extent: See Location: Sub-basee Con Extended Life, Extent: Seven Location: Sub-basee Context on: Sub-basee Explanation: R-40%  Broken, Extent: Seven Location: Sub-basee Explanation: R-40%  Now  Broken, Extent: Light Location: Lower Rower Reference Context on: Lower Rower Rowe	20% Now \$205,900  Damaged, Extent: Severe, Area Affected Location: Sub-basement Chiller Room On Extended Life, Extent: Light, Area A Location: Sub-basement Chiller Room R-22 Refrigerant, Extent: Light, Area A Location: Sub-basement Chiller Room 20% Now \$390,700  Broken, Extent: Severe, Area Affected: Location: Sub-basement Chiller Room Other Observation, Extent: N/A, Area A Location: Sub-basement Chiller Room Explanation: R-407c Refrigerant. Two 20% Now \$39,100  Broken, Extent: Light, Area Affected: I Location: Lower Roof R-410a Refrigerant, Extent: Light, Area A Location: Lower Roof 20% Now \$355,900  Malfunctioning, Extent: Severe, Area A Location: Lower Roof R-22 Refrigerant, Extent: Light, Area A Location: Lower Roof R-22 Refrigerant, Extent: Light, Area A Location: Lower Roof Other Observation, Extent: N/A, Area A Location: Lower Roof Explanation: Two 40 Ton Units 10% R-410a Refrigerant, Extent: Light, Area A Location: Telecom Rooms, Offices 10% 40% 20%	Now   \$205,900   2039	Now   \$205,900   2039   **   Damaged, Extent : Severe, Area Affected : 50%   Location : Sub-basement Chiller Room   Chiller Chiller Roo	Now   \$205,900   2039   ***   1	Now   \$205,900   2039   **   1   \$50,800

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

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

Asset #: 2039

Mechanical	Cu	rrent Repair	Futur	Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Heat Rejection Air Cooled Condenser	20%		2041	**	2	\$36,400	
Unit	200/		2021	¢242 100	2	£2.C 400	
Dry Cooler Water Cooling Tower	20% 40% N	ow \$214,000	2031 2034	\$243,100 \$535,100	2 2	\$36,400 \$84,100	
water Cooling Tower	Broken, Extent Location : Ro	: Severe, Area Affected : of	30%		2	\$64,100	
	Leak Evident, Location : Ro	Extent : Severe, Area Affo of	ected : 10	0%			
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$230,400	
Exhaust Fans				** * ***			
Interior	90%		2031	\$1,057,100	2	\$7,200	
Roof	10%		2031	\$51,400	2	\$800	
Plumbing							
H/C Water Piping Brass/Copper	10% N Leak Evident, 1	ow \$34,000 Extent : Light, Area Affec	2046 cted : 5%	* *	1		
	Location : Si	b-basement Boiler Roon	ı				
Brass/Copper	90%		2046	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2036	\$1,280,500	4	\$38,700	
Sanitary Piping Cast Iron		-2 \$66,700 ent : Moderate, Area Affe	LIFE ected : 5%	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2031	\$53,000	4	\$8,300	
Fixtures							
Generic	100%						
Booster Pump w/Tank Generic	100%		2036	\$36,700	1	\$16,500	
/ertical Transport							
Elevators							
Geared Traction	Location : Bo	tion, Extent : N/A, Area A ssement To 3rd Floor · One Freight Unit	LIFE Affected :	**			
Hydraulic		tion, Extent : N/A, Area A ssement To 3rd Floor	LIFE Affected :	**			
Zira Cunnyaggian	Explanation	One Passenger Unit					

#### Fire Suppression

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

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

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

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### DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS BOROUGH HALL

Asset #: 2039

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Standpipe							
Generic	100%		2036	\$1,219,400	1-5	\$136,500	
Sprinkler							
No Component	50%						
Generic	50%		2036	\$1,831,100	1-2	\$36,600	

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

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

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#### Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : QUEENS CIVIL/HOUSING COURT

Address : 89-17 SUTPHIN BLVD.

Borough : QUEENS Agency's Number : 312-420 Program / Asset # : DGS0042.000 / 4375 Yr Built/Renovated : 1997 /

Area Sq Ft : 319,135 Project Type : REAL PROPERTY

Date of Survey : 24-Mar-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph

Block : 9680 Lot : 1 BIN : 4448759

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$2,294,700	\$2,352,300
Interior Architecture	\$2,892,500	\$9,885,000
Electrical		\$5,634,400
Mechanical	\$1,158,500	\$17,311,300
Site Pavements	\$536,600	
Total	\$6,882,300	\$35,183,000
Importance Code A	\$2,294,700	\$5,448,900
Importance Code B	\$3,983,500	\$26,191,600
Importance Code C	\$604,100	\$3,542,400
Total	\$6,882,300	\$35,183,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$124,300		\$23,600	
Interior Architecture	\$256,000		\$17,600	\$56,300
Electrical	\$44,700	\$34,100	\$40,700	\$34,100
Mechanical	\$71,700	\$117,000	\$105,600	\$109,000
Site Enclosure	\$17,600			
Site Pavements	\$31,500			
Elevators/Escalators	\$81,800	\$81,800	\$81,800	\$81,800
Total	\$627,600	\$232,900	\$269,300	\$281,300
Importance Code A	\$138,900	\$14,200	\$38,200	\$14,200
Importance Code B	\$408,600	\$218,700	\$225,400	\$267,100
Importance Code C	\$80,200		\$5,800	
Total	\$627,600	\$232,900	\$269,300	\$281,300



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

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

Asset #: 4375

Architecture	Current Repair		Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$23,700	
	_	Discoloring, 1 : Parking	Extent : Moderate Entry	, Area A <u>j</u>	fected : 5%			
Masonry: Granite	10%	Now	\$94,900	LIFE	* *	5	\$17,800	
			ode, Extent : Mode nd West Facades	rate, Are	a Affected : 5%			
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$222,600	
Metal Panel	10%	Now	\$32,000	2046	* *	5	\$44,500	
		/Rusting, E 1 : Penthou	xtent : Moderate, A se	rea Affe	cted : 5%			
	-	/Dented, Ex 1 : Penthou	ctent : Light, Area A se	Affected :	2%			
Metal Coiling Doors	5%	0-2	\$25,700	2041	* *	5	\$18,600	
		/Rusting, E 1 : 90th Ave	xtent : Light, Area . nue	Affected	: 5%			
Panel: Limestone	45%	Now	\$976,800	LIFE	* *	5	\$80,100	
		tar Miss/Er 1 : Through	ode, Extent : Mode out	rate, Are	a Affected : 15%		. ,	
Windows								
Aluminum	80%		\$14,600	2044	* *	5	\$7,500	
			xtent : Moderate, A	rea Affec	eted : 2%			
	Location	ı : 4th Floo	r Elevator Lobby					
Metal Louvers	20%			2039	* *	10	\$23,600	

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

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

Asset #: 4375

	Current Repair Future Replacement Maintenance							
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
erior	•		•		•		•	
Parapets								
Masonry: Granite	10%		LIFE	* *	5-10	\$15,900		
Metal Panel	10% Now	\$9,500	2046	**	5	\$2,200		
	Broken/Missing Elemo Location : Equipmen		erate, Are	ea Affectea : 5%				
	Corrosion/Rusting, Ex		Affactad	. 50/				
	Location : Equipment		Ајјестеа .	. 3/0				
	Deformed/Dented, Ex		Affected	. 2%				
	Location : Equipmen		113300000	. 270				
Metal Panel	5% 0-2	\$4,800	2046	* *	5	\$1,100		
Mictai i alici	Other Observation, E.			cted : 80%	3	\$1,100		
	Location : Equipmen		1700119900	. 0070				
	Explanation : Corro		hering Ste	eel				
Metal Rail	10% 0-2	\$7,800	2041	* *	5	\$8,200		
1110001110011	Corrosion/Rusting, Ex			cted: 30%		\$0, <b>2</b> 00		
	Location : Througho		33					
Panel: Limestone	65% Now	\$169,000	LIFE	* *	5	\$8,200		
1 <b></b>	Diagonal Cracks, Ext	ent : Light, Area A		1%		\$0,200		
	Location : Main Roo		,	1.00				
	Caulking Deteriorated		ite, Area 2	Affected: 20%				
	Location: Througho Staining/Discoloring,		- 140a 1t	Factod , 100/				
	Location : Through		г, Агеи Ај	jecieu . 40/0				
Roof								
Roof IRMA/Protected	60% Now	\$189,700	2036	\$1,897,400				
	60% Now	\$189,700	2036	\$1,897,400				
IRMA/Protected	Insul Miss/Displaced,	Extent : Light, Ar						
IRMA/Protected	Insul Miss/Displaced, Location : Lower Ro	Extent : Light, Ar	ea Affecte	ed : 2%				
IRMA/Protected	Insul Miss/Displaced, Location : Lower Ro Miss/Damaged Flashi	Extent : Light, Ar of ings, Extent : Mod	ea Affecte	ed : 2%				
IRMA/Protected	Insul Miss/Displaced, Location : Lower Ro Miss/Damaged Flash Location : Penthous	Extent : Light, Ar of ings, Extent : Mod e	ea Affecte erate, Are	ed : 2% ea Affected : 5%				
IRMA/Protected	Insul Miss/Displaced, Location : Lower Ro Miss/Damaged Flash Location : Penthous Vegetation Growth, Ex	Extent : Light, Ar of ings, Extent : Mod e xtent : Moderate, A	ea Affecte erate, Are	ed : 2% ea Affected : 5%				
IRMA/Protected Membrane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo	Extent : Light, Ar of ings, Extent : Mod e xtent : Moderate, A	ea Affecte erate, Arc Area Affec	ed : 2% ea Affected : 5% cted : 1%				
IRMA/Protected	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo els 25% Now	Extent: Light, Ar of ings, Extent: Mod e extent: Moderate, A	ea Affecte lerate, Arc Area Affec 2046	ed: 2% ea Affected: 5% cted: 1% **				
IRMA/Protected Membrane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, E: Location: Main Roo els 25% Now Water Penetration, Ex	Extent: Light, Ar of ings, Extent: Mod e xtent: Moderate, A f \$85,900 stent: Severe, Area	ea Affecte erate, Ard Area Affec 2046 a Affected	ed: 2% ea Affected: 5% cted: 1% **				
IRMA/Protected Membrane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash, Location: Penthous Vegetation Growth, E. Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas	Extent: Light, Ar of ings, Extent: Mod e xtent: Moderate, 2 f \$85,900 xtent: Severe, Area ement Parking Ga	ea Affecte derate, Arc Area Affec 2046 a Affected arage	ed : 2% ea Affected : 5% cted : 1% **				
IRMA/Protected Membrane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, Ex	Extent: Light, Ar of ings, Extent: Mod e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Ga extent: Moderate, A	ea Affecte derate, Arc Area Affec 2046 a Affected arage	ed : 2% ea Affected : 5% cted : 1%  **				
IRMA/Protected Membrane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, Ex Location: Entry Pla	Extent: Light, Ar of ings, Extent: Mode e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Ga extent: Moderate, A	ea Affecte derate, Are Area Affec 2046 a Affected arage Area Affec	ed : 2% ea Affected : 5% cted : 1%  **				
IRMA/Protected Membrane  Plaza Roof: Stone Pane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, Ex Location: Entry Pla Explanation: Broke	Extent: Light, Ar of ings, Extent: Mod e xtent: Moderate, A f \$85,900 stent: Severe, Area ement Parking Ga xtent: Moderate, A za n And Misaligned	ea Affecte derate, Are Area Affec 2046 a Affected arage Area Affec Pavers	ed : 2% ea Affected : 5% cted : 1%  **	5	\$263.400		
IRMA/Protected Membrane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, Ex Location: Entry Pla Explanation: Broke	Extent: Light, Ar of ings, Extent: Mode e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Gaxtent: Moderate, A total and Misaligned \$667,100	ea Affecte derate, Are Area Affected a Affected arage Area Affected Pavers LIFE	ed: 2% ea Affected: 5% cted: 1%  ** 1: 10% cted: 5%	5	\$263,400		
IRMA/Protected Membrane  Plaza Roof: Stone Pane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, Ex Location: Entry Pla Explanation: Broke	Extent: Light, Ar of ings, Extent: Mode e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Gaxtent: Moderate, A total and Misaligned \$667,100	ea Affecte derate, Are Area Affected a Affected arage Area Affected Pavers LIFE	ed: 2% ea Affected: 5% cted: 1%  ** 1: 10% cted: 5%	5	\$263,400		
IRMA/Protected Membrane  Plaza Roof: Stone Pane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash, Location: Penthous Vegetation Growth, E. Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, E. Location: Entry Pla Explanation: Broke 15% Now Gut/DS Non Func/Mis	Extent: Light, Ar of ings, Extent: Mod e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Ga extent: Moderate, A extent: Moderate, A extent: Moderate, A extent: Severe, Sextent: S	ea Affecte derate, Area Area Affected a Affected arage Area Affected Pavers LIFE Area Aff	ed: 2% ea Affected: 5% cted: 1%  ** 1: 10% cted: 5%  **  **  **  **  **  **  **  **  **	5	\$263,400		
IRMA/Protected Membrane  Plaza Roof: Stone Pane	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, Ex Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, Ex Location: Entry Pla Explanation: Broke 15% Now Gut/DS Non Func/Mis Location: Atrium	Extent: Light, Ar of ings, Extent: Mod e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Ga extent: Moderate, A extent: Moderate, A extent: Moderate, A extent: Severe, Sextent: S	ea Affecte derate, Area Area Affected a Affected arage Area Affected Pavers LIFE Area Aff	ed: 2% ea Affected: 5% cted: 1%  ** 1: 10% cted: 5%  **  **  **  **  **  **  **  **  **	5	\$263,400		
IRMA/Protected Membrane  Plaza Roof: Stone Pane Sloped Glazing	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, E: Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, E: Location: Entry Pla Explanation: Broke 15% Now Gut/DS Non Func/Mis Location: Atrium Water Penetration, Ex	Extent: Light, Ar of ings, Extent: Mod e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Ga extent: Moderate, A extent: Moderate, A extent: Moderate, A extent: Severe, Sextent: S	ea Affecte derate, Area Area Affected a Affected arage Area Affected Pavers LIFE Area Affected	ed: 2% ea Affected: 5% cted: 1%  ** 1: 10% cted: 5%  **  **  **  **  **  **  **  **  **	5			
IRMA/Protected Membrane  Plaza Roof: Stone Pane Sloped Glazing	Insul Miss/Displaced, Location: Lower Ro Miss/Damaged Flash Location: Penthous Vegetation Growth, E: Location: Main Roo els 25% Now Water Penetration, Ex Location: Over Bas Other Observation, E: Location: Entry Pla Explanation: Broke 15% Now Gut/DS Non Func/Mis Location: Atrium Water Penetration, Ex	Extent: Light, Ar of ings, Extent: Mod e extent: Moderate, A f \$85,900 etent: Severe, Area ement Parking Ga extent: Moderate, A extent: Moderate, A extent: Moderate, A extent: Severe, Sextent: S	ea Affecte derate, Area Area Affected a Affected arage Area Affected Pavers LIFE Area Aff	ed: 2% ea Affected: 5% cted: 1%  ** 1: 10% cted: 5%  **  **  **  **  **  **  **  **  **	5 5 5-10	\$263,400 \$7,200 \$10,900		

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

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

Asset #: 4375

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet		Now	\$127,700	2032	\$1,276,900	3	\$106,700	
			Moderate, Area Af	fected : .	10%			
	Location	ı : Through	out					
Cast in Place Concrete	15%			LIFE	* *	5	\$311,300	
Ceramic Tile	5%			2039	* *	5	\$23,700	
Cork Tile	10%	Now	\$97,000	2046	* *	5	\$20,800	
com rue	Worn/Eroc	de, Extent :	Moderate, Area Af	fected : .	15%			
	Location	ı : Various	Courtrooms					
Terrazzo	15%	Now	\$135,000	LIFE	* *	5	\$55,600	
TOTTALLO			Severe, Area Affect			-	400,000	
		ı : Stairs In						
Traffic Topping	5%	Now	\$23,000	2036	\$1,148,400	5	\$14,800	
			loderate, Area Affe			-	4-1,000	
	_	ı : Parking						
Vinyl Tile	35%	Now	\$1,396,100	2036	\$4,653,800	3	\$62,300	
,, r			Extent : Moderate			Ü	\$0 <b>2</b> ,500	
	0	_	r Jury Room	<i>J</i> ,	,			
			Severe, Area Affec	ted : 40%	6			
			House And Throug					
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$24,500	
Fabric on Framing	15%			2034	\$3,542,400	5	\$11,500	
Glass: Single Pane	5%			LIFE	**	5	\$11,500	
Gypsum Board	40%			LIFE	* *	5-10	\$104,300	
Granite Panels	5%			LIFE	* *	10	\$3,100	
Marble Panels	10%			LIFE	* *	10	\$6,100	
Wood	5%			LIFE	* *	5	\$61,400	

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

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

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

Asset #: 4375

Architecture		Current I	Repair	Futu	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior	<u>'</u>					•		•
Ceilings AcousTileConcealSpLn	Staining/D		\$193,600 Extent : Moderate om Ceilings And Th			5	\$74,100	
AcousTileSusp.Lay-In	35% Staining/D		Extent : Light, Are	2041	* *	5	\$166,000	
Exposed Struc: Concrete	Water Pene		\$721,200 xtent : Severe, Area Under Entry Plaza	LIFE Affected	* * d : 5%	5	\$14,800	
Exposed Struc: Steel Gypsum Board	Location Water Pene Location Other Obse Location	: Atrium, A etration, E : Atrium, A ervation, E	\$126,300 c, Extent : Severe, A And Back Of House extent : Severe, Area And Back Of House Extent : Light, Area or Corridor ing	Exit By Affected Exit By	Courtroom 101 d : 10% Courtroom 101	10 5	\$47,400 \$88,900	
Site Enclosure								
Fence/Gates Iron Picket		0-2 Rusting, E : Through	\$9,800 extent : Moderate, A out	2056 rea Affe	** cted : 10%			
Retaining Walls Cast in Place Concrete		Crumbling,	\$7,800 Extent : Moderate Lower Garage	2056 , Area Ą	** ffected : 10%			
Site Pavements			-					
Public Sidewalk  Cast in Place Concrete		0-2 Crumbling, : Through	\$19,000 Extent : Light, Are out	2041 ea Affect	* * ed : 5%			
On-Site Walkways Cast in Place Concrete	Cracking/C Location Tripping H	: 90th Ave azard, Ext	\$12,500 Extent : Moderate nue ent : Moderate, Are nue And 148th Stre	ea Affect	-			
Masonry: Granite	Loose Unit Location Misaligned Location Sinking/Su	: Sutphin I l/Bulging, : Sutphin I	Extent : Moderate, Boulevard xtent : Light, Area A	Area Afj	fected : 5%			

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

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

Asset #: 4375

Architecture	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% Now \$196,800 2041 **

Cracking/Crumbling, Extent: Light, Area Affected: 10%

Location: Ramp To Garage

Electrical	Current	Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2046	* *	5	\$1,400			
		Extent: N/A, Area A	ffected :	100%					
	Location : Electri	cal Room							
	Explanation: Thr	ee Main Disconnect	Switches	Rated At 4,000 An	nperes Ed	ach.			
Transformers									
Dry Type	100%		2041	* *	5	\$1,200			
		Extent: N/A, Area A							
	Location: Electrical Room, Mechanical Rooms, Electrical Closets, Elevator Machine								
	Rooms	iana Canaaita Batina							
S	Explanation : var	ious Capacity Rating	35						
Switchgear / Switchboard Air Circuit Breaker	100%		2046	* *	5	\$1,700			
•	10070		2040		3	\$1,700			
Raceway Conduit	100%		2046	* *	1				
Panelboards	10070		2040		1				
Fused Disc Sw	10%		2044	* *	5	\$700			
Molded Case Bkrs	90%		2044	* *	5 5	·			
	90%		2044		3	\$7,600			
Wiring Thermoplastic	100%		2046	* *	1				
Motor Controllers	10070		2040		1				
Locally Mounted	5%		2041	* *	5	\$100			
Motor Control Center	70%		2041	* *	5	\$6,100			
Variable Frequency	25%		2041	* *	3	\$0,100			
Drive	2370		2049						
Ground									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$9,400			
Generic		Extent : N/A, Area A		100%	3	Ψ2,400			
		Meter Room And Fir							
		e Water Mains With I	_		nections				
Stand-by Power	Explanation . I tve	,, a.c. mans // till 1	ive sept	Ground Com	icciions.				
Transfer Switches									
Automatic	100%		2041	* *	1	\$98,200			

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

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

Asset #: 4375

Electrical	Current Repair	Future	Replacement	Ma	aintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Stand-by Power									
Generators Diesel	100%	2039	* *	1	\$122,600				
Diesei	Other Observation, Extent :			1	\$123,600				
	Location : Roof Generator		0070						
	Explanation : Emergency		250 Kilowatts						
Batteries									
Lead/Acid	100%	2029	\$2,500	5	\$11,800				
Fuel Storage			•		•				
Day Tank	50%	2044	* *	5					
	Other Observation, Extent:		00%						
	Location : Generator Enc								
	Explanation: 250 Gallons	s Rated Capacity							
Main Tank	50%	2051	* *	5					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement								
	Explanation : 4,500 Gallo	ns Rated Capacity							
Lighting									
Interior Lighting	<b>5</b> 00/	2026	<b>#2.440.500</b>	10	<b>#204000</b>				
Fluorescent	70%	2036	\$3,448,700	10	\$204,900				
	T-8 Lamps And Fixtures, Ex Location : Throughout Th		rtea : 100%						
			#20 <b>5 2</b> 00	1.0	<b>\$50.500</b>				
Fluorescent	20%	2036	\$985,300	10	\$58,500				
	Compact Fluorescent Light, Location: Throughout Th		ffected : 100%						
1.55			ale ale						
LED	10%	2041	* *						
Egress Lighting	50%	2036	\$99,700	1					
Emergency, Service	50%	2036	\$99,700	1 10	\$10,800				
Exit, Battery Exterior Lighting	3070	2030	\$229,400	10	\$10,000				
LED	30%	2041	* *						
No Component	70%	2041							
Alarm	7070								
Security System									
Generic	100%	2036	\$607,900	1	\$119,200				
<u></u>	Other Observation, Extent:			=	Ţ-12 <b>,=</b> V O				
	Location : Interior And E	**							
	Explanation : CCTV Surv	•							
Fire/Smoke Detection									
<b>Under Construction</b>	100%								

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

Heating

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

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

Asset #: 4375

Mechanical	Current	urrent Repair Future Replacement Maintenance		aintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating										
Energy Source										
Interruptible Gas/Dual Fuel	100%		2046	* *	1					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Lower I	Level 2								
	Explanation: One	4,500 Gallon Oil Ta	ınk							
Conversion Equipment										
Hot Water Boiler	90%		2034	\$3,096,600	1	\$142,000				
	Other Observation, Extent : N/A, Area Affected : 95%									
	Location : Sub-basement Boiler Room									
	Explanation : 2 Di	ıal Fuel Hot Water I	Boilers							
HTHW/HW Exchanger	10%		2032	\$8,500	2	\$2,000				
C	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Fifth Fl	oor Penthouse								
	Explanation: Hot	Water To Glycol Un	it Servin	g 2 Rooftop Air Co	nditionin	ng Units.				
Distribution										
Hot Wtr Piping/Pump	95%		2044	* *	4	\$22,400				
No Component	5%									
Terminal Devices										
Convector/Radiator	50%		2041	* *	1	\$51,500				
No Component	50%									
-	Other Observation, Extent: N/A, Area Affected: 0%									
	Location: Roof									
	Explanation : Repo	orted Under Conditi	oning							
Controls										
Digital	100%		2034	\$9,299,900						
Air Conditioning										
Energy Source										
Electricity	100%		2044	* *	1					

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

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

Asset #: 4375

	Current Repair				e Replacement	Maintenance			
System Component Type		Date ears)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Interior Pkg Unit - Cooling		J-2	\$256,100	2041	**	2	\$800		
		-	nt : Moderate, Arec out. Multiple Mech		i : 100% efects To Air Cond	itioners .	2. 3. 4 And 5		
Interior Pkg Unit - Cooling	5%		,, 112p. to 112.00.	2030	\$256,100	2	\$1,000		
Ext Pkg Unit - Heating/Cooling	5%			2031	\$272,000	2	\$1,000		
	Location : Pe Other Observa Location : Pe	enthous tion, E. enthous	xtent : N/A, Area A	-					
Ext Pkg Unit - Heating/Cooling	5%  Abandoned in	Place,	Extent : Light, Are	2031 a Affecte	\$272,000 d : 100%	2	\$1,000		
Window/Wall Unit	Other Observa Location : Bo	1-2 tion, E.			\$12,300 cted : 100%	1 Init Freez	zes; Appears Not		
No Component			ar Round Cooling						
Under Construction	70%								
Distribution CW & CHW Wtr	70%			2062	* *	4	\$11,000		
Pipe/Pump				2002			\$11,000		
Pipe/Pump	Recent Installa Location : Su		xtent : N/A, Area A ment		100%		\$11,000		
No Component					100%		\$11,000		
No Component Terminal Devices Air Handler/Cool/Ht	Location : Su 30%			Iffected :	\$2,858,800	1	\$98,700		
No Component Terminal Devices	Location : Su 30%			ffected :		1 1			
No Component  Terminal Devices  Air Handler/Cool/Ht  Fan Coil - 4 Pipe  No Component  Heat Rejection	Location : Su 30% 50% 10% 40%			2036 2031	\$2,858,800		\$98,700 \$10,300		
No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 4 Pipe No Component	Location: Su 30% 50% 10% 40% 80% Recent Installa	ab-base		2036 2031 2040	\$2,858,800 \$1,120,800 **		\$98,700		
No Component  Terminal Devices Air Handler/Cool/Ht Fan Coil - 4 Pipe No Component  Heat Rejection Water Cooling Tower  No Component	50% 10% 40%  80% Recent Installa	ab-base	ment	2036 2031 2040	\$2,858,800 \$1,120,800 **	1	\$98,700 \$10,300		
No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 4 Pipe No Component Heat Rejection Water Cooling Tower  No Component Ventilation Distribution	Location : Su   30%	ab-base	ment	2036 2031 2040 ffected :	\$2,858,800 \$1,120,800 **	2	\$98,700 \$10,300 \$256,900		
No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 4 Pipe No Component Heat Rejection Water Cooling Tower  No Component Ventilation	Location: Su 30% 50% 10% 40% 80% Recent Installa	ab-base	ment	2036 2031 2040	\$2,858,800 \$1,120,800 **	1	\$98,700 \$10,300		

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

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

Asset #: 4375

Mechanical	Current Repair	Future Replac	ement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing H/C Water Piping Brass/Copper Brass/Copper	95% 5% 0-2 \$62,40 Corroded, Extent : Severe, Area Affe Location : Basement, Corroded 5 I Pump(s) Malfunctioning, Extent : Mo Location : Faulty Regulating Valve	cted : 70% nch Main Valve Train oderate, Area Affected		1 1			
Water Heater With Tanks Gas Fired	100% Other Observation, Extent: N/A, Are Location: Basement Explanation: Two 100 Gallon Tan	ea Affected : 100%	517,300	2			
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping Cast Iron	100% 0-2 \$57,10 Corroded, Extent : Moderate, Area A Location : Sub-basement		* *	1			
Sump Pump(s) Non-Submersible	100%	2041	* *	4	\$6,700		
Sewage Ejector(s) Electric	100%	2041	* *	4	\$12,700		
Backflow Preventer Generic Fixtures	100%	2036 \$1	44,600	1	\$19,500		
Generic  Booster Pump w/Tank  Generic	100%	2036	336,700	1	\$16,500		
Vertical Transport Elevators Geared Traction	75% Other Observation, Extent: Light, A. Location: 1st To 5th Floor	LIFE rea Affected : 75%	* *				
Hydraulic	Explanation: 8 Units  25%  Other Observation, Extent: Light, A. Location: 1 Unit From 1st To 3rd I Explanation: 3 Units		* * Basement	To 1st Fi	loor		
Fire Suppression Standpipe Generic	100%	2046	* *	1-5	\$160,900		
Sprinkler Generic	100% 2-4 \$447,80 Corroded, Extent : Moderate, Area A Location : Dry Pipe System Piping	0 2046 Iffected : 10%	* * Sub-basen	1-2	\$77,500		
Fire Pump Generic	100%	2045	* *	1	\$59,600		

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

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

Asset #: 4375

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

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

Borough : QUEENS Agency's Number : 312-418
Program / Asset # : DGS0026.000 / 2764 Yr Built/Renovated : 1961 / 1995

Area Sq Ft : 619,000 Project Type : REAL PROPERTY

Date of Survey : 07-Apr-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,6,8,Ph

Block : 9653 Lot : 1 BIN : 4206522

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$6,943,100	\$5,365,300
Interior Architecture	\$3,560,300	\$30,057,400
Electrical	\$235,700	\$6,966,300
Mechanical	\$13,277,300	\$31,447,500
Total	\$24,016,300	\$73,836,400
Importance Code A	\$7,477,000	\$5,794,100
Importance Code B	\$15,816,300	\$67,711,000
Importance Code C	\$723,000	\$331,300
Total	\$24,016,300	\$73,836,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$45,800		\$69,800	
Interior Architecture	\$2,809,400			\$157,100
Electrical	\$112,000	\$100,800	\$120,100	\$107,000
Mechanical	\$192,000	\$158,000	\$302,900	\$151,200
Site Enclosure	\$46,500			
Site Pavements	\$74,000			
Elevators/Escalators	\$155,000	\$155,000	\$155,000	\$155,000
Total	\$3,434,800	\$413,800	\$647,800	\$570,300
Importance Code A	\$45,800	\$12,200	\$93,100	\$12,200
Importance Code B	\$3,316,100	\$401,600	\$554,700	\$558,100
Importance Code C	\$72,800			
Total	\$3,434,800	\$413,800	\$647,800	\$570,300



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

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

Asset #: 2764

chitecture		Current R	epair	Futur	e Replacement	М	aintenance		
tem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
erior									
Exterior Walls									
Masonry: Brick	Cracking/C Location Diagonal C Location Joint Morte	: Througho Cracks, Ext : Througho	ent : Moderate, Ar out ode, Extent : Mode	ea Affeci	ted : 75%	5	\$231,400		
Masonry: Granite		Now	\$246,500	LIFE	* *	5	\$11,600		
Masonry. Granic	Joint Morte		ode, Extent : Light		fected : 10%	3	\$11,000		
Masonry: Limestone	55%	Now	\$1,694,700	LIFE	* *	5	\$318,100		
·	-	iscoloring, : 1961 Win	Extent : Moderate g	, Area Aj	ffected : 25%		·		
Metal Panel	5%			2056	* *	5-10	\$265,100		
Metal Coiling Doors	2%			2034	\$1,671,400	5	\$48,200		
Window Wall	6%			2056	**	5	\$173,500		
Windows									
	Location Hardware Location Water Pene	: Througho Missing, Ex : Througho	ctent : Moderate, A out tent : Moderate, A	1rea Affe	cted : 30%				
		rip Missing : West Fac	, Extent : Light, A ade	rea Affec	ted : 2%				
Metal Louvers	5%			2045	* *	10	\$53,700		
Parapets									
Concrete Masonry Unit	Location Joint Morte	: Througho	ode, Extent : Light			5	\$9,400		
Masonry: Brick	40%	Now	\$214,000	LIFE	* *	5	\$16,700		
•		: Througho		-					
	Rusting Ma	isonry Supi	, Extent : Modera	te, Area 2	4) јестей . 10/0				
	Location Water Pene	: Througho etration, Ex	ut tent : Moderate, A						
Masonry: Limestone	Location Water Pene	: Througho	ut tent : Moderate, A			5-10	\$152,400		

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

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

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

Asset #: 2764

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$35,400	2036	\$353,500			
	Embedded	l Gravel Sur	face, Extent : Ligh	t, Area A	Affected : 15%			
	Location	: 3rd Floor	Roof					
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
		: Througho		00				
Modified Bitumen	65%	2-4	\$107,600	2036	\$2,152,000			
	Ponding, I	Extent : Ligh	nt, Area Affected :	15%				
	Location	a: 3rd Floor	Roof					
Plaza Roof: Stone Panels	s 20%	Now	\$155,700	2046	* *			
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	: Annex						
Skylight, Metal/Glass	5%	Now	\$85,100	2056	* *			
, ,	Broken/Missing Elements, Extent: Moderate, Area Affected: 20%							
		: 3rd Floor			00			
Soffits								
Metal Panel	100%			2056	* *	5-10	\$89,000	
Interior								

Interior

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

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

Asset #: 2764

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior						
Floors						
Carpet	15% 0-2 \$2,706,000 Punct/Tear/Impact Damage, Extent : Ma Location : Throughout	2038 ** oderate, Area Affected : 409	3	\$226,200		
Cast in Place Concrete	7% 0-2 \$121,500 Cracking/Crumbling, Extent: Moderate Location: Throughout Basement Paint Peeling, Extent: Light, Area Affect Location: Throughout Basement		5	\$153,900		
Ceramic Tile	3% Now \$86,300 Cracking/Crumbling, Extent: Moderate Location: Toilets Throughout Patching Evident, Extent: Light, Area A Location: Toilets Throughout		5	\$15,100		
Granite Panels	5% 0-2 \$226,000 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** r, Area Affected : 30%	5	\$37,700		
Terrazzo	5% Now \$95,400 Cracking/Crumbling, Extent : Light, Are Location : Throughout	LIFE ** ea Affected : 10%	5	\$39,300		
Vinyl Tile	45% Now \$253,600 Cracking/Crumbling, Extent: Moderate Location: Observed In 8th Floor Corn Patching Evident, Extent: Light, Area A Location: Observed In 8th Floor Corn	ridor And Reported In 5th F Iffected : 15%		_		
Vinyl Tile 9" X 9"	20% Now \$326,300 Cracking/Crumbling, Extent: Moderate Location: Observed Throughout 8th F Throughout		3 And 5th	\$75,400 Floors		

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

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

Asset #: 2764

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	_		\$139,000 Extent : Light, Are out	2045 ea Affecte	** ed : 10%	5	\$18,400		
Concrete Masonry Unit	5%			LIFE	* *	5	\$29,500		
Gypsum Board	15%			LIFE	* *	5-10	\$188,100		
Masonry: Brick	5%			LIFE	* *	10	\$11,100		
Granite Panels	2%		\$54,300	LIFE	* *				
	Location		xtent : Light, Area urt Room 190 ing	Affected	: 2%				
Marble Panels	5%		-	LIFE	* *	10	\$14,800		
Plaster	53%		\$193,100	LIFE	* *	5	\$117,300		
			xtent : Moderate, A r Room 812 And Th	rea Affe			, ,		
SGFT/Glazed Masonry	5%	2-4	\$67,300	LIFE	* *				
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 10%				
Wood	5%			LIFE	* *	5	\$295,100		
		ted Finish, 1 : Through	Extent : Light, Arec out	a Affecte	d : 25%				
Ceilings									
AcousTile,Adhered	_		\$197,000 Extent : Moderate out	2041 , Area Aj	* * ffected : 60%	5	\$15,100		
AcousTile,Adhered	2% Broken/M		\$13,100 ents, Extent : Light	2041 t, Area A	* * ffected : 5%	5	\$10,100		
	Staining/L	i : Through Discoloring, i : Through	Extent : Light, Are	ea Affecto	ed : 5%				
AcousTileConcealSpLn	47%			2049	* *	5	\$590,600		
Exposed Struc: Steel	Water Pen		\$367,700 xtent : Moderate, A cal Room Penthous						
Exposed Struc: Steel	2%			LIFE	* *	10	\$40,200		
Glass: Susp Panels	3%			LIFE	* *	10	\$22,600		
Gypsum Board	5%			LIFE	* *	5-10	\$172,800		
Plaster	17%			LIFE	* *	5-10	\$293,700		
Plaster	18%		\$558,400	LIFE	* *	5	\$113,100		
	Cracking/	Crumbling,	Extent : Light, Are 90, 825, 856, 812 A	a Affecte			, ,,,,,		
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	i : Rooms 1	90, 825, 856, 812						

Site Enclosure

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

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

Asset #: 2764

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure							
Fence/Gates	100/		2056	* *			
Chain Link	10% 90% 2-4	\$6.500	2056 2056	* *			
Iron Picket	90% 2-4 Corrosion/Rusting, Exte	\$6,500					
	Location: Throughou		Ајјестей	10/0			
	Impact Damage, Extent		fected : 5	%			
	Location : Throughou		,	, •			
Free Standing Walls							
Cast in Place Concrete	70%		2071	* *			
Masonry: Brick	30% Now	\$1,800	2046	* *			
·	Cracking/Crumbling, E. Location : South Side		e, Area Af	fected : 10%			
	Joint Mortar Miss/Erod		erate, Are	a Affected : 10%			
	Location : South Side	_		<b>5</b> 0 /			
	Other Observation, Exte	ent : Light, Area	Affected	: 5%			
	Location : At Rooftop	J/missina Duisk					
Retaining Walls	Explanation : Cracked	i/missing brick					
Cast in Place Concrete	95% 2-4	\$35,100	2071	* *			
Cast III I lace Concrete	Spalling, Extent : Light,	. ,					
	Location : Near Drive						
	Other Observation, Ext	ent : Light, Area	Affected	: 5%			
	Location : Near Drive	Entrance					
	Explanation: Inflores	cence					
Masonry: Granite	5% Now	\$3,000	LIFE	* *	5	\$23,700	
	Broken/Missing Elemen		erate, Are	ea Affected : 5%			
	Location : Near Entra	nce					
Site Pavements							
Public Sidewalk	050/ 4+	¢47.400	2040	* *			
Cast in Place Concrete	95% 4+ Cracking/Crumbling, E.	\$47,400 xtant : Light Ar	2049				
	Location: Throughou	-	ги Ајјесте	a . 10/0			
Pavers/Stone	5% 0-2	\$2,800	2045	* *			
Pavers/Stone	Broken/Missing Elemen Location: Throughou	ts, Extent : Ligh					
	Loose/Delam Surface, H		rea Affect	ed · 5%			
	Location: Throughout	-	cu nyeet	ca . 576			
On-Site Walkways							
Cast in Place Concrete	90% 0-2	\$11,900	2049	* *			
	Cracking/Crumbling, E. Location : South Entre			d : 10%			
Masonry: Granite	10% 4+	\$12,000	LIFE	* *			
	Joint Mortar Miss/Erod	-	, Area Afj	fected : 20%			
	Location : Main Entra	ince Stair					
Parking/Driveway				_			
Asphalt	100%		2039	* *			

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

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

Asset #: 2764

lectrical		Current F	Repair	Futu	re Replacement	Replacement Maintenand		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts								
Service Equipment Air Circuit Breaker	50%	ervation F	xtent : N/A, Area A	2036	\$428,800	5	\$1,600	
	Location	: Electrica						
Fused Disc Sw		rvation, E. : Electrica	xtent : N/A, Area A l Room 2	2056 ffected :	**	5	\$1,300	
_	Explanati	on: Two 3	,000 Ampere Main	Discon.	nect Switches			
Transformers	1000/			20.40	* *	_	<b>#2.20</b> 2	
Dry Type		rvation, E: : Electrica	xtent : N/A, Area A l Room 2	2049  ffected :		5	\$2,300	
	Explanati	on: 150 K	ilovolt-ampere, 48	80/208/1.	20 Volts			
Switchgear / Switchboard			•					
Air Circuit Breaker	65%			2036	\$557,500	5	\$2,100	
Air Circuit Breaker	20%			2056	* *	5	\$600	
Fused Disc Sw	5%			2056	* *	5	\$100	
Molded Case Bkrs	10%			2056	* *	5	\$1,600	
Raceway								
Conduit	25%			2056	**	1		
Conduit	75%			2036	\$695,000	1		
Panelboards	20/			2052	* *	_	Ф400	
Fused Disc Sw	3%			2052 2035		5	\$400	
Fused Disc Sw Molded Case Bkrs	7% 70%			2035	\$68,000	5	\$1,000 \$11,400	
Molded Case Bkrs	20%			2053	\$680,400 * *	5 5	\$3,300	
Wiring Wiring	2070			2032			\$5,500	
Braided Cloth	15%			2035	\$206,900	1		
Thermoplastic	65%			2036	\$896,700	1		
Thermoplastic	20%			2056	**	1		
Motor Controllers								
Locally Mounted	5%			2049	* *	5	\$200	
Locally Mounted	15%			2034		5	\$600	
Motor Control Center	20%			2049	* *	5	\$3,400	
Motor Control Center	50%			2034	\$886,100	5	\$8,400	
Variable Frequency Drive	7%			2049	* *		•	
Variable Frequency Drive	3%	Now	\$53,200	2056	* *			
	Not Function	oning, Exte	ent : Moderate, Are	ea Affect	ed : 100%			
	Location	: Reported	On 5th Floor					

Ground

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

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

Asset #: 2764

Electrical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
round						
Grounding Devices						
Generic	50%	LIFE	* *	5	\$9,100	
	Corroded, Extent : Light, Area Affected Location : Pump Room - Basement					
Generic	50%	LIFE	* *	5	\$9,100	
	Corroded, Extent : Light, Area Affected Location : Pump Room - Basement	d : 100%				
tand-by Power						
Transfer Switches						
Automatic	100%	2049	* *	1	\$190,400	
Generators	1000/		a. •	_		
Diesel	100%	2045	**	1	\$239,700	
	Other Observation, Extent : N/A, Area		100%			
	Location: Generator Room - Pentho	use				
D-#	Explanation: One 400 Kilowatts					
Batteries Nickel Cadmium	100%	2031	\$2,500	5	\$138,000	
Fuel Storage	10070	2031	\$2,300	3	\$130,000	
Day Tank	100%	2052	* *	5		
Day Talik	Other Observation, Extent: N/A, Area		100%	3		
	Location : Generator Room - Pentho Reported Under Mechanical Explanation : One 300 Gallon			allon Tai	nk In Basement	
ighting	Explanation Figure 2000 Station					
Interior Lighting						
Fluorescent	20%	2031	\$1,911,200	10	\$113,500	
	T-12 Lamps And Fixtures, Extent: Liga	ht, Area Aj	ffected : 100%			
	Location: Throughout The Building					
Fluorescent	5%	2041	* *	10	\$28,400	
	Compact Fluorescent Light, Extent : L	ight, Area	Affected : 100%		. ,	
	Location: Throughout The Building					
Fluorescent	15%	2044	* *	10	\$85,200	
-	T-8 Lamps And Fixtures, Extent : Light		ected : 100%	-	,	
	Location: Throughout The Building	~				
HID	5%	2041	* *	10	\$1,000	
Incandescent	10%	2041	* *	2	\$1,400	
LED	45%	2044	* *		· , · ·	
Egress Lighting						
Emergency, Service	10%	2044	* *	1		
Emergency, Battery	40%	2036	\$421,700	10	\$59,800	
Exit, Service	10%	2031	\$27,100	1		
Exit, Battery	40%	2041	* *	10	\$16,700	
Exterior Lighting						
HID	20%	2041	* *	10	\$400	
LED	10%	2041	* *			
No Component	70%					

#### Alarm

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

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

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

Asset #: 2764

Electrical	Current Repair	Future Rep	lacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Security System							
Generic	100%	2041	* *	1	\$231,200		
	Other Observation, Extent: N/A, Area A	ffected: 100%					
	Location: Throughout The Building						
	Explanation : Surveillance Camera Sy	stem					
Fire/Smoke Detection							
Generic, Digital	100%	2041	* *	1-3	\$381,400		
, 2	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Throughout The Building						
	Explanation : Strobe Lights, Manual F Fire Alarm Panel	ull Stations, Al	arm Bells, F	Iorns, Sm	oke Detectors,		

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
leating									
Energy Source Plant Campus Steam / PRV	60%		2046	* *	1				
	Other Observation, Ex	tent : N/A, Area A	ffected :	80%					
	Location: Basement	Steam Room							
	Explanation: Steam	Supplied By Boro	ugh Hali	Building					
Interruptible Gas/Dual Fuel	40%		2046	* *	1				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement Oil Tank Room								
	Explanation: Two 10 Generator	0,000 Gallon Tank	s For Q	! Annex Shared Wi	th Emerg	ency Power			
Conversion Equipment									
Hot Water Boiler	40% Now Controller Not Workin	\$533,900 g, Extent : Moder	2041 ate, Area	* * Affected : 10%	1	\$110,200			
	Location: Basement	Boiler Room							
	Leak Evident, Extent : Severe, Area Affected : 20% Location : Basement Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : Basement	Boiler Room	,,,						
	Explanation: Two U	nits							
Pres. Reducing Valve/LP Steam	60%		2039	* *	5	\$22,100			

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

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

Asset #: 2764

Mechanical		Current Repair		Futur	e Replacement	Ma	aintenance	
System Component Type		Fail Date Estima (Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution	40%			2044	* *	4	¢10.200	
Hot Wtr Piping/Pump		mustice Entant . 1	N/A Amag A		• •	4	\$18,300	
		rvation, Extent : 1 Throughout Q1 2		уестей.	100/0			
		on : Location Not						
C4 Diving/Dame	60%	on . Locuiton Non	<u> </u>	2036	\$3,017,700			
Steam Piping/Pump		rvation, Extent : 1	VI/A Amag A					
		Throughout Mai	-	уестей.	100/0			
		on : Location Not	_					
Terminal Devices	Ехринии	on . Locuiton Not	cu					
Air Handler	5%			2036	\$591,000	1	\$19,100	
Convector/Radiator	10%			2034	\$513,600	1	\$20,000	
Convector/Radiator	10%			2041	**	1	\$20,000	
Unit Heater - Hot Water		Now	\$3,700	2036	\$186,200		4,	
	Broken, Ext	ent : Severe, Area			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Location:	Basement						
Unit Heater - Steam	5%			2031	\$178,400	4	\$4,200	
No Component	65%				4-7-0,100	-	* -,	
1	Other Obser	rvation, Extent : 1	V/A, Area A	ffected :	0%			
	Location:	Throughout						
	Explanation	on : Reported Und	der Air Con	ditioning	g			
Controls								
Digital	5%			2034	\$901,900			
Electrical	5%			2029	\$174,600			
Pneumatic	90%			2030	\$10,924,500			
Air Conditioning								
Energy Source	1000/			2011				
Electricity	100%			2044	* *	1		

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

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

Asset #: 2764

<b>l</b> lechanical	<b>Current Repair</b>	Futur	e Replacement	M						
ystem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
ir Conditioning										
Conversion Equipment	80%	2039	* *	1	\$525 000					
Centrifugal, Elec Chiller				1	\$535,900					
	Other Observation, Extent: N/A, Area Affected: 100% Location: Main Building Chiller Room And Q1 Annex Chiller Room									
	Explanation: R-123 Refrigerant. Two 325 Ton Units For Main Building And Two 280 Ton Units For Q1 Annex.									
Reciprocating Compr/Chiller	1%	2031	\$92,700	1	\$2,900					
•	Abandoned in Place, Extent : Location : Roof	Light, Area Affecte	d : 100%							
Exterior Pkg Unit - Cooling	5%	2031	\$344,300	2	\$1,900					
S	R-22 Refrigerant, Extent : Lig Location : Roof	ght, Area Affected :	100%							
Split Unit	5%	2041	* *							
	R-410a Refrigerant, Extent : Location : Various Offices	Light, Area Affected	d : 100%							
Split Unit	2%	2031	\$298,300							
	R-22 Refrigerant, Extent : Lig Location : Roofs	ght, Area Affected :	100%							
Window/Wall Unit	7%	2031	\$166,600	1						
Distribution										
CW & CHW Wtr	80%	2036	\$812,400	4	\$36,600					
Pipe/Pump	200/									
No Component	20%									
Terminal Devices Air Handler/Cool/Ht	50% 0-2 \$	121,900 2031	\$6,093,400	1	\$172,300					
Air naiidiei/Cooi/nt	50% 0-2 \$121,900 2031 \$6,093,400 1 \$172,300 Corroded, Extent: Severe, Area Affected: 5%									
	Location : Basement Mechanical Room									
	On Extended Life, Extent : Light, Area Affected : 100% Location : Main Building									
Air Handler/Cool/Ht	30%	2036	\$3,656,000	1	\$114,800					
No Component	20%									

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

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

Asset #: 2764

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Heat Rejection Air Cooled Condenser Unit	1%			2031	\$18,200	2	\$4,300	
	Abandone Location		Extent : Light, Are	a Affecte	ed : 100%			
Air Cooled Condenser Unit	5%			2041	* *	2	\$21,600	
Air Cooled Condenser Unit	2%			2031	\$36,400	2	\$8,600	
Water Cooling Tower	Corroded, Location	: Roofs	\$1,015,200 evere, Area Affected : Severe, Area Affe		\$2,537,900 90%	2	\$398,700	
	Location	ervation, E n : Roofs	Extent : N/A, Area A Units. One At Main			nnov		
No Component	12%		onus. One m main	Dunang	g And One At Q1 A	ппсл.		
Ventilation	1270							
Distribution								
Ductwork/Diffusers		Extent : M	\$151,700 Toderate, Area Affect e-22, Penthouse Me			2-5	\$38,000	
Ductwork/Diffusers	89%			LIFE	* *	2-5	\$486,400	
Exhaust Fans							·	
Interior	50%			2031	\$1,392,800	2	\$9,500	
Interior	40%			2036	\$1,114,200	2	\$7,600	
Roof	10%			2031	\$121,900	2	\$1,900	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	\$69,300	2		
			Extent : N/A, Area A	lffected :	100%			
			nt Boiler Room					
	Explana	tion : Two	Units, 400mbh 150	Gallon I	Each			
HW Heat Exchanger Steam Fired		Now Extent: M	\$60,700 Toderate, Area Affed	2036 cted : 5%	\$3,037,000	4	\$61,200	
	Location Other Obs Location	n : Basemer ervation, E n : Basemer	nt Mechanical Roor Extent : N/A, Area A	n				
Sanitary Piping								
Cast Iron			\$158,200 ight, Area Affected	LIFE : 5%	* *	1		

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

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

Asset #: 2764

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2021	<b></b>		440.600	
Non-Submersible	100%	2031	\$125,700	4	\$19,600	
Sewage Ejector(s) Electric	1000/	2021	e220 000	4	\$27,000	
Backflow Preventer	100%	2031	\$328,800	4	\$37,000	
Generic	100%	2041	* *	1	\$37,900	
Fixtures	10076	2041		1	\$57,900	
Generic	100%					
Booster Pump w/Tank	10070					
Generic	10% Now \$1,1	00 2036	\$3,700	1	\$1,500	
Generic	Broken, Extent : Moderate, Area Af, Location : Basement Pump Room		ψ3,700	1	ψ1,300	
Generic	90%	2041	* *	1	\$14,900	
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, An Location: 5 From Basement To 8t Basement To 4th Floor, 1 From Bo Explanation: 19 Units	h Floor, 7 From 1st 1		h Floor, (	5 From	
Fire Suppression						
Standpipe						
Generic	100% Combination Sprinkler/Stdpipe, Ext Location : Throughout		2,891,900 ected : 1009	1-5 %	\$323,700	
Sprinkler						
No Component	70%					
Generic	30%  Combination Sprinkler/Stdpipe, Ext  Location : Throughout		2,605,600 ected : 1009	1-2	\$52,000	
Fire Pump	-					
Generic	100% Other Observation, Extent : N/A, An Location : Basement Pump Room	2045 rea Affected : 100%	* *	1	\$115,600	
	Explanation : Located In Q1 Anne	ex.				

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

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

#### Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

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

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DGS0048.000 / 13663 Yr Built/Renovated : 2003 /

Area Sq Ft : 175,000 Project Type : REAL PROPERTY

Date of Survey : 30-May-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,Ph

Block : 10093 Lot : 1 BIN : 4826930

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,748,800	\$225,100
Interior Architecture	\$726,300	\$432,500
Electrical		\$1,632,000
Mechanical	\$6,835,800	\$9,769,500
Site Pavements	\$237,700	
Total	\$9,548,700	\$12,059,200
Importance Code A	\$1,748,800	\$456,200
Importance Code B	\$7,575,100	\$11,372,700
Importance Code C	\$224,800	\$230,300
Total	\$9,548,700	\$12,059,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$135,200		\$8,100	
Interior Architecture	\$158,800		\$21,100	\$49,700
Electrical	\$101,500	\$28,500	\$36,500	\$28,500
Mechanical	\$1,175,000	\$66,500	\$100,200	\$86,800
Site Pavements	\$53,200			
Elevators/Escalators	\$146,900	\$146,900	\$146,900	\$146,900
Total	\$1,770,600	\$241,900	\$312,900	\$311,900
Importance Code A	\$143,400	\$9,000	\$16,400	\$9,000
Importance Code B	\$1,589,400	\$232,900	\$296,500	\$295,400
Importance Code C	\$37,800			\$7,500
Total	\$1,770,600	\$241,900	\$312,900	\$311,900



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

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

Asset #: 13663

chitecture	Cur	rent Repair	Future F	Replacement	M	aintenance	
tem Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls							
Masonry: Brick	Location : Per Joint Mortar M Location : Thr Repointing Fail	Extent : Moderate, Arec athouse iss/Erode, Extent : Sev	n Affected : 59 ere, Area Affe	ected : 20%	5	\$155,900	
	Water Penetrati	on, Extent : Severe, Ar ious 5th Floor Locatio					
Metal Panel	3%		2056	* *	5-10	\$38,300	
Metal Coiling Doors	3% 2%		2036	* *	5-10 5	\$38,300 \$11,600	
Granite Panels	2% 1%		2049 LIFE	* *	5	\$11,000	
Pre-Cast Concrete	5%		LIFE	* *	5	·	
Window Wall	5%		2056	* *		\$60,300	
Window wall Windows	3%		2030		5	\$34,800	
Aluminum		2 \$30,300 on, Extent : Moderate, rious 4th Floor Offices		* * d : 5%	5	\$15,700	
Metal Louvers	3%		2045	* *	10	\$6,100	
Parapets							
Cast Stone/Terra Cotta	Location : 4th Caulking Determ	2 \$19,700 Elements, Extent : Sev Floor Roof Along 153 orated, Extent : Severa oughout Copings	vere, Area Affe rd Street		5	\$8,300	
Masonry: Brick	50% 2-	4 \$68,700	LIFE	* *	5	\$10,700	
·	Joint Mortar M Location : Thr	iss/Erode, Extent : Mod oughout	derate, Area A	Affected : 10%			
Metal Rail	1%		2049	* *	5-10	\$3,900	
Stucco Cement	_	4 \$11,800 bling, Extent : Light, A ious Locations Throug	rea Affected :	* *	5	\$12,100	
Roof							
IRMA/Protected Membrane	93% No	w \$289,700	2041	* *			
		on, Extent : Moderate, ious 4th And 5th Floor			nter		
Skylight, Metal/Glass	3% 0- Water Penetrati Location : Ma	on, Extent : Light, Area	2056 a Affected : 59	**			
Sloped Glazing		2 \$87,600 on, Extent : Moderate, uzing Above Atrium		* * d : 5%	5	\$69,200	

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

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

Asset #: 13663

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Soffits		***			_			
Metal Panel	-	v \$19,600 Elements, Extent : Seve ve Garage Doors	2056 ere, Area A <u>j</u>	* * fected : 30%	5	\$6,800		
nterior								
Floors	100/ 2.4	<b># 60 600</b>	2025	<b># 606.000</b>	2	<b>450 500</b>		
Carpet		\$60,600 ent : Moderate, Area A ughout Office Spaces	2035 ffected : 25	\$606,000	3	\$50,700		
Cast in Place Concrete	7%		LIFE	* *	5	\$103,400		
Cast in Place Concrete	3% 2-4	\$21,000	LIFE	* *	5	\$22,200		
	Location : Park Other Observation Location : Park	n, Extent : N/A, Area	Affected : 1	00%				
Mosaic Tile	5%		2049	**	5	\$42,200		
Terrazzo	15% 4+	\$96,100	LIFE	* *	5	\$39,600		
TCHAZZO		Extent : Light, Area Aj		ó	3	\$37,000		
Vinyl Tile	Location : Base Cracking/Crumba Location : Base	Elements, Extent : Ligh ment ling, Extent : Light, Ar ment	ea Affected		3	\$76,000		
		ent : Light, Area Affect idors Throughout	ea : 10%					
Interior Walls								
Ceramic Tile	5%		2045	* *	5	\$14,900		
Concrete Masonry Unit	5%		LIFE	* *	5	\$11,900		
Folding Partition	1%		2052	* *	5	\$7,500		
C	Other Observation	n, Extent : N/A, Area	Affected: 1	00%				
	Location: 1st F	loor Corridor						
	Explanation : A	bandoned In Place						
Glass: Special Gauge	2%		LIFE	* *	1			
Gypsum Board	62% Nov	\$52,500	LIFE	* *	5	\$111,000		
V 1		n, Extent : Moderate, A		ed : 2%		. ,		
Masonry: Brick	12%		LIFE	* *	10	\$10,700		
Metal Panel	3%		LIFE	* *	10	\$4,000		
Wood	10%		LIFE	* *	5	\$238,600		

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

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

Asset #: 13663

Architecture	Current Repair Future Replacement Maintenance				aintenance			
System Component Type		ail Date I Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Ceilings								
Acous TileSusp.Lay-In	Location: Staining/Disc Location: Water Penetr	Various Lo coloring, E Throughou cation, Exte	\$22,800 hts, Extent: Light, cations Throught Extent: Light, Area et ent: Moderate, A h Floor Location.	out ea Affect rea Affe	ed : 5%	5	\$6,800	
		Extent : M	loderate, Area A <u>f</u>		20%			
AcousTileSusp.Lay-In Exposed Struc: Steel	76% 10% Corrosion/Ri	2-4 usting, Ext	\$164,700 ent : Moderate, A Below Entry Plaz		* * * * cted : 10%	5	\$256,700	
Gypsum Board	Location:	Basement I ation, Exte	\$30,000 ats, Extent : Mode Below Entry Plaz ent : Moderate, A Center	a And C	hildrens Center	5	\$42,200	
ite Pavements Public Sidewalk								
Cast in Place Concrete	Cracking/Cr. Location: Sinking/Subs Location: Tripping Haz	Along Arch iding, Exte Along Arch ard, Exten	ent : Moderate, A	rea Affec	cted : 2%			
Pavers/Stone	Location : Other Obser Location :	Throughou vation, Ext Stone Pave	\$134,400 ent: Moderate, A ent Tree Pit Areas ent: N/A, Area A ers Along Tree Pi al Clarification	ffected :				
Pavers/Stone	Location: Misaligned/H Location: Other Obser Location:	Various Lo Bulging, Ex Various Lo vation, Ext Brick Pave	\$50,400 ats, Extent: Light cations Throughe cations Through cations Through ent: N/A, Area A ers al Clarification	out a Affecte out	d : 2%			

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

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

Asset #: 13663

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Pavements									
On-Site Walkways									
Masonry: Granite	20%	2-4	\$13,300	LIFE	* *				
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% Location : Entry Stairs On Archer Avenue								
Panel/Paver: Cer/Brk	80%	2-4	\$53,000	2052	* *	5	\$12,300		
	Ponding, I	Extent : Mo	derate, Area Affect	ed: 5%					
	Location	Location : Entry Area At Jamaica Avenue							
	Uneven Sı	ırface, Exte	ent : Light, Area Afj	ected : 1	10%				
	Location	: Entry Ar	eas At Jamaica An	Avenues					

ectrical		Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$800	
			ent : N/A, Area A	ffected :	100%			
	Location	: Electrical I	Room					
	Explanati	ion : Four M	ain Service Swite	ches Rate	ed At 1,200 Amper	es.		
Transformers								
Dry Type	100%			2041	* *	5	\$600	
	Other Obse	ervation, Exte	ent : N/A, Area A	ffected :	100%			
	Location	: Electrical,	Penthouse, Elec	trical Cl	osets			
	Explanati	ion : Various	Capacity Rating	S				
Switchgear / Switchboard	_							
Fused Disc Sw	100%			2046	* *	5	\$800	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	\$400	
Molded Case Bkrs	90%			2044	* *	5	\$4,100	
Wiring							·	
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2041	* *	5	\$100	
Motor Control Center	60%			2041	* *	5	\$2,900	
Variable Frequency		Now	\$17,400	2049	* *	-	¥-9= • •	
Drive	/ 0	. =	4-7,130					
	Not Functi	oning, Extent	t : Moderate, Are	a Affecto	ed : 30%			
		-	l Equipment Roc					
Variable Frequency Drive	15%		- ^	2034	\$58,100			

Ground

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

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

Asset #: 13663

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground Grounding Devices Generic	100% Other Observation, Extent : N/A, Area Location : Water Meter Room B36 An Explanation : Location Noted			5	\$5,100	
Stand-by Power						
Transfer Switches	1000/	2041	* *	1	¢52 000	
Automatic	100%	2041	7- 7-	1	\$53,800	
Generators Diesel	100% Other Observation, Extent: N/A, Area Location: Penthouse Explanation: Emergency Generator			1	\$67,800	
Batteries	1 3 2					
Lead/Acid	100%	2029	\$2,500	5	\$6,500	
Fuel Storage Day Tank	100% Other Observation, Extent : N/A, Area Location : Penthouse	2044 Affected : 1	**	5		
	Explanation: 275 Gallon Capacity					
Lighting						
Interior Lighting Fluorescent	35% T-8 Lamps And Fixtures, Extent : Light Location : Throughout The Building	2036 , Area Affec	\$945,600 ted: 100%	10	\$56,200	
Fluorescent	5%	2036	\$135,100	10	\$8,000	
	Compact Fluorescent Light, Extent : Li Location : Throughout The Building				40,000	
LED	60%	2041	* *			
Egress Lighting						
Emergency, Service	50%	2036	\$54,700	1		
Exit, Battery	50%	2036	\$125,800	10	\$5,900	
Exterior Lighting HID	30% Now \$49,700  Malfunctioning, Extent: Moderate, Are Location: Building Perimeters	2036 ea Affected .	\$248,600 - 100%			
No Component	70%					
ightning Protection Arresters/Cabling						
Generic	100%	2051	* *	5	\$1,400	
Alarm Security System						
Generic	100% Other Observation, Extent : N/A, Area Location : Interior And Exterior Spac Explanation : CCTV Surveillance Sys	ces	* *	1	\$65,400	

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

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

Maintenance

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

Asset #: 13663

**Current Repair** 

**Future Replacement** 

Fail Date Estimated Cost | Year Estimated Cost | Cycle Estimated Cost | Priority

Component Type	Total (	Years)		FY		(Yrs)		
arm	•			•				•
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	\$107,800	
, 8							,	
lechanical	C	urrent Rep	air	<b>Future Replacement</b>		M		
vstem Component Type		il Date Es Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
eating	•							
Energy Source								
Electricity	5%			2046	* *	1		
Interruptible Gas/Dual Fuel	95%	0-2	\$7,700	2046	* *	1		
	Leak Evident,	Extent : Li	ght, Area Affec	ted : 5%				
	Location : E							
	Other Observ	ation. Exte	nt : N/A, Area A	Affected :	100%			
			il Tank Room	33				
	Explanation	: Two 5,00	00 Gallon Tanks	Shared	With Emergency Po	ower Gei	nerator	
Conversion Equipment	1	<u> </u>						
Hot Water Boiler	95%			2041	* *	1	\$82,200	
	Other Observ	ation, Exte	nt : N/A, Area A	Affected :	100%		, , , , ,	
	Location : E							
	Explanation	: 2 Units						
Radiant Heater	5%			2036	\$231,100	2	\$4,100	
Tadiant House	-	ation. Exte	nt : N/A, Area A		·	_	ψ1,100	
					nergency Generato	r Room		
			Baseboard Hea			. 2100.11		
Distribution	1							
Hot Wtr Piping/Pump	100%			2052	* *	4	\$12,900	
Terminal Devices								
Air Handler	15%			2036	\$501,200	1	\$16,200	
Convector/Radiator	80%			2041	**	1	\$45,200	
						-	,	

2036

2029

\$52,600

\$5,099,700

Air Conditioning

Controls Digital

Unit Heater - Hot Water

**Electrical** 

System

Location: Various Locations

5%

100% Now

Other Observation, Extent: N/A, Area Affected: 100%

Malfunctioning, Extent: Severe, Area Affected: 50%

\$1,019,900

Location: Building Exterior Explanation: Temporary Chiller

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

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

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

Asset #: 13663

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Conversion Equipment Absorption Chiller/Direct Fire	80%	Now	\$780,900	2031	\$3,904,700	1	\$136,400		
	Location		xtent : Severe, Area at Boiler Room an	a Affected	d : 100%				
Reciprocating Compr/Chiller	15%	Now	\$78,600	2031	\$392,900	1	\$11,000		
•	Location	: Roof gerant, Ext	re, Area Affected : ent : Light, Area A		100%				
0.15.11.5		. Kooj		2041	* *				
Split Unit	2%	Grigarant	Extent : Light, Area	2041					
			t Offices, Elevator						
Air Cooled interior Pkg Unit	1%			2030	\$28,900	2	\$100		
			Extent : Light, Are Machine Rooms	a Affected	d : 100%				
Water Cooled interior Pkg Unit	2%			2030	\$63,800	2			
The old		gerant, Ext : Telecom	ent : Light, Area A Rooms	ffected : .	100%				
Distribution CW & CHW Wtr Pipe/Pump	100%			2056	* *	4	\$12,900		
Terminal Devices									
Air Handler/Cool/Ht	80%			2036	\$2,756,300	1	\$86,600		
Fan Coil - 2 Pipe	5%			2036	\$270,800	1	\$2,800		
Fan Coil - 4 Pipe	10%			2036	\$675,400	1	\$5,700		
No Component	5%								
Heat Rejection Air Cooled Condenser	10%			2031	\$51,400	2	\$12,200		
	10%			2031	\$51,400	2	\$12,200		
Air Cooled Condenser	80% Corroded, Location	: Roof nt, Extent	\$71,800 oderate, Area Affec : Severe, Area Affe	2030 cted : 20%	\$717,500	2 2	\$12,200 \$112,700		
Air Cooled Condenser Unit Water Cooling Tower	80% Corroded, Location Leak Evide Location	Extent : M : Roof nt, Extent	oderate, Area Affed	2030 cted : 20%	\$717,500				
Air Cooled Condenser Unit Water Cooling Tower  No Component	80% Corroded, Location Leak Evide	Extent : M : Roof nt, Extent	oderate, Area Affed	2030 cted : 20%	\$717,500				
Air Cooled Condenser Unit Water Cooling Tower  No Component Ventilation Distribution	80% Corroded, Location Leak Evide Location 10%	Extent : M : Roof nt, Extent	oderate, Area Affed	2030 cted : 209 cted : 109	\$717,500 %	2	\$112,700		
Air Cooled Condenser Unit Water Cooling Tower  No Component Ventilation Distribution Ductwork/Diffusers	80% Corroded, Location Leak Evide Location	Extent : M : Roof nt, Extent	oderate, Area Affed	2030 cted : 20%	\$717,500				
Air Cooled Condenser Unit Water Cooling Tower  No Component Ventilation Distribution	80% Corroded, Location Leak Evide Location 10%	Extent : M : Roof nt, Extent	oderate, Area Affed	2030 cted : 209 cted : 109	\$717,500 %	2	\$112,700		

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

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

Asset #: 13663

Mechanical	Current Rep	Current Repair			M		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
H/C Water Piping	1000/		2056	* *	1		
Brass/Copper	100%		2056	* *	1		
Water Heater With Tanks Gas Fired	50% Now	\$5,200	2029	\$52,000	2		
Gas Filed	Broken, Extent : Modera	. ,		\$32,000	2		
	Location: Penthouse I						
	Other Observation, Exte			100%			
	Location : Penthouse I		-	100/0			
	Explanation : Two Uni			Each			
Gas Fired	50%	<u> </u>	2035	\$52,000	2		
Gus I nou	Other Observation, Exte	nt : N/A, Area A		•	_		
	Location : Penthouse M		-				
	Explanation: Two Uni	ts, 80mbh 100 C	Gallons E	ach			
Sanitary Piping	*						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	20% Now	\$700	2036	\$7,100	4	\$700	
	Broken, Extent : Modera		d: 100%	,			
	Location : Water Pump	Room B70a					
Submersible	80%		2027	\$4,400	4	\$4,400	
Sewage Ejector(s)							
Electric	100% Now	\$9,300	2031	\$93,000	4	\$7,000	
	Broken, Extent : Modera		d: 50%				
	Location : Pump Room	B33					
Backflow Preventer						***	
Generic	100%		2036	\$79,300	1	\$10,700	
Fixtures	1000/						
Generic /T 1	100%						
Booster Pump w/Tank	1000/ N	\$2.700	2021	¢26.700	1	¢14 000	
Generic	100% Now Corroded, Extent : Mode	\$3,700	2031	\$36,700	1	\$14,900	
	Location : Water Meter		ieu . 10)	· 0			
	Leak Evident, Extent : Li		ad · 5%				
	Location: Water Meter		ей . 570				
Vertical Transport	Location . Trater Meter	1.00.11. 2.00					
Elevators							
Geared Traction	70%		LIFE	* *			
	Other Observation, Exte	nt : N/A, Area A		100%			
	Location: 1 Unit From		-		sement T	o 5th Floor, 3	
	Units From Basement						
	Explanation: 8 Units						
Hydraulic	30%		LIFE	* *			
	Other Observation, Exte	nt : N/A, Area Ą	ffected :	100%			
	Location : From Basen	nent To 4th Floo	r				
	Explanation: 4 Units						

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

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

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

Asset #: 13663

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport							
Escalators							
Over 20' Rise	100%		LIFE	* *			
	Other Observation, Ex	tent : N/A, Area Aj	ffected :	100%			
	Location : From Firs	t To Fourth Floor					
	Explanation: 6 Units						
Fire Suppression							
Standpipe							
Generic	100%		2056	* *	1-5	\$88,200	
Sprinkler							
Generic	100%		2056	* *	1-2	\$49,000	
Fire Pump							
Generic	100% Now	\$3,400	2039	* *	1	\$29,400	
	Leak Evident, Extent:	Light, Area Affect	ed : 5%				
	Location : Fire Pump	Room B37					

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

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

Borough : QUEENS Agency's Number : 312-415
Program / Asset # : DGS0027.000 / 2038 Yr Built/Renovated : 1939 / 2004

Area Sq Ft : 308,200 Project Type : REAL PROPERTY

Date of Survey : 24-Mar-2025 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,6,7,Ph

Block : 9691 Lot : 1 BIN : 4207071

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,646,700	\$1,090,200
Interior Architecture	\$2,421,400	\$7,476,800
Electrical		\$7,171,600
Mechanical	\$1,872,600	\$11,714,000
Site Enclosure	\$121,000	
Site Pavements	\$409,700	
Total	\$6,471,400	\$27,452,600
Importance Code A	\$1,646,700	\$1,090,200
Importance Code B	\$2,651,900	\$25,574,900
Importance Code C	\$2,172,800	\$787,600
Total	\$6.471.400	\$27.452.600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$34,100		\$9,000	
Interior Architecture	\$102,500		\$11,700	\$39,900
Electrical	\$70,500	\$50,200	\$53,900	\$59,500
Mechanical	\$201,200	\$150,900	\$194,400	\$118,500
Elevators/Escalators	\$79,200	\$79,200	\$79,200	\$79,200
Total	\$487,600	\$280,300	\$348,300	\$297,100
Importance Code A	\$64,700	\$30,500	\$39,600	\$30,500
Importance Code B	\$422,900	\$249,800	\$308,700	\$266,600
Importance Code C				
Total	\$487,600	\$280,300	\$348,300	\$297,100



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

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

Asset #: 2038

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls						*	
Bronze/Brass	2%	<b>#21 100</b>	LIFE	**	10	\$131,800	
Masonry: Brick	3% 0-2  Joint Mortar Miss/Erc  Location: Penthous  Staining/Discoloring,  Location: Penthous	e Extent : Light, Arc			5	\$12,700	
Masonry: Granite	8% 0-2  Joint Mortar Miss/Ero  Location : Througho		LIFE erate, Are	* * a Affected : 5%	5	\$25,300	
Masonry: Limestone	87% Now Cracking/Crumbling, Location: Througho Staining/Discoloring, Location: Balconies	out Extent : Moderate	e, Area A <u>f</u>	fected : 15%	5	\$275,300	
Windows				* *			
Aluminum	98% Now Air Infiltration, Exten Location : Througho Deteriorated Finish, I Location : Througho	out Extent : Light, Area		: 10%	5	\$35,400	
Metal Louvers	2%		2039	* *	10	\$9,000	
Parapets							
Masonry: Limestone	65% Now Joint Mortar Miss/Erc Location: Througho Staining/Discoloring, Location: Througho Other Observation, Ex Location: Througho Explanation: Protect	out Extent : Moderate out xtent : N/A, Area A out	e, Area A <u>f</u> Iffected :	fected : 20%	5	\$21,100	
Metal Panel	5% Other Observation, Ex Location : Equipmen Explanation : Locati	nt Screen On Main		**	5	\$5,000	
Metal Rail	25% Corrosion/Rusting, Ex Location : Througho	-	2041 Affected	**	5-10	\$116,400	
Weathering Steel	5% Other Observation, Ex Location : Equipment Explanation : Location	nt Screen Structur			1		

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

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

Asset #: 2038

Architecture	Current F	Repair	Futur	e Replacement	Ma	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Roof	10/		LIEE	* *	10	f2 200		
Cast in Place Concrete	1% Other Observation, E	Sytant : N/A Area A	LIFE		10	\$2,300		
	Location : Balconie		ујестеи .	10070				
	Explanation : Local							
IRMA/Protected	2%		2036	\$66,100	10	\$2,800		
Membrane	270		2030	φου,1ου	10	Ψ2,000		
Metal Panel	57%		2041	* *	10	\$143,800		
	Other Observation, E	xtent : N/A, Area A	Iffected :	100%				
	Location : Through	out						
	Explanation: Paint	ed Surfaces						
Modified Bitumen	35% Now	\$10,700	2036	\$534,300				
	Blisters, Extent : Ligh	00	5%					
	Location : Main Roo	of						
Skylight, Metal/Glass	5%		2056	* *	10	\$22,900		
Soffits								
Masonry: Limestone	100%	37/4	LIFE	**	5			
	Other Observation, E Location : Front En		Iffected:	100%				
	Explanation: Prote		llad					
Interior	Explanation : Prote	cuve Neuing Instat	iea					
Floors								
Carpet	5%		2032	\$421,600	3	\$47,000		
Cast in Place Concrete	5% 0-2	\$101,400	LIFE	* *	5	\$51,400		
	Cracking/Crumbling, Location : Penthou		, Area A <u>f</u>	fected : 5%				
Ceramic Tile	5%		2039	* *	5	\$23,500		
Cork Tile	2% Now	\$19,200	2046	* *	5	\$4,100		
	Broken/Missing Elem	ents, Extent : Mode	erate, Are	ea Affected : 5%				
	Location : Library							
	Worn/Erode, Extent :	Moderate, Area A <u>f</u>	fected : 2	20%				
	Location : Library							
Marble Panels	5%		LIFE	* *	5	\$35,200		
Terrazzo	30%	_	LIFE	* *	5	\$220,300		
	Cracking/Crumbling,		ea Affecte	ed : 1%				
	Location : 6th Floo	r						
Vinyl Tile	48%		2036	\$6,322,200	3	\$112,800		

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

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

Asset #: 2038

Architecture	Current l	Repair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Interior Walls	<b>7</b> 0 /				10	#110. <b>2</b> 00			
Cast in Place Concrete	5%	<b>#01.000</b>	LIFE	* *	10	\$119,300			
Concrete Masonry Unit	5% Now	\$91,000	LIFE		5	\$19,100			
	Cracking/Crumbling, Location: Electrica		, Area Aj	jeciea : 1%					
C D1		ii Koom	LIEE	* *	5 10	\$224.600			
Gypsum Board Marble Panels	20% 15% 0-2	\$769,000	LIFE LIFE	* *	5-10	\$324,600			
iviatole Fallels	Cracking/Crumbling,	·							
	Location: Entry Lo	-	и пусск	. 170					
	Joint Mortar Miss/En	-	. Area At	fected : 2%					
	Location : Entry Lo	-							
Plaster	20% Now	\$235,700	LIFE	* *	5	\$57,300			
1 laster	Cracking/Crumbling,	· ·		ed : 5%	3	Ψ57,500			
	Location : Basemer	-	55						
	Loose/Delam Surface	e, Extent : Moderat	e, Area A	ffected : 1%					
	Location : Locker I	Room							
	Water Penetration, E	xtent : Light, Area	Affected	: 2%					
	Location: Office 7.	14 And Locker Roo	m						
Plaster	15%		LIFE	* *	5-10	\$121,700			
SGFT/Glazed Masonry	5% Now	\$87,100	LIFE	* *					
	Cracking/Crumbling,								
	Location : Stairs In	•							
	Diagonal Cracks, Ex		ea Affeci	ted : 5%					
	Location : Chiller I								
	Loose/Delam Surface		e, Area A	ffected : 1%					
	Location : Electrica								
Wood	15% Now	\$102,300	LIFE	* *	5	\$572,800			
	Misaligned/Bulging,	-	a Affected	d : 1%					
	Location: 6th Floo		100 1	10/					
	Water Penetration, E Location: 6th Floo		Ајјестеа	: 1%					
Cailings	Location . Oth Pioo	r Courtroom							
Ceilings AcousTileSusp.Lay-In	20%		2041	* *	5	\$94,000			
Exposed Struc: Concrete			LIFE	* *	5-10	\$29,400			
Gypsum Board	5%		LIFE	* *	5-10	\$80,800			
71	Loose/Delam Surface	e, Extent : Light, Ar		ted : 1%		. ,			
	Location: Courtro	om 116							
Plaster	20%		LIFE	* *	5-10	\$161,500			
Plaster	50% Now	\$362,500	LIFE	* *	5	\$146,800			
	Loose/Delam Surface	· ·	e, Area A	lffected : 2%		-			
	Location: Rooms 6	-							
	Paint Peeling, Extent: Light, Area Affected: 2%								
	Location: Rooms 61, 714 And Library								
	Water Penetration, E		Affected	: 1%					
	Location: Room 71	14							

#### Site Enclosure

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

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

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

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

Asset #: 2038

Architecture		Current I	Repair	Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Site Enclosure										
Fence/Gates	100/			2046	* *					
Chain Link Iron Picket	10%	Now	\$121,000	2046 2056	**					
Holl I leket	Corrosion/Rusting, Extent: Moderate, Area Affected: 60% Location: Throughout									
	Deteriorated Finish, Extent : Moderate, Area Affected : 80% Location : Throughout									
	_	-	ent : Moderate, Are Of 89th Avenue And							
Site Pavements Public Sidewalk										
Cast in Place Concrete		Now Crumbling	\$51,000 Extent : Moderate	2041 . Area A	* * ffected : 5%					
		i : 88th Ave		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
		Hazard, Ext 1 : 88th Ave	ent : Severe, Area A nue	Affected .	: 5%					
Pavers/Stone	5%			2039	* *					
On-Site Walkways			4-4-4-4		de de					
Cast in Place Concrete	Broken/M	Now issing Elem i : Through	\$72,900 eents, Extent : Mod out	2041 erate, Ar	* * rea Affected : 5%					
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout									
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : Throughout									
		Hazard, Ext 1 : Through	ent : Moderate, Art out	ea Affect	sed : 5%					
Masonry: Granite	Cracking/	Now Crumbling, 1 : Through	\$197,500 Extent : Moderate out	LIFE , Area A	* * ffected : 5%					
		tar Miss/Er ı : Entry Sta	ode, Extent : Mode airs	erate, Are	ea Affected : 20%					
		d/Bulging, 1 : Front Pl	Extent : Moderate, aza	Area Afj	fected : 5%					
		Hazard, Ext 1 : Front Pl	ent : Moderate, Ar aza	ea Affect	ed : 2%					
Parking/Driveway										
Asphalt	Cracking/	Now Crumbling, 1 : Through	\$88,300 Extent : Moderate out	2039 c, Area A	* * ffected : 20%					
	Potholes,	_	ght, Area Affected :	2%						

Electrical	Current Repair			Futur	e Replacement	Ma		
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

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

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

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

Asset #: 2038

Electrical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System	% of Fail	Date Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component		ars)	FY	Estimated Cost	(Yrs)	Estimated Cost	litiority
Type	,	,			` ,		
Under 600 Volts							
Service Equipment	600/		2046	* *	-	<b>\$900</b>	
Fused Disc Sw	60%		2046		5	\$800	
		ion, Extent : N/A, Area A ctrical Room 2	Ајјестеа :	100%			
		ciricai Room 2 Two Main Service Disco	ann a at Cu	vitahan Batad At A (	000 1	oues Each One	
		Two Main Service Disco Disconnect Switch Rate					
Fused Disc Sw	40%	Sisconnect Switch Rates	2046	**	5	\$500	
r used Disc 5w		ion, Extent : N/A, Area		100%	3	\$500	
		ctrical Room 1	престей.	10070			
		Two Main Service Disco	onnact Su	vitches Rated At A (	000 Amn	aras And 1 200	
	Amperes	Two main service Disco	mneci sw	niches Raiea Ai 4,0	оо лтр	eres Ana 1,200	
Transformers	,						
Dry Type	100%		2041	* *	5	\$1,100	
	Other Observat	ion, Extent : N/A, Area	Affected :	100%			
	Location: Ch	iller Room, Elevator Ma	achinery I	Rooms			
		Two 750 Kilovolt Ampe t Amperes 480/277/208		olts Primary, 277/2	208 Volts	Secondary And	
Switchgear / Switchboard	SIN JU KIIOVOI	i 11111peres 700/2///200	rous				
Fused Disc Sw	100%		2046	* *	5	\$1,300	
Raceway	10070		2010			ψ1,500	
Conduit	50%		2036	\$231,700	1		
Conduit	50%		2046	**	1		
Panelboards	3070		2010		-		
Fused Disc Sw	5%		2044	* *	5	\$400	
Molded Case Bkrs	70%		2044	* *	5	\$5,700	
Molded Case Bkrs	25%		2035	\$121,500	5	\$2,000	
Wiring	2370		2033	Ψ121,200		Ψ2,000	
Thermoplastic	50%		2036	\$344,900	1		
Thermoplastic	50%		2046	**	1		
Motor Controllers							
Locally Mounted	70%		2041	* *	5	\$1,500	
Locally Mounted	10%		2049	* *	5	\$200	
Variable Frequency	20%		2049	* *	-	4-00	
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$9,100	
Stand-by Power							
Transfer Switches							
Automatic	100%		2041	* *	1	\$94,800	
Generators							
Diesel	100%		2039	* *	1	\$119,400	
		ion, Extent : N/A, Area	Affected :	100%			
		of Generator Enclosure					
	Explanation:	Generator Rated At 100	00 Kilowa	itts			
Batteries Lead/Acid	100%		2030	\$2,500	5	\$11,400	

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

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

Asset # : 2038

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
tand-by Power							
Fuel Storage	100/	•	4. 4.	_			
Day Tank	10%	2044	**	5			
	Other Observation, Extent: N/A, Area A	Iffected :	100%				
	Location: Roof Generator Enclosure Explanation: 275 Gallons Rated Capa	i4					
M. '. Tl-			* *				
Main Tank	90% Other Observation, Extent: N/A, Area A	2051		5			
	Location: Underground	ујестеи .	100/0				
	Explanation: 2,000 Gallons Rated Ca	nacity					
ighting	Explanation : 2,000 dations Ratea Ca	pacity					
Interior Lighting							
Fluorescent	40%	2036	\$1,903,200	10	\$113,100		
	T-8 Lamps And Fixtures, Extent: Light,	Area Aff					
	Location: Throughout The Building						
Fluorescent	10%	2036	\$475,800	10	\$28,300		
	Compact Fluorescent Light, Extent : Lig	ght, Area	Affected : 100%		,		
	Location: Corridors, Court Rooms, B	athrooms	5				
Incandescent	40%	2031	\$2,105,400	2	\$2,700		
	Other Observation, Extent: N/A, Area A				· ,· · ·		
	Location: Corridors, Lobbies, Court						
	Explanation: Decorative Fixtures / Ca	handeliei	rs				
LED	10%	2041	* *				
Egress Lighting							
Emergency, Service	45%	2036	\$86,700	1			
Emergency, Battery	5%	2031	\$26,200	10	\$3,700		
	Not in Service, Extent : Light, Area Affected : 100%						
	Location : Throughout The Building						
Exit, Battery	50%	2036	\$221,500	10	\$10,400		
Exterior Lighting							
HID	10%	2031	\$145,900	10	\$100		
LED	20%	2041	* *				
No Component	70%						
ightning Protection							
Arresters/Cabling	1000/	2051		_	<b>#1 100</b>		
Generic	100%	2051	* *	5	\$1,400		
larm							
Security System	1000/	2026	¢507 000	1	¢115 100		
Generic	100% Other Observation Extent: N/A Area	2036	\$587,000	1	\$115,100		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Interior Spaces And Outside Perimeter						
	Explanation: CCTV Surveillance Syst		ici				
Fire/Smoke Detection	Explanation . CC1 v Surveillance Syst	em					
Generic, Digital	100%	2036	\$806,600	1-3	\$195,700		
Generic, Digital	10070	2030	Ψ000,000	1.3	Ψ175,700		

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

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

Asset #: 2038

Mechanical	Current Repai	r Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source							
Fuel Oil No 2	100%	2056	* *	5	\$95,500		
	Other Observation, Extent	**	100%				
	Location: Sub-basement						
	Explanation: Two 10,00	O Gallon Tanks					
Conversion Equipment Steam Boiler	100%	2049	* *	1	\$305,200		
Steam Boner	Other Observation, Extent			1	\$303,200		
	Location : Sub-basement		100/0				
	Explanation: 2 Low Pres						
Distribution	Explanation : 2 Eow 176.	ssure steam Onus					
Hot Wtr Piping/Pump	5% 0-2	\$1,700 2052	* *	4	\$800		
1100 W 11 14 mg/1 wmp	Other Observation, Extent		ected : 100%	•	4000		
	Location : Throughout	. 55					
	Explanation : Control Va	lves Are Not Operatin	g				
Hot Wtr Piping/Pump	65%	2052	* *	4	\$14,800		
Steam Piping/Pump	30%	2056	* *		. ,		
Terminal Devices							
Air Handler	70%	2041	* *	1	\$133,400		
Convector/Radiator	30%	2041	* *	1	\$29,900		
Digital	100% Now \$ Malfunctioning, Extent: S Location: Basement	\$1,796,300 2035 evere, Area Affected :	\$8,981,300 100%				
Air Conditioning							
Energy Source Electricity	80%	2044	* *	1			
Steam/HW System	20%	2044	* *	1			
Conversion Equipment	2070	2040		1			
Absorption Chiller/Steam/HW	15%	2039	* *	1	\$50,000		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Basement Mechanical Room						
	Location : Dasement Med	chanical Room					
	Explanation: 1 Unit	chanical Room					
Centrifugal, Elec Chiller	Explanation: 1 Unit		* *	1	\$233,500		
Centrifugal, Elec Chiller	Explanation : 1 Unit 70%	2045		1	\$233,500		
Centrifugal, Elec Chiller	Explanation: 1 Unit	2045 t : Light, Area Affecte	d : 40%	1	\$233,500		
0 1	Explanation: 1 Unit 70% R-134a Refrigerant, Exten Location: 2 Units In Bas	2045 t : Light, Area Affecte sement Air Conditioni	d : 40% ng Room	1	\$233,500		
Centrifugal, Elec Chiller Split Unit	Explanation : 1 Unit 70% R-134a Refrigerant, Exten	2045 t : Light, Area Affecte sement Air Conditioni 2036	d: 40% ng Room \$371,300	1	\$233,500		
Split Unit	Explanation: 1 Unit 70%  R-134a Refrigerant, Exten Location: 2 Units In Bas 5%  R-134a Refrigerant, Exten	2045 t : Light, Area Affecte sement Air Conditioni 2036	d: 40% ng Room \$371,300	1	\$233,500		
0 /	Explanation: 1 Unit 70%  R-134a Refrigerant, Exten Location: 2 Units In Bas 5%  R-134a Refrigerant, Exten Location: Roof	2045 t : Light, Area Affecte sement Air Conditioni 2036	d: 40% ng Room \$371,300	1	\$233,500		
Split Unit  No Component	Explanation: 1 Unit 70%  R-134a Refrigerant, Exten Location: 2 Units In Bas 5%  R-134a Refrigerant, Exten Location: Roof	2045 t : Light, Area Affecte sement Air Conditioni 2036	d: 40% ng Room \$371,300	4	\$233,500 \$19,400		
Split Unit  No Component  Distribution	Explanation: 1 Unit 70%  R-134a Refrigerant, Exten Location: 2 Units In Bas 5%  R-134a Refrigerant, Exten Location: Roof 10%	2045 t : Light, Area Affected tement Air Conditioni 2036 t : Light, Area Affected	d: 40% ng Room \$371,300 d: 100%				

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

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

Asset # : 2038

echanical	Current Re	Current Repair Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	85%	2041	* *	1	\$162,000		
Fan Coil - 2 Pipe	5%	2036	\$429,300	1	\$5,000		
No Component	10%						
Heat Rejection							
Water Cooling Tower	85%	2037	* *	2	\$263,600		
No Component	15%						
ntilation							
Distribution	400/	LIDE	ماد ماد	2.5	<b>#100.000</b>		
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$108,800		
Ductwork/Diffusers	60%	LIFE	* *	2-5	\$163,300		
Exhaust Fans	000/	2041	* *		фо. <b>2</b> 00		
Interior	98%	2041		2	\$9,200		
Roof	2%	2036	\$12,100	2	\$200		
imbing							
H/C Water Piping	1000/	2046	* *	1			
Brass/Copper	100%	2046		1			
Water Heater With Tanks Gas Fired	100%	2031	¢17.200	2			
Gas Fired			\$17,300	2			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room						
	Explanation: One 75						
HW Heat Exchanger	Explanation . One /3	Gallon Chil					
Steam Fired	100%	2036	\$1.512.100	Δ	\$45,700		
Steam I fred	100% 2036 \$1,512,100 4 \$45,700 Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Basement		10070				
	Explanation: One 30						
Sanitary Piping	inprantation : one bo	· · · · · · · · · · · · · · · · · · ·					
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	/	En D		-			
Cast Iron	10% 0-2	\$2,200 LIFE	* *	1			
-		erate, Area Affected : 5%		-			
	Location : Basement	50					
Cast Iron	90%	LIFE	* *	1			
Sump Pump(s)	J U / U	Lii L					
Non-Submersible	100%	2041	* *	4	\$6,500		
Sewage Ejector(s)	10070	2011		•	ΨΟ,ΣΟΟ		
Electric	100%	2031	\$163,700	4	\$18,400		
Backflow Preventer	20070	2031	\$105,700	•	\$10,100		
Generic	100%	2036	\$139,700	1	\$18,900		
Fixtures	20070	2030	<i>\$155,100</i>		\$10,700		
Generic	100%						
Booster Pump w/Tank	100.0						
Generic	100%	2044	* *	1	\$16,500		
<u> </u>		tent : N/A, Area Affected :	100%	-	\$10,000		
	Location : Basement	,					

#### Vertical Transport

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

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

Asset #: 2038

Mechanical	Current Repair	Future Replace	ement Ma	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimate FY	ed Cost   Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent: N/A, A	rea Affected : 100%			
	Location: 4 Units From Sub-bas	ement To 7th Floor, 6 L	nits From 1st To 7	th Floor	
	Explanation: 10 New Units.	ement to that toot, o c	1 . o 15t 10 /	1 1001	
E. C .	Explanation . 10 New Ontis.				
Fire Suppression					
Standpipe					
Generic	100%	2046	* * 1-5	\$155,400	
Sprinkler					
Generic	100%	2056	* * 1-2	\$86,300	
Fire Pump					
Generic	100%	2039	** 1	\$57,600	

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

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

#### Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : STATEN ISLAND BOROUGH HALL

Address : 10 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : 312-501
Program / Asset # : DGS0031.000 / 2041 Yr Built/Renovated : 1904 / 2014

Area Sq Ft : 76,300 Project Type : REAL PROPERTY

Date of Survey : 21-Jan-2022 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3,4

Block : 7 Lot : 12 BIN : 5000064

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,435,600	\$174,700
Interior Architecture	\$822,500	\$1,195,400
Electrical	\$61,900	\$908,100
Mechanical	\$631,400	
Site Enclosure	\$377,000	
Site Pavements	\$1,769,300	
Total	\$5,097,800	\$2,278,200
Importance Code A	\$1,583,200	\$174,700
Importance Code B	\$1,581,100	\$2,103,500
Importance Code C	\$1,933,500	
Total	\$5,097,800	\$2,278,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$23,300	\$38,400		
Interior Architecture	\$27,500		\$9,300	\$4,600
Electrical	\$19,000	\$67,000	\$12,400	\$13,900
Mechanical	\$5,200	\$42,700	\$18,700	\$12,300
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$89,400	\$162,500	\$54,800	\$45,200
Importance Code A	\$23,300	\$46,100	\$7,600	\$7,600
Importance Code B	\$66,000	\$116,400	\$47,200	\$37,700
Importance Code C				
Total	\$89,400	\$162,500	\$54,800	\$45,200



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

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

Asset #: 2041

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
exterior									
Exterior Walls Masonry: Brick	Cracking/0	Now Crumbling, : Through	\$585,300 Extent : Moderate	LIFE , Area Aj	* * ffected : 5%	5	\$64,000		
	Joint Mort	_	ode, Extent : Mode	erate, Are	ea Affected : 5%				
Masonry: Granite	Joint Mort	Now ar Miss/Er : Through	\$23,300 rode, Extent : Light out	LIFE , Area A <u>f</u>	* * Gected : 5%	5	\$4,000		
Masonry: Limestone	Joint Mort	Now ar Miss/Er : Through	\$223,900 code, Extent : Light out	LIFE , Area Af	* * fected : 5%	5	\$25,600		
Metal Panel	3%			2043	* *	5-10	\$22,000		
Windows							. , , , , , ,		
Wood			\$286,000 ct, Extent : Severe, out	2041 Area Aff	* * Sected : 25%	5	\$110,600		
		etration, E. : Through	xtent : Moderate, A out	lrea Affe	cted : 10%				
Parapets	0.70/					_	<b>**</b>		
Masonry: Limestone	95%			LIFE	* *	5	\$200		
Metal Rail Roof	5%			2038		5-10	\$100		
Metal Panel	5%			2038	* *	10	\$5,000		
Modified Bitumen	5%			2038	* *	10	\$2,700		
Single Ply Membrane	45%			2038	* *	10	\$24,600		
Skylight, Metal/Glass	5%	Now	\$340,500	2043	* *				
<b>3 C</b> 3	Location	: 4th Floo							
		etration, E. : 4th Floo	xtent : Severe, Ared r	a Affected	d : 50%				
Slate		etration, E. : Through	xtent : Moderate, A out	LIFE Irea Affe	* * cted : 5%				
nterior Floors									
Carpet	15%			2032	\$364,100	3	\$27,800		
Cast in Place Concrete	10%			LIFE	* *	5	\$27,100		
Ceramic Tile		Now ssing Elem : Through	\$77,400 nents, Extent : Light out	2042 t, Area A	* * ffected : 15%	5	\$3,100		
Marble Panels	15%			LIFE	* *	5	\$13,900		
Terrazzo	_	0-2 Crumbling, : Corridon	\$320,800 Extent : Moderate	LIFE , Area Aj	* * ffected : 20%	5	\$24,200		
	Location	· ( Orrigo	2.5						

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

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

Asset #: 2041

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls						_		
Gypsum Board	13%			LIFE	* *	5	\$8,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	20%	N	¢00.700	LIFE	* *	5	¢2 200	
Plaster	Location Paint Peeli Location	: Tower, R ng, Extent : Tower	\$88,700 Extent : Moderate oom 218, Basemen : Moderate, Area 2	t Affected	fected : 25%	5	\$3,300	
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Tower							
D14		. 10wer		LIEE	* *	-	¢14.000	
Plaster Wood	45% 2%			LIFE LIFE	* *	5 5	\$14,800 \$8,800	
Ceilings	2%0			LIFE		3	\$8,800	
AcousTile,Adhered		-	\$220,900 Extent : Severe, A.	2053 rea Affec	* * ted : 100%	5	\$3,100	
AcousTileSusp.Lay-In	20%	0-2	\$22,800	2046	* *	5	\$12,400	
1 3		_	amage, Extent : Lig		Affected : 10%		, ,	
Plaster	10% Loose/Dela Location	-	\$52,200 c, Extent : Severe, A Skylights	LIFE Irea Affe	* * cted : 25%	5	\$7,700	
Plaster	50%			LIFE	* *	5	\$38,600	
Plaster	Cracking/C Location Paint Peeli	: Tower Ai ng, Extent	\$62,600 Extent: Severe, And Throughout : Moderate, Area and Throughout			5	\$11,600	
ite Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Free Standing Walls Concrete Masonry Unit	Location	: Through ur Miss/Er	ode, Extent : Sever	-				
Retaining Walls		<u> </u>						
Concrete Masonry Unit	Location	sing Elem : Through	\$241,300 ents, Extent : Mode out Extent : Moderate					

Site Pavements

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

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

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 2-4	\$60,200	2038	* *			
	Cracking/Crumbling, I	Extent : Light, Are	a Affecte	ed : 10%			
	Location: Front Wali	k					
On-Site Walkways							
Cast in Place Concrete	50% 2-4	\$190,400	2046	* *			
	Cracking/Crumbling, H	Extent : Moderate	, Area Af	fected : 50%			
	Location : Throughor	ut					
	Tripping Hazard, Exter	ıt : Moderate. Are	ea Affecte	ed : 5%			
	Location : Side Yard	,	55				
Pavers/Stone	50% Now	\$1,518,600	2048	* *			
	Broken/Missing Elemen	nts, Extent : Mode	erate, Are	ea Affected : 50%			
	Location : Throughor						
	Diagonal Cracks, Exte						
	Location : Throughor						
	Joint Mortar Miss/Eroo						
	Location : Throughor						
Parking/Driveway							
Asphalt	100%		2042	* *			

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2043	* *	5	\$400		
	Other Observation, Extent : I	Light, Area Affected	: 100%				
	Location: Basement						
	Explanation: Two 4,000 Ar	npere Circuit Break	ers				
Switchgear / Switchboard							
Fused Disc Sw	100%	2043	* *	5	\$300		
Raceway							
Conduit	100%	2033	\$148,700	1			
Panelboards							
Fused Disc Sw	5%	2032	\$8,900	5	\$100		
Molded Case Bkrs	95%	2032	\$168,300	5	\$1,900		
Wiring							
Thermoplastic	100%	2043	* *	1			
Motor Controllers							
Locally Mounted	100%	2031	\$52,000	5	\$500		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,100		
Stand-by Power					•		
Transfer Switches							
Automatic	100%	2038	* *	1	\$23,500		

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

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

Asset #: 2041

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators					***	
Diesel	100%	2036	\$89,400	1	\$29,600	
	Other Observation, Extent : Light, Area Location : Generator Room	i Affected	: 100%			
	Explanation: One 450 Kilowatts					
Batteries	Explanation . One 450 Kilowalis					
Lead/Acid	100%	2027	\$2,700	5	\$2,800	
Fuel Storage	10070		<i>\$</i> =, <i>1</i>		<u> </u>	
Day Tank	50%	2041	* *	5		
•	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Generator Room					
	Explanation: One 23 Gallons					
Main Tank	50%	2048	* *	5		
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement					
	Explanation: 10,000 Gallons					
Lighting						
Interior Lighting	-0.4		<b>4-2-2</b>	4.0	42.500	
Fluorescent	5%	2033	\$72,200	10	\$3,500	
	T-8 Lamps And Fixtures, Extent: Light, Location: Throughout	, Area Ajj	естеа : 100%			
Fluorescent	10%	2038	* *	10	\$7,000	
	Compact Fluorescent Light, Extent : Li Location : Throughout The Building	ght, Area	Affected : 100%			
Incandescent	5%	2028	\$61,900	2	\$100	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: 1st Floor Borough Preside	nt Area				
	Explanation: Chandeliers					
LED	80%	2041	* *			
Egress Lighting						
Emergency, Service	55%	2033	\$28,700	1		
Emergency, Battery	5%	2033	\$7,100	10	\$900	
Exit, LED	35%	2048	* *	1		
Exit, Service	5%	2028	\$1,800	1		
Exterior Lighting	100/	2025	<b></b>	_		
Incandescent	10%	2028	\$45,400 * *	2		
LED	10%	2043	* *			
No Component	80%					
Lightning Protection						
Arresters/Cabling Generic	100%	2036	\$26,100	5	\$600	
Alarm	10070	2030	Ψ20,100	<u> </u>	φ000	

Alarm

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

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

Asset #: 2041

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2033	\$159,000	1	\$28,500	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location : Throughout The Buildin	ng				
	Explanation : Cameras Security S	'ystem				
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$218,400	1-3	\$48,400	

Mechanical		Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment Steam Boiler	Broken, Ex	Now ctent : Seve : Basemen	\$147,600 re, Area Affected :	2038 20%	* *	1	\$68,000	
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Basemen	nt					
	Explanat	ion : 2 Uni	its					
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$119,100	2043	* *	4	\$3,800	
1 iping 1 inp		eriorating, : Basemen	Extent : Severe, Ar	ea Affecte	ed : 5%			
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	\$24,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment Window/Wall Unit No Component	80% 20%			2028	\$256,600	1		
Ventilation								
Distribution Ductwork/Diffusers			t : Severe, Area Aff nt, 1st Floor, 2nd Fl		**	2-5	\$42,500	
Plumbing								
H/C Water Piping Galvanized Steel		0-2 Extent : M : Basemen	\$108,100 Toderate, Area Affec	2038 cted : 10%	* *	1		

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

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

Asset #: 2041

Mechanical	Current Repair		Futu	e Replacement	M				
System Component Type		Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing									
Water Heater With Tanks									
Gas Fired	100%		2028	\$19,000	2				
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
	On Extended I Location : Th	life, Extent : Light, Area . hroughout	Affected :	50%					
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
	On Extended L Location : Th	life, Extent : Light, Area . hroughout	Affected :	50%					
Backflow Preventer									
Generic	100%		2038	* *	1	\$4,700			
	Other Observa Location : G	ition, Extent : Light, Area round Floor	Affected	: 100%					
	Explanation	: Located On Ground Flo	oor						
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%								
		vo Unit. Basement To 4th	Floor Ai	nd Basement To Gr	ound				
	Explanation	: Two Units							
Fire Suppression Standpipe									
Generic	100%		2043	* *	1-5	\$38,500			
Sprinkler									
No Component	70%								
Generic	30%		2043	* *	1-2	\$6,400			

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

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

#### Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : STATEN ISLAND CIVIL COURT

Address : 927 CASTLETON AVENUE @BEMENT AVE.

Borough : STATEN ISLAND Agency's Number : 310-503
Program / Asset # : DGS0038.000 / 4166 Yr Built/Renovated : 1927 / 1997

Area Sq Ft : 18,000 Project Type : REAL PROPERTY

Date of Survey : 22-May-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

**Total** 

Block : 159 Lot : 65 BIN : 5004530

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$256,300	
Interior Architecture		\$422,900
Mechanical		\$870,800
Total	\$256,300	\$1,293,700
Importance Code A	\$256,300	
Importance Code B		\$1,293,700
Total	\$256.300	\$1,293,700

FY 2027	FY 2028	FY 2029	FY 2030
\$30,900		\$1,800	
\$141,000		\$2,300	\$5,300
\$700	\$700	\$900	\$700
\$6,600	\$2,600	\$3,200	\$2,400
\$6,300			
\$18,100			
\$203,600	\$3,200	\$8,200	\$8,400
\$32,700	\$1,800	\$3,600	\$1,800
\$105,900	\$1,500	\$3,600	\$6,600
\$65,100		\$1,000	
	\$30,900 \$141,000 \$700 \$6,600 \$6,300 \$18,100 <b>\$203,600</b> \$32,700 \$105,900	\$30,900 \$141,000 \$700 \$6,600 \$6,600 \$18,100 \$203,600 \$32,700 \$11,800 \$105,900 \$1,500	\$30,900 \$1,800 \$141,000 \$2,300 \$700 \$700 \$900 \$6,600 \$2,600 \$3,200 \$6,300 \$18,100 \$203,600 \$3,200 \$8,200 \$32,700 \$1,800 \$3,600 \$105,900 \$1,500 \$3,600

\$3,200

\$8,200

\$8,400



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

\$203,600

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

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

Asset #: 4166

rchitecture	Current	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	000/ 37	Φ1.66. <b>5</b> 00	TIPE	عام عام	-	<b>#20.00</b>	
Masonry: Brick	80% Now Broken/Missing Elen Location: North Fo	acade Basement Le	vel		5	\$39,900	
	Cracking/Crumbling Location : Through	_	a Affected	: 5%			
Masonry: Limestone	15% Now Broken/Missing Elen Location: East Fac Joint Mortar Miss/En Location: Through Staining/Discoloring Location: Limeston	cade Cornice rode, Extent : Light, out , Extent : Light, Are	Area Affe	cted : 5%	5	\$5,600	
Wood	5% Now Deteriorated Finish, Location: Courtro Paint Peeling, Exten Location: Courtro	om Paneled Windov t : Moderate, Area A	v Surround Affected : 2	ds 20%	5	\$6,200	
Windows							
Aluminum	80%		2044	* *	5	\$3,600	
Aluminum	20% 0-2 Corrosion/Rusting, E Location : Through		2044 rea Affect	* * ed : 5%	5	\$500	
Roof							
Asphalt Shingle	100% Now Water Penetration, E Location : Courtro		2039 rea Affecto	* * ed : 5%			
Soffits							
Stucco Cement	100%		2041	* *	5		

Interior

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

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

Asset #: 4166

System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	D :
				FY		(Yrs)	Estimated Cost	Priority
nterior				•				•
Floors								
Carpet	25%	0-2	\$6,000	2032	\$120,900	3	\$10,100	
Į	Worn/Eroa	le, Extent :	Moderate, Area Af	fected : I	10%			
	Location	: Basemen	nt					
Cast in Place Concrete	5%			LIFE	* *	5	\$5,900	
Ceramic Tile	5%			2039	* *	5	\$1,300	
Panel/Paver: Cer/Brk	2%			2044	* *	5	\$1,200	
Marble Panels	2%	Now	\$2,400	LIFE	* *	5	\$400	
(	Cracking/Crumbling, Extent: Moderate, Area Affected: 2%							
	Location	: Main Ex	terior Stairs					
Terrazzo	5%	2-4	\$6,400	LIFE	* *	5	\$1,100	
			Extent : Light, Are		ed : 10%		¥-,- v	
	Location	_	<i>3</i> ,	55				
Vinyl Tile		Now	\$42,300	2036	\$422,900	3	\$5,700	
			ents, Extent : Mode			3	Ψ3,700	
_		-	it And East Courtro		ea Hyeetea . 270			
(			Extent : Moderate		Sected · 10%			
	_	: Through		, 11, 00, 11,	<i>jecica</i> . 1070			
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$2,000	
Masonry: Brick	5%			LIFE	* *	10	\$600	
Plaster	70%	Now	\$14,000	LIFE	* *	5	\$8,500	
			Extent : Moderate,		ected : 2%	J	ψο,200	
			uir And Rear Entrai					
ī			xtent : Moderate, A					
			iir And Rear Entrai					
Wood	20%			LIFE	* *	5	\$64,800	
Ceilings	2070			LIIL			\$04,800	
Exposed Struc: Concrete	20%			LIFE	* *	5-10	\$6,700	
Plaster	60%			LIFE	* *	5-10	\$27,800	
Plaster	20%	Now	\$10,400	LIFE	* *	5	\$3,400	
			, Extent : Light, Ar		ed · 5%	3	\$3,400	
1		U	r Courtrooms	eu mjeei	ea . 570			
1			xtent : Light, Area 1	Affected	. 5%			
,			r Courtrooms	-,,,	. 5,0			
Site Enclosure	Location	. 15,1 ,00	202111001115					
Fence/Gates								
Iron Picket	100%			2056	* *			

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

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

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

Asset #: 4166

Architecture		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete		Now	\$3,000	2056	* *			
			Extent : Moderate					
			g Wall Located At I					
Masonry: Fieldstone	_	Now	\$3,300	2046	* *			
			ode, Extent : Sever	e, Area 1	Affected : 80%			
			try Cheek Walls					
			Extent : N/A, Area A	ffected :	100%			
			try Cheek Walls					
a: =	Explanat	ion : This I	ls Actually Limesto	ne				
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2041	* *			
	10070			2041				
On-Site Walkways  Cast in Place Concrete	40%			2041	* *			
Pavers/Stone	50%			2039	* *			
Pavers/Stone	10%	Now	\$2,900	2039	* *			
Tavers/Stone			ode, Extent : Mode		ea Affected : 60%			
		: Front En						
			xtent : N/A, Area A	ffected :	100%			
		: Front En		33				
	Explanat	ion : This	Is Actually Limesto	ne				
Parking/Driveway			-					
Cast in Place Concrete	100%	Now	\$15,200	2041	* *			
		Crumbling, : Rear Yar	Extent : Moderate d	, Area A	ffected : 15%			
	_		derate, Area Affeci ear Of Lot	ted : 5%				

lectrical	Current Repair	Future F	Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$100	
	Other Observation, Extent: N/A, Are	a Affected : 10	0%			
	Location : Electrical Room					
	Explanation: Main Disconnect Swi	itch Rated At 6	00 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2046	* *	5	\$500	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Molded Case Bkrs	100%	2044	* *	5	\$500	
Wiring						
Thermoplastic	100%	2046	* *	1		

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

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

Asset #: 4166

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Incandescent	10%	2031	\$30,700	2			
	Other Observation, Extent: N/A, Area	100%					
	Location: Court Rooms						
	Explanation: Location Noted						
LED	90%	2044	* *				
Egress Lighting							
Emergency, Battery	50%	2036	\$15,300	10	\$2,200		
Exit, Battery	50%	2036	\$12,900	10	\$600		
Exterior Lighting							
HID	30%	2031	\$25,600	10			
No Component	70%						
Alarm							
Security System							
Generic	100%	2036	\$34,300	1	\$6,700		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location: Throughout The Building	•					
	Explanation: CCTV Surveillance Sy	stem					

Mechanical	Current Repa	nir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Steam Boiler	100%	2041	* *	1	\$17,800	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	30%	2044	* *	4	\$400	
Steam Piping/Pump	70%	2036	\$102,400			
Terminal Devices						
Convector/Radiator	100%	2041	* *	1	\$5,800	
Controls						
Electrical	100%	2031	\$101,500			
Air Conditioning						
Energy Source						
Electricity	100%	2052	* *	1		
Conversion Equipment						
Split Unit	100%	2036	\$433,700			
Ventilation						
Distribution						
Ductwork/Diffusers	60%	LIFE	* *	2-5	\$9,500	
No Component	40%					

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

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

Asset #: 4166

<b>Mechanical</b>	Current	Repair F	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)		ear Y	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
entilation							
Exhaust Fans							
Interior	60%	20	36	\$48,600	2	\$300	
No Component	40%						
umbing							
H/C Water Piping							
Galvanized Steel	100%	20	)34	\$233,200	1		
Water Heater With Tanks							
Gas Fired	100%	20	35	\$34,700	2		
	Other Observation, I	Extent : N/A, Area Affect	ted : 1	100%			
	Location : Boiler F	Room					
	Explanation: One	Hybrid 80 Gallon Unit					
Sanitary Piping							
Cast Iron	100%	LI	FE	* *	1		
Storm Drain Piping							
Cast Iron	100%	LI	FE	* *	1		
Sump Pump(s)							
Submersible	100%	20	27	\$600	4	\$600	
Fixtures							
Generic	100%						

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : STATEN ISLAND COURTHOUSE

Address : 26 CENTRAL AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCAS011.000 / 14812 Yr Built/Renovated : 2015 /

Area Sq Ft : 199,862 Project Type : REAL PROPERTY

Date of Survey : 19-May-2025 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,5,Ph

Block : 6 Lot : 21 BIN : 5151735

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$557,800	\$760,300
Interior Architecture	\$713,400	\$545,700
Electrical		\$174,100
Mechanical	\$1,214,400	\$6,442,700
Total	\$2,485,600	\$7,922,800
Importance Code A	\$557,800	\$760,300
Importance Code B	\$1,468,000	\$6,941,800
Importance Code C	\$459,700	\$220,700
Total	\$2,485,600	\$7,922,800

Total	\$417,000	\$144,200	\$327,700	\$155,400
Importance Code C	\$115,500			\$6,100
Importance Code B	\$236,000	\$134,800	\$275,000	\$139,900
Importance Code A	\$65,400	\$9,400	\$52,700	\$9,400
Total	\$417,000	\$144,200	\$327,700	\$155,400
Elevators/Escalators	\$47,500	\$47,500	\$47,500	\$47,500
Site Pavements	\$17,500			
Mechanical	\$105,700	\$64,200	\$117,100	\$59,200
Electrical	\$41,700	\$32,600	\$37,400	\$35,000
Interior Architecture	\$149,600		\$83,400	\$13,600
Exterior Architecture	\$55,100		\$42,400	
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 14812

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Copper/Terne	25%			2071	* *	10	\$161,700	
Metal/Glass Curt Wall	5%		\$118,000	LIFE	* *	5	\$25,900	
			xtent : Moderate, A					
	Location	n : 1st Floo	r Jury Section And	5th Floo	r By Elevators			
Metal/Glass Curt Wall	33%	ı		LIFE	* *	5	\$341,500	
Metal Panel	5%			2056	* *	5-10	\$94,900	
Metal Coiling Doors	2%			2049	* *	5	\$17,200	
Pre-Cast Concrete	30%			LIFE	* *	5	\$538,200	
Windows								
Aluminum	100%	1		2052	* *	5	\$38,500	
Parapets								
Metal Panel	45%			2056	* *	5	\$24,800	
Metal Rail	15%			2049	* *	5-10	\$38,600	
Pre-Cast Concrete	40%			LIFE	* *	5	\$71,700	
Roof								
Green, Roof Inaccessible	50%	)		LIFE	* *			
IRMA/Protected	15%			2041	* *	10	\$16,300	
Membrane								
Metal Panel	5%			2049	* *	10	\$10,000	
Single Ply Membrane	30%			2041	* *	10	\$32,600	
Soffits								
Metal Panel	98%			2056	* *	5-10	\$87,900	
Stucco Cement	2%			2049	* *	5	\$700	
			Extent : N/A, Area A	Iffected :	100%			
	Location	n : Main En	try					
	Explana	tion : Cano	ру					
Interior								
Floors								
Carpet	20%			2035	\$1,073,600	3	\$89,700	
Cast in Place Concrete	10%			LIFE	* *	5	\$130,900	
Ceramic Tile	5%			2045	* *	5	\$15,000	
Terrazzo	50%			LIFE	* *	5	\$233,700	
Vinyl Tile	10%			2041	* *	3	\$11,200	
Wood	5%	ı		2064	* *	5	\$28,000	
Interior Walls								
Ceramic Tile	2%			2045	* *	5	\$12,300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$49,000	
Fabric on Framing	1%			2037	* *	5	\$3,100	
Glass: Single Pane	5%			LIFE	* *	5	\$46,000	
Gypsum Board	60%			LIFE	* *	5-10	\$625,200	
Metal Panel	20%			LIFE	* *	10	\$55,200	
Wood	2%			LIFE	* *	5	\$98,100	

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

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

Asset #: 14812

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2049	* *	5	\$71,400	
AcousTileSusp.Lay-In	50%			2049	* *	5	\$142,700	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$35,700	
Gypsum Board	20%	Now	\$20,300	LIFE	* *	5	\$71,400	
(	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 2%			
	Location	: 1st Floor	Jury Section And	5th Floo	r By Elevators			
J	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 2%			
			Jury Section And					
Site Enclosure			<u>-</u>					
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$17,500	2049	* *			
	Cracking/	Crumbling,	Extent : Moderate		fected : 2%			
	_	_	Of Ramp Area Adja					
Parking/Driveway					<u> </u>			
Asphalt	100%			2045	* *			

lectrical	Current Repair	Future Rep	lacement	Maintenance			
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2056	* *	5	\$900		
	Other Observation, Extent:	N/A, Area Affected : 100%					
	Location : Electrical Room	n					
	Explanation : Two 5,000 A Fire Pump	mpere Main Switches And	One 600 Am	pere Mai	in Switch For The		
Switchgear / Switchboard							
Fused Disc Sw	100%	2056	* *	5	\$900		
Raceway							
Conduit	100%	2056	* *	1			
Panelboards							
Fused Disc Sw	40%	2052	* *	5	\$1,800		
Molded Case Bkrs	60%	2052	* *	5	\$3,200		
Wiring							
Thermoplastic	100%	2056	* *	1			
Motor Controllers							
Locally Mounted	80%	2049	* *	5	\$1,100		
Variable Frequency	20%	2049	* *				
Drive							

#### Ground

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

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

Asset #: 14812

Electrical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground Grounding Devices Generic	100% Other Observation, Extent : N/A, Ard Location : Main Switchboard Roon Explanation : Location Noted			5	\$5,900		
Stand-by Power							
Transfer Switches					***		
Automatic	100%	2049	* *	1	\$61,500		
Generators Diesel	100% Other Observation, Extent: N/A, Arc Location: Outdoor Enclosure In L Explanation: 120 Volts 3 Phase 1,	oading Dock Are	a	1	\$77,400		
Batteries	Explanation . 120 rotts 51 hase 1,	230 Kilovoli-ump	ere, 1000 Kiic	wans			
Lead/Acid	100%	2030	\$2,500	5	\$7,400		
Fuel Storage Day Tank	100% Other Observation, Extent: N/A, Arc Location: Adjacent To Generator. With Boilers Reported Under Mech Explanation: 500 Gallons	2052 ea Affected : 1009 Note That One 8,	**	5			
Lighting							
Interior Lighting Fluorescent	20% T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Buildin		** : 100%	10	\$36,700		
Fluorescent	75%	2041	* *	10	\$137,500		
1.00.00000	Compact Fluorescent Light, Extent : Location : Lobbies, Corridors, Bat	Light, Area Affec		10	ψ127,000		
LED	5%	2041	* *				
Egress Lighting							
Emergency, Service	50%	2041	* *	1			
Exit, Battery	50%	2041	* *	10	\$6,700		
Exterior Lighting	2007	2011					
LED	30%	2041	* *				
No Component	70%						
Lightning Protection							
Arresters/Cabling Generic	100%	2064	* *	5	\$1,100		
Alarm	10070	200 <del>1</del>		J	\$1,100		
Security System							
Generic	100% Other Observation, Extent: N/A, Art Location: Interior And Exterior Sp Explanation: CCTV Surveillance S	paces	**	1	\$74,600		
Fire/Smoke Detection	Exprandición . CC17 Sui rentance l	.,					

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

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

Asset #: 14812

Mechanical	Current R	lepair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
Electricity Interruptible Gas/Dual Fuel	5% 95%		2056 2056	* *	1		
T del	Other Observation, E. Location: Receiving Explanation: One T	g Room - Oil Tank	Room	100%			
Conversion Equipment							
Hot Water Boiler	95% Other Observation, E. Location : Boiler Ro Explanation : 3 Uni	oom Ll57	2049  ffected :	**	1	\$93,900	
Radiant Heater	5% Other Observation, E. Location: Boiler Ro	oom, Main Electric	al Room,	Receiving Room	2	\$4,600	
	Explanation: Make	-up Air Unit, Elect	ric Unit I	Heaters			
Distribution Hot Wtr Piping/Pump	100%		2052	* *	4	\$14,800	
Terminal Devices	200/		20.40	* *	1	#1 <b>2</b> 000	
Convector/Radiator Unit Heater - Hot Water	20% 5%		2049 2041	* *	1	\$12,900	
No Component	75% Other Observation, E. Location: Througho			0%			
	Explanation : Repor		iditioning	7			
Controls	*						
Digital	100% Now Broken, Extent : Seven Location : Various I	**	2031 30%	\$5,824,200			
ir Conditioning							
Energy Source Electricity	100%		2052	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	85% R-134a Refrigerant, E	Extent : Light, Area	2045 Affected	**	1	\$183,800	
	Location : Chiller R	oom Ll49					
Split Unit	5% R-410a Refrigerant, E	Extent : Light, Area	2041 Affected	**			
	Location: Elevator	Machine Room, M	laintenan	ce Rooms, Offices			
Water Cooled interior Pkg Unit	10%		2034	\$364,100	2		
-	R-410a Refrigerant, E Location : Telecom I Room	-			trol Roon	ı, Electrical	

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

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

Asset #: 14812

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100% Now  Leak Evident, Ext  Location : Chill	ent : Light, Area Affec	2056 ted : 5%	* *	4	\$9,900	
Terminal Devices	Location . Chill	er Koom Li49					
Air Handler/Cool/Ht	100%		2041	* *	1	\$123,600	
Heat Rejection Water Cooling Tower	Location : Lowe Other Observation Location : Lowe	ight, Area Affected : 5 r Roof n, Extent : N/A, Area A r Roof		**	2	\$160,900	
Ventilation	Explanation: 2	Onus					
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$176,500	
Exhaust Fans						<u> </u>	
Interior	70%		2041	* *	2	\$4,300	
Roof	30%		2041	* *	2	\$1,800	
Plumbing H/C Water Piping Brass/Copper	100%		2056	* *	1		
Water Heater With Tanks	50/		2021	<b>#10.000</b>			
Electric	Location: Penth	n, Extent : N/A, Area A nouse ne Unit, 6kwt 10 Gall		\$10,800 100%	4		
Gas Fired	95% Other Observation Location : Boile	n, Extent : N/A, Area A	2034 Iffected :		2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s) Electric		\$5,300 ight, Area Affected : I anical Room Ll37	2036 00%	\$106,200	4	\$8,000	
Backflow Preventer Generic	100%		2041	* *	1	\$12,200	
Fixtures Generic	100%					. , , , , , , , , , , , , , , , , , , ,	

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

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

Asset #: 14812

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Booster Pump w/Tank						
Generic	100% Now	\$1,800 2036	\$36,700	1	\$14,900	
	Corroded, Extent : Modera	te, Area Affected : 5%				
	Location: Pump Room					
	Leak Evident, Extent : Mod	erate, Area Affected : 1	0%			
	Location: Water Service	Room Ll56				
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: N/A, Area Affected : 1	00%			
	Location: 1 Unit From Ba Unit From Basement To 4 Explanation: 6 Units		Units From Base	ement To	5th Floor, 1	
Fire Suppression						
Standpipe						
Generic	100%	2056	* *	1-5	\$100,800	
Sprinkler						
Generic	100%	2056	* *	1-2	\$56,000	
Fire Pump						
Generic	100%	2045	* *	1	\$37,300	

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

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

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : STATEN ISLAND CRIMINAL COURT

Address : 67 TARGEE STREET BTWN: PURROY ST. - FREAN ST.

Borough : STATEN ISLAND Agency's Number : 310-504
Program / Asset # : DGS0039.000 / 4165 Yr Built/Renovated : 1930 / 2011

Area Sq Ft : 21,500 Project Type : REAL PROPERTY

Date of Survey : 24-Jan-2024 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 542 Lot : 9 BIN : 5014078

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$801,900	
Interior Architecture	\$394,600	\$450,700
Electrical	\$298,700	\$290,200
Mechanical		\$728,900
Total	\$1,495,300	\$1,469,800
Importance Code A	\$801,900	\$99,000
Importance Code B	\$563,300	\$1,370,900
Importance Code C	\$130,000	
Total	\$1,495,300	\$1,469,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$53,000	_		\$14,900
Interior Architecture	\$64,600	\$5,000		\$3,800
Electrical	\$800	\$800	\$1,100	\$101,400
Mechanical	\$3,900	\$2,800	\$3,600	\$52,400
Site Enclosure	\$1,200			
Site Pavements	\$19,200			
Total	\$142,700	\$8,700	\$4,700	\$172,500
Importance Code A	\$55,100	\$2,100	\$2,100	\$17,300
Importance Code B	\$48,800	\$5,500	\$2,600	\$155,200
Importance Code C	\$38,800	\$1,000		
Total	\$142,700	\$8,700	\$4,700	\$172,500



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

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

Asset #: 4165

rchitecture	Current Repair	Future Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	000/ 31 0075	000 1100 **	_	<b>#</b> 44.000	
Masonry: Brick	90% Now \$375 Cracking/Crumbling, Extent : Mo		5	\$44,900	
		outh Facade, East Facade And Wo	est Facad	'e	
	Efflorescence, Extent : Moderate,	<i>'</i>			
	Location : East Facade At Entr				
	Misaligned/Bulging, Extent : Mod				
		ntels At Southeast And West Sides	ĭ		
	Other Observation, Extent: N/A,	Area Affected : 100%			
	Location : Building Explanation : Building Is Not C	ceuniad			
Masonry: Limestone		,800 LIFE **	5	\$3,700	
Wasoniy. Emicsione	Joint Mortar Miss/Erode, Extent	•	3	\$5,700	
	Location : Main Entrance	, 33			
	Staining/Discoloring, Extent : Me	oderate, Area Affected : 15%			
	Location: Main Entrance				
Windows	1000/ 37	700 2051 **	-	Ф2 200	
Aluminum	100% Now \$43 Ctrwt/Balnc Not Funct, Extent : I	,700 2031	5	\$2,300	
	Location: Throughout	Moderale, Area Affectea . 50/6			
Parapets					
Masonry: Brick	90% Now \$85	,400 LIFE **	5	\$2,200	
	Cracking/Crumbling, Extent : Mo Location : Inside Face	oderate, Area Affected : 50%			
	Joint Mortar Miss/Erode, Extent	: Moderate, Area Affected : 50%			
		Facade, East Facade And West I	Facade		
	Spalling, Extent : Moderate, Area	**			
	· ·	Facade, East Facade And West I	⁴ acade		
	Worn/Erode, Extent : Moderate, A Location : Inside Face	area Affeciea : 00%			
Masonry: Limestone		,300 LIFE **	5	\$300	
Mason y. Ennestone	Cracking/Crumbling, Extent : Mo Location : Throughout		3	ψ300	
	Joint Mortar Miss/Erode, Extent Location: Throughout	: Moderate, Area Affected : 30%			

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

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

Asset #: 4165

Architecture	Cu	rent Rep	air	Future	Replacement	M	aintenance	
System Component Type		Date Es	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof Built-Up (BUR)	80% No	NI7	\$281,800	2045	* *			
Built-Op (BOK)	Alligatoring, E. Location: Th	xtent : Mo			0%			
		vel Surfac	e, Extent : Mod	lerate, Ar	ea Affected : 70%			
		Flashings	s, Extent : Mod	erate, Are	a Affected : 30%			
	Patching Evide Location : Th		: Moderate, Ai	ea Affecte	ed : 30%			
	Water Penetrat	ion, Exten	t : Moderate, A	rea Affec	ted : 20%			
	Location : Ab	ove Couri	trooms					
Copper/Terne	20%			2050	* *	10	\$14,900	
Soffits						_		
Stucco Cement	100%			2040	* *	5		
nterior Floors								
Carpet	10%			2031	\$64,100	3	\$5,400	
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Mosaic Tile	5%			2048	* *	5	\$4,500	
Marble Panels	5%			LIFE	* *	5	\$1,300	
Terrazzo	25%			LIFE	* *	5	\$7,000	
	45% No		\$45,100	2035		3		
Vinyl Tile	43% No Cracking/Crun Location : Co	bling, Ext			\$450,700 d:5%	3	\$6,000	
	Patching Evide	nt, Extent	: Moderate, Ai	ea Affecte	ed : 10%			
	Worn/Erode, E.: Location : Co		derate, Area A <u>j</u> And 2nd Floor		0%			
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	\$2,000	
Masonry: Brick	5% No		\$19,600	LIFE	* *			
	Paint Peeling, Location: Bo	iler Room	!					
	Water Penetrat Location : Bo			rea Affec	ed : 15%			
Marble Panels	5%			LIFE	* *			
Plaster	65% No	)W	\$130,000	LIFE	* *	5	\$7,900	
	Cracking/Crun Location : Th		tent : Light, Are	ea Affected	d : 10%			
	Water Penetrat Location : Co		t : Moderate, A	rea Affec	ted : 5%			
Wood	10%			LIFE	* *	5	\$16,200	

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

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

Asset #: 4165

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	\$3,600	
Exposed Struc: Concrete				LIFE	* *	5	\$600	
Plaster	80%		\$264,600	LIFE	* *	5	\$17,900	
	_	_	, Extent : Moderate	, Area Aj	ffected : 15%			
		: Courtro						
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Courtro	oms					
Site Enclosure								
Fence/Gates								
Chain Link	25%			2045	**			
Iron Picket	70%			2055	* *			
Masonry: Brick	5%			2045	* *			
Retaining Walls								
Cast in Place Concrete	15%			2055	* *			
Masonry: Brick	85%		\$1,200	2045	* *			
			rode, Extent : Mode Walls At Rear Yard	rate, Are	ea Affected : 20%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways	10070			20.0				
Cast in Place Concrete	40%	Now	\$8,700	2040	* *			
			ients, Extent : Mode		ea Affected : 10%			
		ı : Rear Yaı		,	33			
	Cracking/	Crumbling	, Extent : Moderate	Area A	ffected : 20%			
		ı : Rear Yaı		,,	,			
Pavers/Stone	50%		\$8,700	2038	* *			
ravers/Stolle			, Extent : Moderate		ffected : 20%			
	_	i : Front Ei		, лгеи л	yeciea . 2070			
D /G.				2020	* *			
Pavers/Stone	10%		\$1,700	2038				
			rode, Extent : Mode	rate, Are	га Ајјестеа : 20%			
D 1: /D:	Location	: Front Ei	ury Steps					
Parking/Driveway Cast in Place Concrete	100%			2040	* *			
Casi in Place Concrete	100%			2040				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Molded Case Bkrs	100%	2035 \$99,000	5 \$600	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : Electrical Room			
	Explanation: 600 Ampere Main Servi	ice Switch		

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

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4165

Electrical	Current Rep	oair Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Switchgear / Switchboard				_		
Molded Case Bkrs	100%	2035	\$99,000	5	\$600	
Raceway	1000/	2025	<b>0.41</b> ,000			
Conduit	100%	2035	\$41,800	1		
Panelboards Molded Case Bkrs	100%	2034	\$40.500	5	\$600	
Wiring	10070	2034	\$40,500	3	\$000	
Thermoplastic	100%	2035	\$59,100	1		
Motor Controllers	10070	2033	ψ37,100	1		
Locally Mounted	100%	2040	* *	5	\$100	
Ground					4-00	
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	85%	2030	\$282,100	10	\$16,800	
	T-12 Lamps And Fixture Location : Throughout		ffected : 100%			
Fluorescent	10%	2035	\$33,200	10	\$2,000	
	T-8 Lamps And Fixtures, Location : Throughout		ected : 100%			
Fluorescent	5%	2030	\$16,600	10	\$1,000	
	Compact Fluorescent Li Location : First And S		Affected : 100%			
Egress Lighting						
Emergency, Battery	50%	2030	\$18,300	10	\$2,600	
Exit, LED	50%	2070	* *	1		
Exterior Lighting						
HID	20%	2030	\$20,400	10		
No Component	80%					
Alarm						
Security System	1000/		0.4.4.6.5.5		40.0	
Generic	100%	2030	\$41,000	1	\$8,000	
	Other Observation, Exte	-	: 100%			
	Location: Throughout	-				
	Explanation: CCTV S	urveillance Camera Sysi	rem			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2045 **	1	
	Abandoned in Place, Extent: Moderate	e, Area Affected : 100%		
	Location: Basement. Abandoned Bui	lding		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4165

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Conversion Equipment	1000/	- د می		_	<b></b>	
Steam Boiler	100%	2048	**	1	\$21,300	
	Abandoned in Place, Extent: Moderate	e, Area Aff	ected : 100%			
	Location: Basement Other Observation Front: Light Are	a Affactad	. 1000/			
	Other Observation, Extent : Light, Area Location : Basement Boiler Room	и Ајјестеи .	. 100/0			
	Explanation: 1 Unit					
Distribution	Explanation : 1 Ont					
Steam Piping/Pump	100%	2035	\$174,700			
1 0 1	Abandoned in Place, Extent: Moderat	e, Area Affo				
	Location: Various Location					
Terminal Devices						
Convector/Radiator	100%	2033	\$178,400	1	\$6,900	
	Abandoned in Place, Extent: Moderat Location: Various Locations	e, Area Aff	ected : 100%			
Air Conditioning	Location : various Locations					
Air Conditioning Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment				-		
Exterior Pkg Unit -	40%	2035	\$95,700	2	\$500	
Cooling						
	R-134a Refrigerant, Extent : Light, Are	ea Affected	: 30%			
	Location: 3 Units In Courtrooms					
Window/Wall Unit	60%	2030	\$49,600	1		
Ventilation						
Distribution Ductwork/Diffusers	40%	LIFE	* *	2-5	\$4,800	
No Component	60%	LIFE		2-3	\$4,000	
Exhaust Fans	0070					
Roof	30%	2035	\$12,700	2	\$200	
No Component	70%		4,,,,,	_	4-00	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2035	\$280,200	1		
Water Heater With Tanks	1000/		* · = * · ·			
Gas Fired	100%	2033	\$17,300	2		
	Other Observation, Extent : Light, Area Location : Boiler Room	a Affected .	: 100%			
	Explanation: One 74 Gallon Unit					
Sanitary Piping	Explanation . One /4 Gatton Onti					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping				-		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2027	\$700	4	\$700	
Fixtures				· <u> </u>		
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

# DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND CRIMINAL COURT Asset #: 4165

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : STATEN ISLAND FAMILY COURT

Address : 100 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DGS0049.000 / 13692 Yr Built/Renovated : 1931 /

Area Sq Ft : 10,800 Project Type : REAL PROPERTY

Date of Survey : 08-Jan-2025 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,Att

Importance Code C

**Total** 

Block : 9 Lot : 22 BIN : 5000090

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,101,000	\$507,000
Interior Architecture		\$479,100
Electrical		\$383,400
Mechanical		\$414,600
Total	\$1,101,000	\$1,784,000
Importance Code A	\$1,101,000	\$579,100
Importance Code B		\$1,204,900
Total	\$1,101,000	\$1,784,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$64,200			
Interior Architecture	\$66,800		\$300	\$2,600
Electrical	\$22,500	\$400	\$400	\$500
Mechanical	\$2,700	\$1,500	\$25,100	\$1,500
Site Enclosure	\$13,600			
Site Pavements	\$7,300			
Total	\$177,000	\$1,900	\$25,800	\$4,700
Importance Code A	\$65,300	\$1,100	\$1,100	\$1,100
Importance Code B	\$56,800	\$800	\$24,800	\$3,600

\$1,900

\$25,800

\$4,700

\$55,000

\$177,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	Location Joint Morte Location	Crumbling, : Through ar Miss/Er : Through	ode, Extent : Mode	rate, Are	ea Affected : 25%	5	\$389,600	
	Location Other Obse	: Through ervation, E : East Fac	out Extent : Moderate, 2	·	-			
Windows	z.i.p.iiiiiiii		aut siteu in i tace					
Aluminum	100%			2052	* *	5	\$4,500	
Parapets								
Cast Stone/Terra Cotta		iscoloring, : Through	Extent : Light, Are	LIFE ea Affecto	* * ed : 40%	5-10	\$34,900	
	Location	: Roof	xtent : N/A, Area A Inaccessible	ffected :	100%			
Not Accessible	50%							
Roof								
Copper/Terne	Location	: Roof	xtent : N/A, Area A Inaccessible	2051 ffected :	**	10	\$63,200	
Modified Bitumen	15%	Now	\$1,100	2036	\$54,100			
			xtent : Moderate, A try Foyer Stairs		· ·			
Soffits								
Exposed Struc: Steel			\$35,400 xtent : Light, Area out Covered Walkw			5	\$7,600	
Metal, Corrugated	30%			2056	* *	1		
terior								
Floors								
Carpet	5%			2032	\$26,400	3	\$2,700	
Cast in Place Concrete	7%			LIFE	* *	5	\$8,300	
Ceramic Tile	2%			2039	* *	5	\$500	
Marble Panels	3%			LIFE	* *	5	\$1,200	
Quarry Tile	5%			2041	* *	5	\$2,000	
Terrazzo	20%			LIFE	**	5	\$8,400	
Vinyl Tile	58%			2036	\$479,100	3	\$7,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

Architecture		Current Repair			Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated (	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior										
Interior Walls										
Cast in Place Concrete	5%			LIFE		* *	10	\$5,100		
			: Light, Area Affec	ted : 20%	%					
	Location	ı : Boiler R	oom							
Concrete Masonry Unit	15%			LIFE		* *	5	\$4,900		
Masonry: Brick	15%			LIFE		* *	10	\$1,800		
Plaster	55%			LIFE		* *	5-10	\$18,900		
Wood	10%			LIFE		* *	5	\$32,400		
Ceilings										
AcousTileSusp.Lay-In	10%			2041		* *	5	\$2,700		
Exposed Struc: Concrete				LIFE		* *	5-10	\$3,400		
Plaster	80%		\$14,600	LIFE		* *	5	\$13,500		
			xtent : Moderate, A	rea Affec	cted : 2%					
	Location	ı : Main En	try Foyer Stairs							
ite Enclosure										
Fence/Gates										
Chain Link		Now	\$10,000	2046		* *				
		_	xtent : Moderate, A	lrea Affe	cted : 10%					
		: Parking								
		_	ent : Moderate, Are	a Affecte	ed : 10%					
·	Location	ı : Parking	Lot							
Retaining Walls						* *				
Cast in Place Concrete		Now	\$3,600	2056	<i>cc</i> 1 2007	* *				
			Extent : Moderate		ffected: 20%					
. =	Location	i : Cheek W	alls At Main Entry	Stair						
Site Pavements										
Public Sidewalk	1000/			2041		* *				
Cast in Place Concrete	100%			2041		* **				
On-Site Walkways  Cast in Place Concrete	4007	Now	¢2 100	2041		* *				
Cast in Place Concrete			\$3,100	2041	C4-1.200/					
	_	-	Extent: Moderate	, Area A <u>j</u>	yectea : 30%					
- 10		: Main En		2025		4. 4.				
Pavers/Stone	60%		\$4,100	2039	20 1 100	* *				
			ode, Extent : Light,	Area Af	fected : 10%					
	Location	ı: Ihrough	out Ealkways							
Parking/Driveway	10007			2020		* *				
Asphalt	100%			2039		ጥ ጥ				

Electrical	Current Re	Futur	e Replacement	M			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent: N/A, Area Location: Electrical Room Baseme Explanation: Main Service Switch	nt		5	\$300	
Switchgear / Switchboard	1000/	2026	£72.200	-	¢200	
Molded Case Bkrs Raceway	100%	2036	\$72,200	5	\$300	
Conduit	100%	2036	\$18,000	1		
Panelboards	10070	2000	\$10,000			
Molded Case Bkrs	100%	2035	\$44,300	5	\$300	
Wiring Braided Cloth	25% Insulation Aged, Extent : Moderate, A Location : Throughout	2035 Area Affected	\$5,500 !: 100%	1		
Thermoplastic	75%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	\$65,800	5	\$100	
Ground Grounding Devices Generic	100% Other Observation, Extent : N/A, Are. Location : Basement Janitor Closet Explanation : Under Insulation		**	5	\$300	
Lighting	-					
Interior Lighting Fluorescent	95% T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Building		\$173,300 cted: 100%	10	\$9,400	
LED	5%	2044	* *			
Egress Lighting Emergency, Battery Exit, LED	50% 50%	2031 2064	\$10,100	10 1	\$1,300	
Exterior Lighting HID	20% 4+ \$11,200 Not in Service, Extent: Severe, Area a Location: Exterior Other Observation, Extent: N/A, Area Location: Throughout Explanation: Controlled Via Switch	Affected: 10 a Affected: 2				
No Component	80%					
Alarm Security System Generic	100% Other Observation, Extent : N/A, Are Location : Lobby, Waiting Room An Explanation : CCTV Surveillance C nates are in current dollars and are not escan	d Outside Cameras		1	\$4,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

Mechanical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of H Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%		37/4	2041	**	1	\$10,700	
			ctent : N/A, Area A	ffected :	100%			
	Location:							
Distribution	Explanation	on : I Unit						
	100%			2036	\$96,000			
Steam Piping/Pump Terminal Devices	100%			2030	\$90,000			
Convector/Radiator	100%			2034	\$98,000	1	\$3,500	
Controls	10070			2034	\$90,000	1	\$5,500	
Electrical	100%			2031	\$66,600			
Air Conditioning	10070			2031	\$00,000			
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment	10070							
Interior Pkg Unit -	30%			2037	* *	2	\$200	
Cooling							·	
S	Other Obse	rvation, Ex	ctent : N/A, Area A	ffected :	30%			
	Location :	Attic						
	Explanation	on : Unit I	n Attic					
Window/Wall Unit	50%			2029	\$22,700	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	\$4,400	
No Component	75%							
Terminal Devices								
No Component	75%							
Not Accessible	25%							
			ctent : N/A, Area A	ffected :	0%			
	Location:							
H (D : (:	Explanation	on : Air Ho	andlers Serves Bas	ement O	ffices And Courtro	oms.		
Heat Rejection	<b>5</b> 0/			2026	¢1 400	2	Ø400	
Air Cooled Condenser	5%			2036	\$1,400	2	\$400	
Unit	Other Ohne	rvation Fr	ctent : N/A, Area A	ffected .	100%			
			Rear Of The Build		100/0			
	Explanation :			···s				
No Component	75%	1 Onu	•					
No Component Not Accessible	20%							
INULACCESSIUIC		rvation Fr	ctent : N/A, Area A	ffected .	0%			
	Location:		ист . 1v/A, AIEU A	усыси.	0/0			
		-	ensina Units Assac	riated Wi	th Air Handlers Se	rvina Co	urtrooms	
Ventilation	Блринин	m. Conae	nsing Onus Assoc	idied III	1111 11unuiers de	i ving CO	ui ii oonis.	

#### Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

Mechanical	Curr	ent Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$1,000	
No Component	90%						
Exhaust Fans							
Wall Unit	10%		2031	\$500	2		
No Component	80%						
Not Accessible	10%						
	Other Observation	on, Extent : N/A, Area A	ffected :	0%			
	Location: Roof						
	Explanation : F	Roof Exhausts Are Inacc	essible.				
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2036	\$153,900	1		
Water Heater With Tanks							
Gas Fired	100%		2031	\$19,000	2		
		on, Extent : N/A, Area A	ffected :	100%			
	Location : Base	ement					
	Explanation: 4	10 Gallons					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : STATEN ISLAND SUPREME COURT

Address : 18 RICHMOND TERRACE @ SCHUYLER ST.

Borough : STATEN ISLAND Agency's Number : 312-502 Program / Asset # : DGS0032.000 / 2042 Yr Built/Renovated : 1919 /

Area Sq Ft : 63,200 Project Type : REAL PROPERTY

Date of Survey : 08-Jan-2025 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,Att

Block : 7 Lot : 12 BIN : 5000064

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$424,800	\$189,000
Interior Architecture	\$69,500	\$227,600
Electrical		\$1,273,100
Mechanical		\$2,241,500
Total	\$494,300	\$3,931,300
Importance Code A	\$424,800	\$189,000
Importance Code B	\$69,500	\$3,742,300
Total	\$494,300	\$3,931,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$50,000			
Interior Architecture	\$216,500		\$17,000	\$3,600
Electrical	\$17,000	\$7,800	\$8,100	\$9,000
Mechanical	\$43,700	\$7,500	\$10,900	\$6,300
Site Enclosure	\$4,200			
Site Pavements	\$22,100			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$367,900	\$29,800	\$50,400	\$33,400
Importance Code A	\$50,000			
Importance Code B	\$190,800	\$29,800	\$49,300	\$33,400
Importance Code C	\$127,100		\$1,100	
Total	\$367,900	\$29,800	\$50,400	\$33,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

Architecture		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls Masonry: Limestone	Cracking/O Location Joint Mort Location Water Pen	: Base Of ar Miss/Er : Base Of	\$338,900 Extent: Moderate Building On West I ode, Extent: Mode Building At Variou. xtent: Moderate, A	Elevation rate, Are s Elevati	a Affected : 10% ons	5	\$96,900	
Windows								
Aluminum		0-2 ution, Exter : Locker F	\$1,400 at : Light, Area Affe Cooms	2052 cted : 20	**	5	\$700	
Aluminum	81%			2052	* *	5	\$11,900	
Wood	Air Infiltra Location Broken/Mi	: 3rd Floo ssing Elem	\$39,100 at: Moderate, Area r Has Original Woo ents, Extent: Mode r Casement Windo	od Casen erate, Ar	nent Windows	5	\$7,300	
Parapets								
Masonry: Limestone	100%			LIFE	* *	5-10	\$95,800	
Roof								
Metal Panel	85%			2041	* *	10	\$92,100	
Modified Bitumen		etration, E.	\$3,600 xtent : Moderate, A st Corner Adjacent	00				
Skylight, Metal/Glass	10%			2056	* *	10	\$19,700	
Soffits							·	
Masonry: Limestone	100%			LIFE	* *	5		
nterior Floors								
	20%			2035	\$453,500	3	\$34,700	
Carpet				LIFE	* *	5	\$25,300	
Cast in Place Concrete	5%			201-		_	A = 00°	
Cast in Place Concrete Ceramic Tile	5%			2045	* *	5	\$5,800	
Cast in Place Concrete Ceramic Tile Marble Panels	5% 15%			LIFE	* *	5	\$26,000	
Cast in Place Concrete Ceramic Tile	5%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

Architecture		Current	Repair	Future	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls	40 /			TIPP	ate ate	10	<b>AT 500</b>		
Cast in Place Concrete	4%		<b>#2.200</b>	LIFE	* *	10	\$7,500		
Cast in Place Concrete	1%		\$3,200	LIFE					
			xtent : Moderate, A 10-b S Water Infiltr						
			10-0 S water Injuir		**	10	<b>#20.000</b>		
Cast Stone/Terra Cotta	10%			LIFE	* *	10	\$28,000		
Ceramic Tile	3%			2039	* *	5	\$2,200		
Gypsum Board	10% 5%			LIFE	* *	5-10	\$12,700		
Masonry: Brick Plaster	55%		\$22,200	LIFE LIFE	* *	10 5	\$1,100 \$12,300		
Plaster			\$22,200 xtent : Moderate, A			3	\$12,300		
			xiem : Moderdie, A om 209 And 300	теи Ајјес	ieu . 270				
CCET/Cl 1 M			3m 207 And 300	LIEE	* *	10	¢700		
SGFT/Glazed Masonry	2% 10%			LIFE	* *	10	\$700		
Wood	10%			LIFE		5	\$59,800		
Ceilings AcousTileConcealSpLn	10%			2041	* *	5	\$14,400		
Acous TileSusp.Lay-In	5%			2041	* *	5 5	\$5,800		
Exposed Struc: Concrete			\$48,000	LIFE	* *	5	\$900		
Exposed Strue. Concrete			, Extent : Moderate		fected · 5%	3	\$200		
	_	ı : Room B.		, 111 cu 11))	cerea . 570				
			ent, Extent : Moder	ate. Area	Affected: 5%				
	-	ı : Room B		,	33				
			xtent : Moderate, A 10-b S Water Infiltr						
Glass: Susp Panels	10%			LIFE	* *	10	\$8,700		
Plaster		Now	\$14,600	LIFE	* *	5	\$10,800		
	Broken/M	issing Elen	nents, Extent : Mode	erate, Are	ea Affected : 1%		,		
	Location	ı : 3rd Floo	or Landing Above M	1ain Stair	•				
	Water Per	netration, E	xtent : Moderate, A	lrea Affec	ted : 2%				
	Location	ı : Courtro	om 209 And 300						
Plaster	55%	1		LIFE	* *	5-10	\$109,200		
Site Enclosure							•		
Fence/Gates									
Iron Picket	100%			2056	* *				
Free Standing Walls									
Cast in Place Concrete		Now	\$4,200	2056	* *				
			ients, Extent : Mode						
	Location: Missing Baluster On East Side Of Courtyard								
	Other Observation, Extent: N/A, Area Affected: 100%								
		ı : Courtya		_					
	Explana	tion: This	Is Actually A Preca	st Concre	ete Balustrade.				
Retaining Walls	1000			2076	* *				
Cast in Place Concrete	100%		Zestavet s NI/A A	2056					
			Extent : N/A, Area A	ујестеа :	100%				
		ı : Courtya tion : Thas		ant Com-	vata Plaaka				
	Expiana	uon : Ines	e Are Actually Prec	usi Conci	eie Diocks				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	25%	Now	\$22,100	2049	* *			
	Broken/Mis	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 15%			
	Location	: Areaway	Slab On Schuyler					
Pavers/Stone	25%			2045	* *			
Pavers/Stone	50%			2039	* *			

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2056	* *	5	\$300	
	Other Observation, E Location : Electrica		ffected :	100%			
	Explanation: Low	Voltage Power Circ	uit Brea	ker Rated At 4,000	Amperes	ĭ .	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2056	* *	5	\$1,700	
Raceway							
Conduit	100%		2056	* *	1		
Panelboards					_	*	
Molded Case Bkrs	100%		2052	* *	5	\$1,700	
Wiring	1000/		2056	* *			
Thermoplastic	100%		2056	* *	1		
Motor Controllers	1000/		2040	* *	-	<b>#</b> 400	
Locally Mounted	100%		2049	* *	5	\$400	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,900	
Generic		rtant : N/A Arag A			3	\$1,900	
	Other Observation, Extent : N/A, Area Affected : 100%  Location : 1st Floor Electrical Room						
	Explanation: Group						
Stand-by Power	длрининон . Отои	ia bai Oosei vea					
Transfer Switches							
Automatic	100%		2049	* *	1	\$19,400	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND SUPREME COURT

Asset #: 2042

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Interior Lighting								
Fluorescent	80%		2036	\$853,800	10	\$46,400		
	T-8 Lamps And Fixt Location : Throug	-	Area Aff	ected : 100%				
Fluorescent	10%		2031	\$106,700	10	\$5,800		
	T-12 Lamps And Fix	tures, Extent : Light		. ,		42,000		
	Location: Throughout							
HID	5%		2031	\$41,500	10	\$100		
LED	5%		2044	* *				
Egress Lighting								
Emergency, Service	50%		2041	* *	1			
Exit, Service	50%		2041	* *	1			
Exterior Lighting								
Fluorescent	5%		2031	\$14,000	10	\$300		
	Compact Fluorescer Location : Front L		derate, 2	Area Affected : 100	9%			
LED	15%		2041	* *				
No Component	80%							
Alarm								
Security System								
Generic	100%		2036	\$131,700	1	\$23,600		
	Other Observation,	-	Affected	: 100%				
	Location : Hallways And Outside							
	Explanation : CCI	TV Surveillance Can	ieras					
Fire/Smoke Detection								
Generic, Digital	100%		2036	\$180,900	1-3	\$40,100		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Stro	be Lights, Manual P	Pull Statio	on, Horns And Smo	oke Detec	ctors		

Mechanical	Current Repair	Future Replaceme	nt Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost   Year   Estimated C   FY	Cost Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam / PRV	100%	2046	** 1	
	Other Observation, Extent: N/A,	Area Affected : 100%		
	Location: Basement			
	Explanation : Steam Provided I	From Adjacent Borough Hall I	Building	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND SUPREME COURT

Asset #: 2042

Mechanical	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution	1000/ 0.2	¢20.100	2046	* *			
Steam Piping/Pump	100% 0-2	\$28,100	2046				
	Leak Evident, Extent Location : Basemen		jeciea : .	370			
	Other Observation, E	-	facted :	100%			
	Location : Through		iecieu	100/0			
	Explanation: Steam		2020				
Terminal Devices	Explanation : Steam	i Trups Instatted In	2020.				
Convector/Radiator	70%		2034	\$401,500	1	\$14,300	
No Component	30%			, , ,, ,,		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
1	Other Observation, E	xtent : N/A, Area Af	fected : (	0%			
	Location : Basemen	t, Mezzanine And A	ttic				
	Explanation : See A	ir Conditioning Sec	tion For	Air Handlers. Uni	its Utilize	ed Steam For	
	Heating.						
Controls	1000/		2021	¢200.000			
Electrical	100%		2031	\$389,900			
Air Conditioning Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment	10070		2044		1		
Split Unit	5%		2041	* *			
Spit Cint	Other Observation, E	xtent : N/A. Area At		100%			
	Location : Room 20						
	Explanation: Unit	Installed In 2020.					
Window/Wall Unit	70%		2031	\$186,000	1		
No Component	25%			,,			
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2	\$30,800	
No Component	70%						
Terminal Devices							
Air Handler/Dir	30%		2036	\$302,600	1		
Expansion							
	Other Observation, E	-		100%			
	Location : Basemen						
	Explanation: 5 Uni	ts In Attic. 3 Units I	n Mezza	nine. 1 Unit In Th	e Baseme	ent.	
No Component	70%						
Heat Rejection	2007		2025	<b>* *</b> = * *	_		
Air Cooled Condenser	30%		2036	\$45,700	2	\$13,200	
Unit	Other Oh		Y4. 1	1000/			
	Other Observation, E		iected : .	100%			
	Location: Roof And		Turit C	Marranin - OII :	. O.: TI	$D \circ \circ f$	
No Comment	Explanation: 3 Uni	is in Courtyard. I C	nii On I	viezzanine, 8 Units	on The	коој.	
No Component	70%						
Ventilation Distribution Ductwork/Diffusers	30%		LIFE	* *	2-5	\$16,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND SUPREME COURT

Asset #: 2042

Mechanical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation								
Exhaust Fans								
Interior	20%	2036	\$62,200	2	\$400			
Roof	10%	2036	\$13,600	2	\$200			
Wall Unit	1%	2036	\$300	2				
	Other Observation, Extent: N/A, Area		00%					
	Location: Basement Water Main Ro	oom						
	Explanation: 1 Unit							
No Component	69%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%	2036	\$630,600	1				
	Other Observation, Extent: N/A, Area	Affected: 1	00%					
	Location : Throughout							
	Explanation: Domestic Hot Water Provided From Adjacent Borough Hall Building.							
Galvanized Steel	30%	2034	\$268,600	1				
Water Heater With Tanks	3070	2034	Ψ200,000	1				
Electric	1%	2031	\$300	4				
Licettic	Other Observation, Extent: N/A, Area		·	7				
	Location: Attic	121)/00104 . 1	0070					
	Explanation: 1 Small Unit Serving	One Rathroo	m Only					
No Component	99%		m Only.					
No Component	9970							
Sanitary Piping	100%	LIFE	* *	1				
Cast Iron	100%	LIFE		1				
Storm Drain Piping	000/	LIEE	* *	1				
Cast Iron	99%	LIFE	* *	1				
Cast Iron	1%	LIFE	* *	1				
Backflow Preventer	1000/	• • • • •	de de		4.000			
Generic	100%	2041	**	1	\$3,900			
	Other Observation, Extent: N/A, Area							
	Location : Basement Water Main Se							
	Explanation: 2 Water Main Services	s Each With 2	4 Backflow Preve	enter.				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : N/A, Area	a Affected : 1	00%					
	Location: Basement To 3rd Floor							
	Explanation: 2 Units							
Fire Suppression				·		·		
Standpipe								
Generic	100%	2046	* *	1-5	\$31,900			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND SUPREME COURT

Asset #: 2042

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
No Component	75%					
Generic	25%	2046	* *	1-2	\$4,400	
	Other Observation, Extent: N/A, Area A	Affected :	100%			
	Location: Basement					
	Explanation : Sprinkler System Serves	Baseme	nt.			

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : SUN BUILDING

Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.

 Borough
 : MANHATTAN
 Agency's Number
 : 312-146

 Program / Asset #
 : DGS0014.000 / 2055
 Yr Built/Renovated
 : 1845 / 2002

Area Sq Ft : 294,218 Project Type : REAL PROPERTY

Date of Survey : 22-Nov-2022 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,6

Block : 153 Lot : 1 BIN : 1079215

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$438,100	\$516,200
Interior Architecture	\$1,401,400	\$410,200
Electrical	\$161,900	\$326,900
Mechanical	\$1,728,100	\$1,504,100
Total	\$3,729,500	\$2,757,300
Importance Code A	\$438,100	\$516,200
Importance Code B	\$2,612,200	\$2,100,000
Importance Code C	\$679,200	\$141,200
Total	\$3,729,500	\$2,757,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$61,400		\$21,600	\$42,500
Interior Architecture	\$142,300		\$33,000	\$66,100
Electrical	\$54,600	\$56,100	\$50,700	\$57,300
Mechanical	\$118,400	\$128,900	\$122,900	\$141,600
Elevators/Escalators	\$47,500	\$47,500	\$47,500	\$47,500
Total	\$424,300	\$232,500	\$275,700	\$355,000
Importance Code A	\$64,900		\$22,200	\$42,500
Importance Code B	\$359,300	\$232,500	\$253,400	\$312,500
Importance Code C				
Total	\$424,300	\$232,500	\$275,700	\$355,000



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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

rchitecture	Current Repair Future Replacemen			e Replacement	ent Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls							
Cast Iron	3% 0-2	\$17,800	LIFE	* *			
	Corrosion/Rusting, I Location: Storefro Deteriorated Finish, Location: Storefro	Extent : Moderate, A nt Facades Extent : Moderate,	1rea Affe				
Copper/Terne	8% Now	\$63,100	2054	* *			
	Deformed/Dented, E Location: Courtya Other Observation, I Location: 6th And	rd Facade Extent : Light, Area	Affected				
E'1 1 D 1		uea in interior Coul	•	* *		¢14.000	
Fiberglass Panel	2% 10% 4+	\$26,200	2047	* *	5 5	\$14,900	
Masonry: Brick	Water Penetration, E	\$36,200 Extent : Moderate, A ement Chiller Roon		cted : 5%	3	\$19,800	
Masonry: Marble	71%		LIFE	* *	5	\$105,600	
Metal Panel	3%		2054	* *	5-10	\$40,900	
	Other Observation, I Location : Reade S Explanation : Base	Street Elevation	Affected	: 100%			
Metal Coiling Doors	3%		2039	* *	5	\$18,600	
Windows							
Aluminum	2%		2050	* *	5	\$1,200	
Metal Louvers	3%		2043	* *	10	\$11,500	
Steel	3%		2050	* *	5	\$23,000	
Wood	92%		2050	* *	5	\$564,200	
Parapets							
Masonry: Brick	10%		LIFE	* *	5	\$1,200	
Metal Cornice	15%		2062	* *	10	\$5,900	
Metal Panel	5%		2054	* *	5	\$2,300	
Metal Rail	70%		2047	* *	5-10	\$153,100	
Roof							
Copper/Terne	15%		2062	* *	10	\$34,200	
	Recent Replace Evid Location : Roof	lent, Extent : N/A, A	rea Affec	eted : 100%			
Modified Bitumen	75%		2042	* *	10	\$68,300	
	Recent Installation, Location: Roof	Extent : N/A, Area A	Iffected :	100%			
Skylight, Metal/Glass	10%		2060	* *	10	\$30,400	
	Recent Installation, Location : Roof Ar		Iffected :	100%			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Carpet	20%			2033	\$1,728,800	3	\$176,100		
Cast in Place Concrete	10%		\$207,900	LIFE	* *	5	\$96,300		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
	Location	n : Sub-base	ement, Basement						
Ceramic Tile	5%	ı		2037	* *	5	\$22,000		
Marble Panels	5%	0-2	\$160,800	LIFE	* *	5	\$16,500		
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%				
	Location	n : 1st Floor	r Corridors And Lo	bby					
Terrazzo	15%			LIFE	* *	5	\$51,600		
Vinyl Tile	40%			2039	* *	3	\$88,100		
Wood	5%			2062	* *	5	\$41,300		
Interior Walls		·					\$ .1,e o o		
Cast in Place Concrete	2%	Now	\$264,700	LIFE	* *				
	Loose/De	lam Surface	, Extent : Severe, A	lrea Affe	cted : 10%				
	Location : Chiller Room, Sub-level Garage								
			xtent : Moderate, A	_	cted : 25%				
	Location: Sidewalk Vault								
	Other Obs	servation. E	Extent : Moderate, A	Area Affe	ected : 25%				
		n : Sidewalk		33					
	Explana	tion : Corre	osion On Steel Coli	ımns					
Glazed Ceramic Panel	20%			LIFE	* *				
Gypsum Board	60%			LIFE	* *	5	\$141,200		
Masonry: Brick	10%		\$414,400	LIFE	* *	5	Ψ111,200		
Widsomy. Brick									
	Spalling, Extent : Severe, Area Affected : 15% Location : Basement, Steam Room, Sidewalk Vault At Reade Street								
	Water Penetration, Extent: Moderate, Area Affected: 10%								
			t, Steam Room, Sia			et			
Plaster	5%		,,,	LIFE	**	5	\$5,900		
Plaster	3%			LIFE	* *	5	\$3,500		
1 105101	370	1		LILE		3	\$3,300		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

Architecture	rchitecture Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2039	* *	5	\$66,100	
AcousTileSusp.Lay-In	55%			2047	* *	5	\$242,200	
Exposed Struc: Concrete	10%	Now	\$146,500	LIFE	* *	5	\$6,900	
	Location Loose/De	ı : Basemer	e, Extent : Severe, A					
Masonry: Vault Struct	Joint Mor Location Loose Un	n : Vault Un its, Extent :	\$86,000 rode, Extent : Sever ider Sidewalk. Read Severe, Area Affec ider Sidewalk. Read	le Street ted : 10%				
			xtent : Moderate, A k Vault. Reade Stree	00	cted : 20%			
Plaster	Water Per		\$44,600 extent : Severe, Area nt Corridor Leading			5	\$41,300	
Site Pavements Public Sidewalk	4000			2015		_		
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

ectrical	Current R	Current Repair		Future Replacement		aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2054	* *	5	\$1,300	
	Other Observation, Ex Location : Electrica	-	Affected	: 100%			
	Explanation: One 4 Disconnect Switch.	,000 Ampere, One	2,000 A1	npere And One 1,6	00 Ampe	re Main	
Transformers			•		•		
Dry Type	100%		2047	* *	5	\$1,100	
	Other Observation, Ex	xtent : Light, Area .	Affected	: 100%			
	Location: Mechanic	cal Room					
	Explanation: Three	45 Kilovolt Amper	e 208 H	igh Voltage 208/12	20 Low V	Toltage	
Switchgear / Switchboard							
Fused Disc Sw	60%		2054	* *	5	\$800	
Molded Case Bkrs	40%		2054	* *	5	\$3,100	
Raceway							
Conduit	60%		2054	* *	1		
Conduit	40%		2034	\$326,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Panelboards	1000/	20.50	* *	-	<b>47.7</b> 00	
Molded Case Bkrs	100%	2050	* *	5	\$7,700	
Wiring Thermoplastic	100%	2054	* *	1		
Motor Controllers	700/	20.47	* *	-	<b>#1 400</b>	
Locally Mounted	70% 30%	2047 2047	**	5	\$1,400	
Variable Frequency Drive	3070	2047				
Drive	Other Observation, Extent: Location: Engineers Office	ce		16		
Constant	Explanation: Most Of The	e Controllers Are Monitored	d By Building	g Manage	ement System	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$4,300	
Stand-by Power	10070	LIFE		3	\$4,300	
Transfer Switches						
Automatic	100%	2047	* *	1	\$90,500	
Generators					)	
Diesel	100%	2043	* *	1	\$113,900	
	Other Observation, Extent:  Location: Generator Roo  Explanation: One 562 Ki					
Batteries	Explanation . One 302 Kil	ovou imperes, 150 knowa				
Lead/Acid	100%	2028	\$2,700	5	\$10,900	
Fuel Storage					·	
Day Tank	50%	2050	* *	5		
	Other Observation, Extent: Location: Generator Roo	m Sub-basement	%			
	Explanation: The Tank Co		* *			
Main Tank	50% Other Observation, Extent: Location: Sub-basement Explanation: The Tank Is	-		5		
Lighting	•					
Interior Lighting						
Fluorescent	60%	2039	* *	10	\$161,900	
	Other Observation, Extent: Location: Throughout Th		%			
LED	Explanation: T-8 Lamps	20.42	* *			
LED	40% Other Observation, Extent: Location: Throughout The Explanation: LED Lights					
Egress Lighting	7					
Emergency, Service	60%	2039	* *	1		
Exit, Service	40%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

Electrical	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	20%	2039	* *	10	\$200	
No Component	80%					
Alarm						
Security System						
Generic	100%	2039	* *	1	\$109,900	
	Other Observation, Extent:	Other Observation, Extent : Moderate, Area Affected : 100%				
	Location : Exterior					
	Explanation : Cameras Se	curity System				
Fire/Smoke Detection			•	•		
Generic, Digital	100%	2039	* *	1-3	\$186,800	

<b>lechanical</b>		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source							
Utility Steam	100%		2054	* *	1		
Conversion Equipment							
Heat Exchanger, Shell & Tube	60%		2043	* *			
Pres. Reducing Valve/LP Steam	40%		2037	* *	5	\$7,000	
Distribution							
Hot Wtr Piping/Pump	80%	0-2 \$28,600	2050	* *	4	\$11,600	
1 2 1	Corroded,	Extent : Moderate, Area Affe	cted : 109	%		. ,	
	Location	: Basement. Corroded Steam	Piping				
Hot Wtr Piping/Pump	10%		2050	* *	4	\$1,500	
Central Plant Steam	10%		2044	* *	4	\$2,200	
Piping/Pmp							
Terminal Devices							
Unit Heater - Steam	2%		2039	* *	4	\$800	
No Component	80%						
		ervation, Extent : N/A, Area A a : Throughout The Building	Affected :	0%			
		tion : Fan Coil Units At Each ir Conditioning	Window .	Provide Heating A	nd Cooli	ng. Covered	
No Component	18%						
-	Other Obs	ervation, Extent : Light, Area	Affected	: 0%			
	Location	: Mechanical Rooms On Eac	ch Floor				
	Explana	tion : Air Handlers Are Cover	ed Under	Air Conditioning	System		
r Conditioning							
Energy Source							
Electricity	100%		2050	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment	1000/			202-	de de		0010.100	
Centrifugal, Elec Chiller				2037	**	1	\$318,400	
			ent : Light, Ared	i Affectea	t : 100%			
		: Basement	37/4 4	100 1	1000/			
			nt : N/A, Area A	Iffected :	100%			
		: Basement						
Distribution	Explanati	ion : 2 Units						
CW & CHW Wtr	100%			2054	* *	4	\$14,500	
Pipe/Pump	10070			2034		4	\$14,500	
Terminal Devices								
Air Handler/Cool/Ht	20%			2039	* *	1	\$36,400	
Fan Coil - 4 Pipe	80%			2039	* *	1	\$76,000	
Heat Rejection	0070			2007			Ψ10,000	
Water Cooling Tower	100%			2028	\$1,649,400	2	\$296,100	
Ventilation	-00.0				, -·, · · · ·		+-> 0,200	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$164,100	
Exhaust Fans								
Interior	80%			2034	\$1,158,600	2	\$7,200	
Roof	20%			2034	\$126,700	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2044	* *	1		
Galvanized Steel	75%			2039	* *	1		
Water Heater With Tanks								
Electric	100%			2029	\$78,700	4		
			nt : Light, Area	Affected	: 100%			
		: Basement						
	Explanati	ion : Multiple	Units Range F	rom 6 To	50 Gallons Each.			
HW Heat Exchanger	0							
No Component	80%							
No Component	20%							
Sanitary Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE	ጥ ጥ	1		
Storm Drain Piping	000/			TIPP	* *	1		
Cast Iron	90%	Now	Ø <b>5</b> 000	LIFE	* *	l 1		
Cast Iron			\$5,800 Area Affected :	LIFE	<b>π</b> •	1		
		tent : Severe, . : Basement	лгеи <i>А</i> јјестеа :	1070				
Cyrona Dyrona (-)	Locuiton	. Dusemeni						
Sump Pump(s) Submersible	100%			2027	\$10,100	1	\$9,300	
Backflow Preventer	10070			2027	\$10,100	4	\$9,300	
Backflow Preventer Generic	100%			2034	\$145,800	1	\$18,000	
Fixtures	10070			2034	\$143,800	1	\$10,000	
Generic	100%							
GUICHE	10070							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Hot Water Storage Tank						
Generic	100%	2034	\$17,100	1	\$2,600	
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Freight Unit F. Floor	rom Sub-basement To 8	8th Floor, Passeng	ger Unit I	From 1st To 7th	
	Explanation : One Freigh	t Unit And 5 Passenge	r Units			
Fire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$153,800	
Sprinkler						
Generic	100%	2054	* *	1-2	\$82,400	
Fire Pump						
Generic	100%	2043	* *	1	\$54,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Page: 409

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : SURROGATE'S COURT MUNICIPAL ARCHIVES

Address : 31 CHAMBERS STREET @ CENTRE ST.

 Borough
 : MANHATTAN
 Agency's Number
 : 312-105

 Program / Asset #
 : DGS0007.000 / 2052
 Yr Built/Renovated
 : 1899 / 2010

Area Sq Ft : 202,210 Project Type : REAL PROPERTY

Date of Survey : 22-Nov-2022 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,7,8

Block : 153 Lot : 24 BIN : 1001670

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$934,600	\$511,000
Interior Architecture	\$2,775,800	\$593,700
Electrical	\$1,267,800	\$2,677,300
Mechanical	\$9,465,900	\$258,300
Total	\$14,444,100	\$4,040,300
Importance Code A	\$934,600	\$617,700
Importance Code B	\$11,571,800	\$3,270,500
Importance Code C	\$1,937,700	\$152,100
Total	\$14,444,100	\$4,040,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$7,500	_	\$46,800	_
Interior Architecture	\$44,700	\$18,600		\$13,200
Electrical	\$31,000	\$21,300	\$55,000	\$19,100
Mechanical	\$135,500	\$29,100	\$69,200	\$20,600
Site Pavements	\$38,000			
Elevators/Escalators	\$40,800	\$40,800	\$40,800	\$40,800
Total	\$297,500	\$109,700	\$211,800	\$93,800
Importance Code A	\$12,300		\$47,300	
Importance Code B	\$281,800	\$98,700	\$164,600	\$93,800
Importance Code C	\$3,500	\$11,000		
Total	\$297,500	\$109,700	\$211,800	\$93,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Architecture	Current F	Repair	Future	Replacement	M	aintenance		
system Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Exterior Walls								
Copper/Terne	5%		2069	* *	10	\$29,400		
Masonry: Granite	72% 0-2	\$473,500	LIFE	* *	5	\$135,400		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%  Location : Decorative Elements. Interior Courtyard							
			-					
	Staining/Discoloring,		e, Area Afj	tected: 15%				
	Location: Interior			* *		0.42.200		
Masonry: Granite	23%		LIFE	* * *	5	\$43,300		
Windows	1000/ 4+	¢207 200	2050	* *	-	<b>#222 200</b>		
Wood	100% 4+ Air Infiltration, Exten	\$296,200	2050		5	\$332,300		
	Location : Various I		Ајјестеи	. 50/0				
	Ctrwt/Balnc Not Fund		ite Area	Affected : 10%				
	Location: Various I		ис, лиси г	ijjecica i 1070				
	Deteriorated Finish,		Area Affe	ected · 80%				
	Location : Various I		11.00.11,50	. 60,0				
Parapets								
Masonry: Granite	40%		LIFE	* *	5	\$7,600		
Metal Panel	60%		2044	* *	5	\$34,900		
Roof								
Copper/Terne	5% Now	\$2,000	2062	* *				
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%							
	Location: 6th Floor Cornice							
	Water Penetration, E.							
	Location : 5th Floo	r Courtrooms Fron	1 6th Floo					
Metal Panel	3% Now	\$2,200	2047	* *				
	Water Penetration, E.		lrea Affec	ted : 25%				
	Location: 7th Floor	e e		1000/				
	Other Observation, E	-	Affected .	: 100%				
	Location: 7th Floor							
36 107 172	Explanation: Dorm		2020	<b>#164.000</b>				
Modified Bitumen	30% 2-4	\$3,300	2029	\$164,900				
	Blisters, Extent: Mod	***	ea: 10%					
01 11 1 36 1101	Location: Through	Jui	2054	* *	1.0	Φ40.000		
Skylight, Metal/Glass	27%		2054	* *	10	\$40,800		
Slate Soffits	35%		LIFE	<i>~</i> *				
Soffits Masonry: Granite	70%		LIFE	* *	5			
Pre-Cast Concrete	30%		LIFE	**	5 5			
terior	3070		LIFE	-	J			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Carpet	5%			2033	\$297,000	3	\$30,300		
Cast in Place Concrete	10%			LIFE	* *	5	\$66,200		
Ceramic Tile	5%			2043	* *	5	\$15,100		
Mosaic Tile	35%			2039	* *	5	\$264,800		
Marble Panels	15%	2-4	\$331,500	LIFE	* *	5	\$34,000		
	Horizontal Cracks, Extent : Light, Area Affected : 100%								
	Location	ı : Stair Tre	ads, Various Locat	ions					
	Worn/Ero	de, Extent :	Moderate, Area Af	fected : .	15%				
	Location	ı : Stair Tre	ads, Various Locat	ions					
Terrazzo	15%	2-4	\$94,200	LIFE	* *	5	\$35,500		
			xtent : Light, Area		: 5%		* /		
		ı : 8th Floo	_	55					
Vinyl Tile	15%		<u> </u>	2042	* *	3	\$22,700		
Interior Walls									
Ceramic Tile	3%			2043	* *	5	\$22,000		
Masonry: Brick	10%	Now	\$450,400	LIFE	* *				
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Basement Wall Along Center Street								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location	ı : Basemer	it Wall Along Cente	r Street					
Metal Panel	5%			LIFE	* *				
Marble Panels		Now	\$1,402,900	LIFE	* *				
					ea Affected : 15%				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
	0	_	ive Treatments At L		· ·	nent Leve	el		
Plaster	17%		\$84,300	LIFE	* *	5	\$37,500		
Tiaster			. ,		ffected · 20%	3	\$37,300		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%  Location: 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive								
			r Storage Ana Totte xtent : Moderate, A			CILIVE			
			xtent . Moderate, A r Storage And Toile			chive			
Diameter			. Storage IIIa Tolle		* *		¢114.600		
Plaster	52%			LIFE	* *	5	\$114,600		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings			*** -**			_	***	
AcousTile,Adhered	5%		\$18,500	2039	**	5	\$13,000	
		issing Elem n : 1st Flooi	ents, Extent : Mode · Office	erate, Ar	ea Affected : 2%			
AcousTileSusp.Lay-In	5%	ı		2047	* *	5	\$25,900	
Mosaic Tile	5%	1		LIFE	* *	1		
Plaster	20%	Now	\$87,500	LIFE	* *	5	\$64,800	
			xtent : Moderate, A r Court Room Ceili		cted : 5%			
Plaster	55%	Now	\$192,400	LIFE	* *	5	\$178,200	
	Location	n : 7th Floo	xtent : Moderate, A r Storage And Toile		cted : 15%			
Under Construction	10%	ı						
Site Enclosure								
Fence/Gates								
Iron Picket	100%	ı		2054	* *			
Retaining Walls	4000/			• • • • •	de de			
Masonry: Fieldstone	Location	servation, E n : Area Waj	xtent : Light, Area vs Throughout rial Is Granite	2044 Affected	* * : 100%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/	_	\$34,600 Extent : Moderate Reade Streets	2039 , Area A <u>j</u>	* * fected : 15%			
On-Site Walkways Masonry: Granite	100%	Now	\$3,500	LIFE	* *			
•		tar Miss/Er n : Entrance	ode, Extent : Mode Stairs	rate, Are	ea Affected : 20%			

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	\$106,700	5	\$900	
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location : Sub-basement Electrical Re	oom				
	Explanation: Two 2,000 Ampere Main	n Disconn	ect Switches In Sa	tisfactor	y Condition.	
Transformers						
Dry Type	100%	2039	* *	5	\$700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•			•				
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	\$404,100	5	\$700	
Fused Knife Sw	20%	Now	\$101,000	2064	* *	5	\$100	
			xtent : Light, Area	Affected	: 100%			
		: Sub-base						
	Explanati	on : Obso	lete Switchboard E	quipmen	t.			
Raceway								
Conduit	10%			2054	* *	1		
Conduit	90%			2034	\$456,200	1		
Panelboards								
Fused Disc Sw	5%			2033	\$26,600	5	\$200	
Molded Case Bkrs	10%			2050	**	5	\$500	
Molded Case Bkrs	85%			2033	\$451,900	5	\$4,500	
Wiring	1000/			2071				
Thermoplastic	100%			2054	* *	1		
Motor Controllers	200/	4.	<b>#10.400</b>	2022	<b>#205.200</b>	_	<b>#200</b>	
Locally Mounted	30%	4+	\$10,400	2032	\$207,200	5	\$200	
			t : Moderate, Area	Affected	: 20%			
	Location .	· Kooj						
Motor Control Center	65%			2032	\$630,000	5	\$3,600	
Variable Frequency	5%			2051	* *			
Drive					1000/			
			xtent : Light, Area	Affected	: 100%			
			n Engineer Office			_		
	Explanati	on : All C	ontrollers Are Mon	itored By	Building Manage	ment Sys	tem	
Ground								
Grounding Devices	1000/			LIPP	* *	-	<b>#2.000</b>	
Generic	100%			LIFE	· · · ·	5	\$3,000	
Lighting Lighting								
Interior Lighting LED	100%			2042	* *			
LED		rvation F	xtent : Light, Area					
			out The Building	Ајјестеи	. 100/0			
		on : LED						
Egress Lighting	Блрійнан	on . LED	ooser veu					
Egress Lighting Emergency, Battery	50%			2029	\$188,400	10	\$24,400	
Exit, Battery	50%			2029	\$159,000	10	\$6,800	
Exterior Lighting	3070			2027	ψ137,000	10	ψ0,000	
LED	20%			2029	\$240,500			
LLD		rvation F	xtent : Light, Area					
		: Main En	-	<i>55</i>	. 100/0			
			le Mounting Type)					
No Component	80%	011 . 0 (1 0	ic mounting type)					
Alarm	8070							

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Asset #: 2052

Electrical	Current Repair	Futu	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2034	\$421,300	1	\$75,500	
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: Cameras Security Syst	tem				
Fire/Smoke Detection						
Generic, Digital	100%	2029	\$578,900	1-3	\$124,600	

lechanical		Current Repa	ir	Futur	e Replacemen	t	Ma	aintenance	
ystem Component Type	% of Total	Fail Date Esti (Years)	imated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating									
Energy Source									
Utility Steam	80%			2044	k	*	1		
HTHW/HW	20%			2044	*	*	1		
		ervation, Extent			: 100%				
	Location	i : Basement, 2nd	d Floor And 51	h Floor					
	Explana	tion : Hot Water	Supplied From	n Nearby	y Building On C	Centr	e Street		
Conversion Equipment	-				-				
Pres. Reducing Valve/LP Steam	80%			2037	*	* *	5	\$9,600	
No Component	10%								
•	Other Obs	ervation, Extent	: N/A, Area A	ffected :	0%				
	Location	ı : Sub-basemeni	<u>.</u>						
		tion : Air Handle oil Duals As A H		ed With	Steam Heating	Coil	Howev	er, The Chilled	
No Component	10%		-						
1									
	Other Obs	ervation, Extent	: Light, Area	Affected	: 0%				
		servation, Extent 1 : Basement, 2nd	0		: 0%				
	Location	i : Basement, 2nd	d Floor And 51	h Floor		ls. No	o Conve	rsion Eauinment	
Distribution	Location	i : Basement, 2nd	d Floor And 51	h Floor		ls. No	o Conve	rsion Equipment	
Distribution Hot Wtr Piping/Pump	Location Explana	n : Basement, 2nd tion : Hot Water	d Floor And 51 From Centre	th Floor Street Fe	eeding Fan Coi	!s. No		* *	
Distribution Hot Wtr Piping/Pump	Location Explana	n : Basement, 2nd tion : Hot Water 0-2	d Floor And 5t From Centre 1	th Floor Street Fe 2042	eeding Fan Coi		o Conve	rsion Equipment \$2,000	
	Location Explana 20% Broken, E.	n : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate	d Floor And 5t From Centre \$8,800 a, Area Affected	Street Fe 2042 d: 20%	eeding Fan Coid			* *	
Hot Wtr Piping/Pump	Location Explana 20% Broken, E Location	n : Basement, 2nd tion : Hot Water 0-2	d Floor And 5t From Centre \$8,800 a, Area Affected	Street Fe 2042 1: 20% Pump Is	eeding Fan Coi * Not Working	* *	4	\$2,000	
Hot Wtr Piping/Pump  Central Plant Steam	Location Explana 20% Broken, E.	n : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate	d Floor And 5t From Centre \$8,800 a, Area Affected	Street Fe 2042 d: 20%	eeding Fan Coi * Not Working			* *	
Hot Wtr Piping/Pump  Central Plant Steam  Piping/Pmp	Location Explana 20% Broken, E Location	n : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate	d Floor And 5t From Centre \$8,800 a, Area Affected	Street Fe 2042 1: 20% Pump Is	eeding Fan Coi * Not Working	* *	4	\$2,000	
Hot Wtr Piping/Pump  Central Plant Steam  Piping/Pmp  Terminal Devices	Location Explana  20% Broken, E Location 80%	n : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate	d Floor And 5t From Centre \$8,800 a, Area Affected	2042 d: 20% Pump Is	eeding Fan Coi * Not Working	**	4	\$2,000 \$12,000	
Hot Wtr Piping/Pump  Central Plant Steam Piping/Pmp  Terminal Devices Air Handler	Location Explana  20% Broken, E Location 80%	n : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate n : Sub-basement	d Floor And 5t From Centre \$8,800 a, Area Affected	2042 d: 20% Pump Is 2044 2039	eeding Fan Coid * Not Working *	**	4	\$2,000 \$12,000 \$6,300	
Hot Wtr Piping/Pump  Central Plant Steam  Piping/Pmp  Terminal Devices	Location Explana  20% Broken, E Location 80%  5% 10%	a : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate a : Sub-basement	d Floor And 5t From Centre \$8,800 , Area Affected t, Condensate	2042 d: 20% Pump Is 2044 2039 2029	Not Working  **  **  **  **  **  **  **  **  **	**	4	\$2,000 \$12,000	
Hot Wtr Piping/Pump  Central Plant Steam Piping/Pmp  Terminal Devices Air Handler	Location Explana  20% Broken, E Location 80%  5% 10% On Extend	n : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate n : Sub-basement	d Floor And 5t From Centre \$8,800 t, Area Affected t, Condensate	2042 d: 20% Pump Is 2044 2039 2029	Not Working  **  **  **  **  **  **  **  **  **	**	4	\$2,000 \$12,000 \$6,300	
Hot Wtr Piping/Pump  Central Plant Steam Piping/Pmp  Terminal Devices Air Handler	Location Explana  20% Broken, E Location 80%  5% 10% On Extend	a : Basement, 2nd tion : Hot Water 0-2 xtent : Moderate a : Sub-basement	d Floor And 5t From Centre \$8,800 t, Area Affected t, Condensate	2042 d: 20% Pump Is 2044 2039 2029	Not Working  **  \$380,10  ted: 10%	**	4	\$2,000 \$12,000 \$6,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

echanical	Curren	Futur	e Replacement	М	aintenance				
vstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating									
Controls									
Digital	100% 0-2	\$2,900,500	2029	\$5,801,000					
	,	tent : Moderate, Arec hout. Defective Tem							
r Conditioning									
Energy Source									
District Chilled Water	20%		2044	* *	1				
	Other Observation,	Extent : Light, Area	Affected	: 100%					
	Location : From (	Centre Street Building	g						
	Explanation : Ser Abandoned In Pla	ves 2nd Floor Air Ha ce	ndling U	Init Only And Child	lers Cool	ing Towers			
Electricity	80%		2050	* *	1				
Conversion Equipment									
Exterior Pkg Unit - Cooling	2%		2034	\$49,200	2	\$300			
5	Other Observation,	Extent : Light, Area	Affected	: 2%					
	Location: Roof	G							
	-	t Feeding Partial 8th	n Floor						
Window/Wall Unit	20%		2027	\$170,000	1				
window, wan one	On Extended Life, Extent: Moderate, Area Affected: 70%  Location: Throughout								
	Other Observation, Extent: Light, Area Affected: 70%								
	Location : Throug	-	,,,						
	_	ipment Serviced By	Others						
No Component	60%	<u>, , , , , , , , , , , , , , , , , , , </u>							
rvo component		Extent : N/A, Area A	ffected ·	0%					
	Location : Sub-ba		ggeerea .	070					
		lled Water Is Present	tlv Reino	Provided From O	ne Centre	Street			
No Component	18%	nea mater 15 1 resent	iy being	1 Torraca 1 Tom Of	ie cenire	Sireci			
Distribution	10/0								
CW & CHW Wtr	30%		2054	* *	4	\$3,000			
Pipe/Pump	JU/0		203 <b>4</b>		7	\$5,000			
r ipe/r ump	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Sub-ba	-	11,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 10/0					
		em Serves To Reject	And Ahe	orh Heat From Fir	st And F	ifth Floor Heat			
	Pumps	em serves 10 Reject	ти лог	oro men riom rii	Si IIIII I'	gin I iooi Heai			
	T								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ir Conditioning						
Heat Rejection	100/ 0.4	2000 2022	Φ <b>7.4.400</b>	2	<b>#10.700</b>	
Water Cooling Tower		7,200 2032	\$54,400	2	\$19,500	
	Other Observation, Extent : Moa Location : Roof	eraie, Area Affectea	. 20%			
	Explanation : The Cooling Tow	ver Is Presently Not I	n Service			
Water Cooling Tower	8%	2035	\$36,300	2	\$16,300	
water cooming rower	Other Observation, Extent : Ligh			2	Ψ10,500	
	Location: Roof	3, 3,				
	Explanation : Cooling Tower Is	Not In Service				
No Component	80%					
entilation Tentilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$112,800	
Exhaust Fans	100/ 0.0	. 500	ماد ماد	2	<b>4.500</b>	
Roof		3,500 2044	**	2	\$500	
	On Extended Life, Extent: Sever Location: Roof	e, Area Affectea : 20	%			
N. C.						
No Component	90%					
lumbing H/C Water Piping						
Brass/Copper	100%	2044	* *	1		
Drubbi Copper	No Water Meter, Extent : Light, A			-		
	Location : Sub-basement					
HW Heat Exchanger						
Steam Fired	100%	2044	* *	4	\$30,000	
Sanitary Piping						
Cast Iron	5%	LIFE	* *	1		
Cast Iron	95%	LIFE	**	1		
	On Extended Life, Extent : Mode Location : Throughout	rate, Area Affected :	100%			
Storm Drain Dining	Location : Inrougnout					
Storm Drain Piping Cast Iron	95%	LIFE	* *	1		
Cast Hon	On Extended Life, Extent : Mode			1		
	Location: Throughout	raic, mrca myceica .	10070			
Cast Iron		6,700 LIFE	* *	1		
Cast HOII	Damaged, Extent: Severe, Area			1		
	Location : Sixth Floor, Probable	**	ains			
Sump Pump(s)						
Submersible	100%	2027	\$6,900	4	\$6,400	
Sewage Ejector(s)						
Electric	100%	2034	\$117,500	4	\$8,000	
	Other Observation, Extent : Ligh	t, Area Affected : 10	0%			
	Location: Sub-basement					
	Explanation : Duplex					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Mechanical	Current Repair	Future R	Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Plumbing										
Fixtures										
Generic	100%									
	Obsolete Fixtures, Extent : Severe, Are	a Affected : 1	00%							
	Location : Throughout									
Vertical Transport										
Elevators										
Geared Traction	90%	LIFE	* *							
	Other Observation, Extent: Light, Area	a Affected : I	00%							
	Location: 1st To 8th Floor									
	Explanation: 4 Units									
Hydraulic	10%	LIFE	* *							
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Sub-basement To 1st Floor	r								
	Explanation: 1 Unit. One Outside El	levator Is Not	Working							
Fire Suppression										
Standpipe										
Generic	100%	2044	* *	1-5	\$102,000					
Sprinkler										
No Component	99%									
Generic	1%	2044	* *	1-2	\$600					
Fire Pump										
Generic	100%	2030	\$214,300	1	\$37,800					
	Other Observation, Extent : Light, Area	a Affected : 1	00%							
	Location: Sub-basement									
	Explanation: Workshop									

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 418

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : TWEED COURT BUILDING TWEED ACADEMY (DOE)

Address : 52 CHAMBERS STREET @ CITY HALL PARK

 Borough
 : MANHATTAN
 Agency's Number
 : 312-104

 Program / Asset #
 : DGS0009.000 / 2053
 Yr Built/Renovated
 : 1871 / 2002

Area Sq Ft : 156,692 Project Type : REAL PROPERTY

Date of Survey : 20-Oct-2021 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,4,Att

Block : 122 Lot : 1 BIN : 1079146

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,423,500	\$403,300
Interior Architecture	\$1,073,000	\$3,499,900
Electrical		\$4,029,100
Mechanical	\$5,094,600	\$3,847,000
Site Pavements	\$450,800	
Total	\$8,041,900	\$11,779,200
Importance Code A	\$1,423,500	\$508,000
Importance Code B	\$5,750,400	\$10,428,600
Importance Code C	\$868,000	\$842,700
Total	\$8,041,900	\$11,779,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$25,800	\$25,400		
Interior Architecture	\$31,300	\$31,500	\$1,180,200	\$7,300
Electrical	\$24,200	\$30,600	\$25,500	\$28,400
Mechanical	\$86,700	\$59,800	\$49,700	\$26,100
Elevators/Escalators	\$36,000	\$36,000	\$36,000	\$36,000
Total	\$204,000	\$183,300	\$1,291,500	\$97,900
Importance Code A	\$27,800	\$25,700		
Importance Code B	\$176,100	\$157,500	\$1,291,500	\$97,900
Importance Code C				
Total	\$204,000	\$183,300	\$1,291,500	\$97,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls						_			
Masonry: Brick	2%		\$5,800	LIFE	**	5	\$3,200		
			ode, Extent : Mode ll To Basement	erate, Are	ra Affectea : 100%				
Masonry: Limestone	85%		\$884,500	LIFE	* *	5	\$101,200		
Wasoni y. Enthesione			Extent : Light, Are		ed · 10%	3	\$101,200		
	_	: Through	_	i 11990010	. 1070				
Metal, Corrugated	2%			2043	* *	1			
Metal Panel	1%			2043	* *	5-10	\$10,900		
Granite Panels	10%	2-4	\$162,700	LIFE	* *	5	\$11,900		
	Joint Mor	tar Miss/Er	ode, Extent : Mode		ea Affected : 10%		. ,		
	Location	: North F	acade And Cheek W	Valls Of N	Main Stairs				
Windows									
Steel	20%			2041	* *	5	\$94,400		
Wood	80%			2041	* *	5	\$302,100		
Parapets	0.50/			TIPE	de de	_	<b>#27.400</b>		
Masonry: Marble	95%			LIFE 2038	* *	5	\$27,400		
Metal Rail Roof	5%			2038		5-10	\$20,700		
Cast in Place Concrete	5%	Now	\$20,000	LIFE	* *				
Cast in 1 face Concrete			xtent : Severe, Area		d : 100%				
			Over Steam Room						
Metal, Corrugated	75%			2038	* *	1			
Metal Panel	5%			2038	* *	10	\$9,800		
Skylight, Metal/Glass	15%	Now	\$376,400	2043	* *				
	Water Pen	etration, E.	xtent : Light, Area .	Affected	: 10%				
	Location	: Over Ro	tunda						
Soffits									
Cast Stone/Terra Cotta	100%			LIFE	* *	5			
Interior									
Floors Carpet	25%			2029	\$1,150,900	3	\$87,900		
Cast in Place Concrete	10%	0-2	\$110,700	LIFE	\$1,130,900 * *	5	\$51,300		
Cast III I face Concrete			Extent : Light, Are		ed : 20%	3	Ψ51,500		
	_	-	r Mechanical Roon						
Ceramic Tile	5%			2036	\$733,800	5	\$11,700		
Glass Block	5%			2048	**	1	Ψ11,,00		
Mosaic Tile	5%			2038	* *	5	\$29,300		
Marble Panels	25%			LIFE	* *	5	\$44,000		
Vinyl Tile	25%			2033	\$1,797,700	3	\$29,300		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls	-0/			• • • •	<b>4</b> -00000	_	442.000	
Ceramic Tile	5%			2036	\$790,900	5	\$13,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,200	
Glass: Single Pane	5% 25%			LIFE LIFE	* *	5	\$9,700	
Masonry: Brick Masonry: Brick	23% 5%		\$547,500	LIFE	* *			
Masonry. Brick			: Light, Area Affec					
			r Mechanical Room					
			ode, Extent : Mode		ea Affected : 20%			
			r Mechanical Room					
Granite Panels	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$7,800	
Plaster	35%			LIFE	* *	5	\$27,200	
Wood	5%			LIFE	* *	5	\$51,800	
Ceilings								
AcousTileSusp.Lay-In	15%			2038	* *	5	\$33,700	
Exposed Struc: Concrete			\$186,900	LIFE	**	5	\$1,800	
			xtent : Moderate, A		cted : 10%			
			teps At Main Entra		. 1 200/			
			Extent : Moderate, A teps At Main Entra		ectea : 20%			
			eps Ai Main Emrai oded Steel Angle	nce				
Exposed Struc: Steel		Now	\$24,000	LIFE	* *			
Exposed Struc. Steel			\$24,000 Extent : Moderate, A					
		_	oom And Outside T					
Exposed Struc: Steel	8%			LIFE	* *			
Glass: Susp Panels	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$14,000	
Masonry: Infill Arch	5%		\$91,600	LIFE	* *		, ,,,,,,	
•	Water Per	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	ı : Steam R	oom And Adjacent	To Trash	Elevator			
Metal Panel	2%	Now	\$136,300	LIFE	* *	5	\$5,600	
			xtent : Moderate, A		cted : 100%			
	Location	ı : Beneath	Main Stairs					
Plaster	53%			LIFE	* *	5	\$74,500	
te Enclosure								
Fence/Gates								
Chain Link	40%			2043	* *			
Iron Picket	60%			2053	* *			
ite Pavements								
Public Sidewalk	10007	3.7	<b>#120 200</b>	20.42	* *			
Pavers/Stone		Now	\$130,300	2042				
			Extent : Moderate, A		ciea : 50%			
			k Along Chambers &	sireet				
	Ехріапа	uon . Loos	e Stone Panels					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	80%			2042	* *			
Pavers/Stone	20%	Now	\$320,400	2042	* *			
	Joint Mort	ar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 100%			
	Location	: Front Sta	airs					

Electrical	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type		ail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$700	
		vation, Extent		ffected :	100%			
		Electrical Roo						
	Explanatio	on : Main Serv	ice Switch Rai	ted At 4,	000 Amperes			
Switchgear / Switchboard								
Air Circuit Breaker	5%			2043	* *	5		
Fused Disc Sw	15%			2043	* *	5	\$100	
Molded Case Bkrs	80%			2043	* *	5	\$3,300	
Raceway								
Busway	5%			2038	* *	1		
Conduit	95%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	\$4,100	
Wiring								
Busway	5%			2038	* *	1		
Thermoplastic	95%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2038	* *	5	\$500	
Variable Frequency	50%			2038	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$48,200	
		vation, Extent	: N/A, Area A	ffected :	100%			
	Location :							
	Explanatio	on: One Of Th	e Transfer Sw	itches Is	Dedicated To Serv	e The Ci	ty Hall Building	
Generators								
Diesel	100%		\$1,800	2036	\$89,400	1	\$54,600	
		ce, Extent : Mo						
					rvice Due To A Led			
	Cnarger A	na Battertes N	oi Operationa	u. Gener	ator Room And Ro	oj Enclo	sure	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Electrical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power							
Batteries							
Lead/Acid		\$100 2028	\$2,700	5	\$2,900		
	Not Functioning, Extent : Moder Location : Generator Room In		: 2%				
Fuel Storage							
Day Tank	50%	2041	* *	5			
Buy Tunk	Other Observation, Extent: N/A,	Area Affected : 10	00%				
	Location: Generator Room						
	Explanation: Two 100 Gallon	Capacity					
Main Tank	50%	2048	* *	5			
	Other Observation, Extent: N/A,	Area Affected: 10	00%				
	Location: Basement						
	Explanation: 10,000 Gallon C	apacity					
Lighting							
Interior Lighting	000/	2022	#2 272 000	10	Ф11 <i>5</i> 000		
Fluorescent	80% T-8 Lamps And Fixtures, Extent .	2033	\$2,373,900	10	\$115,000		
	Location: Throughout The Bui		еи . 100%				
Γ1	20%	2033	¢502.500	10	¢20.700		
Fluorescent			\$593,500	10	\$28,700		
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%  Location : Throughout The Building					
Egress Lighting							
Emergency, Service	50%	2033	\$53,600	1			
Exit, LED	50%	2048	* *	1			
Alarm							
Security System	100%	2033	\$22 <i>6</i> 500	1	¢50 500		
Generic			\$326,500	1	\$58,500		
	Other Observation, Extent : N/A, Area Affected : 100%  Location : Interior And Exterior Spaces						
	Explanation : Surveillance Car	•					
Fire/Smoke Detection	Empirimenton . Sur remance Cur						
Generic, Digital	100%	2033	\$448,600	1-3	\$99,500		
,	Other Observation, Extent: N/A,				4 ,- 00		
	Location: Throughout The Building						
	Explanation : Smoke Detectors	, Manual Pull Stat	ions, Horns, Stro	be Light	ts, Alarm Bells		

Mechanical	Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	0/ 0				-			D
Component			<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	-	<b>Estimated Cost</b>	Priority
Туре	Total	(Years)		FY		(Yrs)		
Heating								
Energy Source								
Utility Steam	30%			2043	* *	1		
•	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Through	out					
	Explana	tion : Stean	n From Con Edison	ı				
HTHW/HW	70%			2053	* *	1		
		ervation, E	Extent : N/A, Area A		100%			
		: Basemen		33				
	Explana	tion : From	One Centre Street	Municip	al Building			
Conversion Equipment								
Pres. Reducing Valve/LP	100%	Now	\$2,100	2036	\$104,700	5	\$4,700	
Steam			4-,		4-0-1,1-0	-	4 1,1 4 1	
	Leak Evid	ent, Extent	: Severe, Area Affe	cted : 10	%			
	Location	: Basemer	nt Flash Tank					
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Basemer	nt Steam Room					
	Explana	tion : 2 He	at Exchangers, Con	itrols Ina	ccessible.			
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$19,000	2049	* *	4	\$7,700	
	Corroded,	Extent : M	oderate, Area Affec	cted : 1%	ó		. ,	
	Location	: Basemer	it Valves					
Terminal Devices								
Air Handler	60%			2033	\$1,963,600	1	\$58,100	
Fan Coil Unit/Heat	40%			2033	\$1,724,700	1	\$20,200	
Controls								
Digital	100%	0-2	\$99,900	2028	\$4,994,700			
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d : 100%			
	Location	: Basemen	ıt					
	Explana	tion : Softw	are Obsolete					
Air Conditioning								
Energy Source								
District Chilled Water	100%			2053	* *	1		
			Extent : N/A, Area A	lffected :	100%			
		: Basemen						
	Explana	tion : From	Adjacent One Cen	tre Stree	t - Municipal Build	ling		
Conversion Equipment								
Window/Wall Unit	2%			2028	\$13,200	1		
No Component	98%							
Distribution								
CW & CHW Wtr	100%			2043	* *	4	\$11,600	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	80%			2033	\$54,000	1	\$77,500	
Fan Coil - 2 Pipe	20%			2033	\$21,200	1	\$10,100	
Ventilation								
Distribution				_				
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$87,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Mechanical	Current Repa	r Future	Replacement	M	aintenance	
System	% of Fail Date Esti	mated Cost Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total (Years)	FY		(Yrs)		
Type	, , ,					
Ventilation Exhaust Fans						
	1000/	2020	* *	2	¢4.900	
Interior	100%	2038		2	\$4,800	
Plumbing H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
HW Heat Exchanger	10070	2033		1		
Steam Fired	100%	2053	* *	4	\$15,500	
Sanitary Piping	10070	2033			\$15,500	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIL		1		
Non-Submersible	100% 0-2	\$34,800 2043	* *	4	\$3,300	
Non-Submersible	On Extended Life, Extent :		00%	7	ψ3,300	
	Location : Basement	Light, fired flyected. I	0070			
Backflow Preventer						
Generic	100%	2038	* *	1	\$9,600	
Generic	Other Observation, Extent		00%	1	Ψ,000	
	Location : Basement					
	Explanation: 3 Services,	One Domestic And Two	Fire Protection			
Fixtures	· F · · · · · · · · · · · · · · · · · ·					
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Three Units F	rom Basement To Attic,	One Unit From 1	st To 4th	Floor, One Unit	
	From Basement To 4th F					
	Explanation : Four Units					
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent		: 100%			
	Location: Basement To					
	Explanation : One Freigi	ht Unit. Hydraulic Fluid	Leaking From T	he Pump	Room In	
Eine Cymmugaig	Basement					
Fire Suppression Standpipe						
Generic	100%	2053	* *	1-5	\$79,000	
Sprinkler	10070	2033		1-3	\$15,000	
No Component	40%					
Generic	60%	2053	* *	1-2	\$26,300	
Generic	Other Observation, Extent			1-4	\$20,300	
	Location : Basement, Fir		00/0			
	Explanation: No Sprink		d Floors			
Fire Pump	Explanation . 110 Sprint	c. 1 or second find fill				
Generic	100%	2042	* *	1	\$29,300	
GCIICIIC	10070	ZU4Z	•	1	φ29,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : PIER AT 44TH DRIVE

Address : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS004.000 \, / \, 14020 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Area Sq Ft : 6,640 Project Type : REAL PROPERTY

Date of Survey : 12-May-2025 Landmark Status : NONE

Areas Surveyed :

Block : Lot : BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers		\$192,600
Total		\$192,600
Importance Code B		\$192,600
Total		\$192,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$26,400			\$13,800
Total	\$26,400			\$13,800
Importance Code A Importance Code C	\$26,400			\$11,500 \$2,300
Total	\$26,400			\$13,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 PIER AT 44TH DRIVE

Asset #: 14020

Piers	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck						
Not Accessible	100%					
Deck Surface						
Concrete	100%	2045	* *	5	\$4,500	
	Cracking, Extent : Light, Ar					
	Location : Isolated Along	0 0				
	Surface Wearing/Scaling, Ex		ted : 15%			
	Location : Areas Of Archit	ectural Detailing				
Pile Caps						
Concrete	100%	LIFE	* *	5	\$900	
Piles and Bracing						
Steel	25%	LIFE	* *	5	\$51,000	
	Corrosion, Extent : Light, Area Affected : 10%					
	Location : Splash zone					
Not Accessible	75%					
Deck Elements						
Railing						
Steel	100%	2034	\$192,600			
	Missing Coating, Extent : Li	ight, Area Affected : 10%	6			
	Location : Isolated Areas					
Electrical						
Lighting Fixture						
Incandescent	84%	2030	\$11,500			
	Other Observation, Extent:		0%			
	Location : Six Light Fixtur					
	Explanation : Quantity Pro	ovided				
Incandescent	16% Now	\$400 2031	\$2,200			
	Other Observation, Extent:	Moderate, Area Affected	d : 5%			
	Location : Base Of One O	f Six Light Poles				
	Explanation : Damaged C	over Plate With Exposed	l Wiring			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : CONCRETE BULKHEAD

Address : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS001.000 \, / \, 14015 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 1,376 Project Type : REAL PROPERTY

Date of Survey : 09-Apr-2024 Landmark Status : NONE

Areas Surveyed :

Block : 16109 Lot : 47 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$126,200	\$363,800
Total	\$126,200	\$363,800
Importance Code A	\$126,200	
Importance Code B		\$363,800
Total	\$126,200	\$363,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads			\$51,200	
Total			\$51,200	
Importance Code A			\$43,300	
Importance Code B			\$7,900	
Importance Code C				
Total			\$51,200	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCRETE BULKHEAD

Asset #: 14015

Bulkheads	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Coping/Curb							
Concrete	100%		LIFE	* *	5	\$1,300	
	Cracking, Extent : Light	**					
	Location : Intermittent	Shrinkage Cracks	In Co _l	ping			
Gravity Wall							
Concrete	30%	I	LIFE	* *	5	\$1,700	
	Discolor & Bleeding, Ex	0	00				
	Location : Below Joint	Between Coping A	and Gr	avity Wall			
Concrete	5% 4+	\$126,200 I	LIFE	* *	5	\$300	
	Erosion, Extent : Severe,	Area Affected: 29	%				
	Location: Band Of Ere	osion With Exposed	d Reinf	forcement Approxi	mately 2:	5 Feet Long,	
	1,300 Feet From West						
	Spalling, Extent : Moder	***					
	Location : Along Mear Feet From West End, A						
Not Accessible	65%					•	
Backfill							
Fill							
Not Accessible	100%						
Surface							
Concrete	100%	2	2044	* *	5	\$15,700	
Deck Elements							
Railing							
Aluminum	100%	2	2033	\$363,800			
Electrical							
Lighting Fixture							
Incandescent	100%	2	2029	\$43,300			
	Other Observation, Exte	nt : N/A, Area Affe	cted :	100%			
	Location: 19 Lights A	long Walkway					
	Explanation : Light Co	unt					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

\$100

Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE

Address : 390 KENT AVE. BETWEEN S 6TH ST. AND BROADWAY

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DGS0025.010 / 14652 Yr Built/Renovated :

Linear Ft : 500 Project Type : REAL PROPERTY

\$42,500

Date of Survey : 05-Mar-2024 Landmark Status : NONE

Areas Surveyed :

Total

Block : 2467 Lot : 1 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$597,400	_
Total	\$597,400	
Importance Code B	\$203,400	
Importance Code C	\$394,000	
Total	\$597,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$42,500	\$600		\$100
Total	\$42,500	\$600		\$100
Importance Code A				
Importance Code B	\$42,500	\$600		\$100
Importance Code C				

\$600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE

Asset #: 14652

Bulkheads	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Concrete	12%	LIFE	* *	5	\$200	
No Component	88%					
Revetment						
Stone	100% Now \$394,000	LIFE	* *	5	\$3,000	1
	Missing Elements, Extent : Severe, Are Location : Top Of Revetment Is Gene Throughout			er, And L	ight Stone	
Backfill						
Fill						
Topsoil	80% Now \$89,500	2075	* *			
	Erosion, Extent : Severe, Area Affected	! : 50%				
	Location : Throughout Asset					
	Sinkhole, Extent : Severe, Area Affecte	d : 5%				
	Location : At Northern End Of Asset Through Failed Sheet Pile Bulkhead			With Acti	ve Fill Loss	
Not Accessible	20%					
Surface						
Asphalt	20%	2038	* *	5	\$1,100	
Asphalt	80% Now \$113,900	2050	* *	5	\$2,300	
	Erosion, Extent : Severe, Area Affected					
	Location : Western 8 Feet Of Surface	!				
	Sinkhole, Extent : Severe, Area Affecte					
	Location: At Northern End Of Asset			With Acti	ve Fill Loss	
	Through Failed Sheet Pile Bulkhead	On Asset	1796			
Deck Elements						
Railing	000/ 11 025 200	20.40	* *	2	<b>#200</b>	
Fencing	88% Now \$35,300	2040	* *	3	\$200	
	Broken, Extent: Severe, Area Affected		D: I			
	Location : Along Entire Asset Due To		on Displacement			
	Scour, Extent: Severe, Area Affected:		1.41 ~ 3	4.40 E		
	Location : Foundations Exposed Ana			n 440 Fe	et	
Steel	12% 4+ \$7,200	2033	\$36,100			
	Corrosion, Extent : Moderate, Area Af					
	Location: At The Bases And Lower T	hird Of F	ence At The North	ern 60 Fe	eet Of Asset	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : GRAVITY RETAINING WALL

Address : SE ABUTMENT OF CITY ISLAND BRDG SOUTH TO SEA SHORE PARKING LOT

Borough : BRONX Agency's Number : N/A

Linear Ft : 535 Project Type : REAL PROPERTY

Date of Survey : 05-Jan-2023 Landmark Status : NONE

Areas Surveyed :

Block : 5636 Lot : 100 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads		\$322,000
Total		\$322,000
Importance Code B		\$322,000
Total		\$322,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		\$14,500		
Total		\$14,500		
Importance Code A		\$11,400		
Importance Code B		\$3,100		
Total		\$14,500		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY RETAINING WALL

Asset #: 15002

Bulkheads	Current Repair	Future	<b>Future Replacement</b>		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Concrete	100%	LIFE	* *	5	\$2,200	
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt Pavers	100%	2043	* *	5	\$6,100	
Deck Elements						
Railing						
Steel	100%	2032	\$322,000			
Electrical						
Lighting Fixture						
Incandescent	100%	2028	\$11,400			
	Other Observation, Extent:	N/A, Area Affected : 1	00%			
	Location: Five Light Poles	s Along Length Of Asso	et			
	Explanation: Lighting Fix.	ture				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : GRAVITY WALL W/REVETMENT

Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE

 $Borough \hspace{1.5cm} : \hspace{.1cm} QUEENS \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

 $Program \, / \, Asset \, \# \quad : \, \, DCAS005.000 \, / \, 14025 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 903 Project Type : REAL PROPERTY

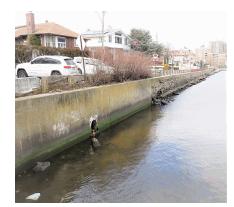
Date of Survey : 22-Feb-2024 Landmark Status : NONE

Areas Surveyed :

Block : 4613 Lot : 1 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$1,897,300	\$68,900
Total	\$1,897,300	\$68,900
Importance Code A	\$1,262,500	\$68,900
Importance Code B	\$160,400	
Importance Code C	\$474,400	
Total	\$1,897,300	\$68,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$142,400		\$4,400	·
Total	\$142,400		\$4,400	
Importance Code A				
Importance Code B	\$141,500		\$4,400	
Importance Code C	\$1,000			
Total	\$142,400		\$4,400	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Asset #: 14025

Bulkheads	Current Repa	ir	Future Rep	olacement	M	aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year Estin FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Coping/Curb								
Concrete	89%		LIFE	* *	5	\$800		
	Displaced Elements, Exter		rea Affected	: 22%				
	Location : Above Tilting							
Concrete	1% Now		LIFE	* *	5			
	Missing Elements, Extent		fected: 100	%				
	Location : Northern 5 Fe	eet Of Asset						
No Component	10%							
Gravity Wall		_		de de	_			
Concrete	10%		LIFE	* *	5	\$400		
	Cracking, Extent: Light, A		%					
	Location : Southern 70 I							
Stone	45% 4+		LIFE	**	5	\$34,400		
	Missing Block Seal, Exten	t : Severe, Area 1	Affected: 80	1%				
	Location: Widespread	~ .		,				
	Other Observation, Extend				- m	G A		
	Location: Trees Growin		ui At 603 An	ia 663 Feet I	rom 1ne	South		
_	Explanation: Vegetation			di di		22.1.100		
Stone	45% Now	. ,	LIFE	**	5	\$34,400		
	Missing Elements, Extent : Severe, Area Affected : 50% Location : 70 To 90, 370 To 390, 525 To 540, 580 To 750, And 845 To 903 Feet From							
		10 390, 323 10	540, 560 10	750, Ana 04.	10 903 .	гееі г тот		
	South End							
	South End Tilting, Extent : Moderate	. Area Affected :	50%					
	South End Tilting, Extent : Moderate Location : 570 To 761 F	**						
Revetment	Tilting, Extent : Moderate	**						
Revetment Stone	Tilting, Extent : Moderate	eet From South I		* *	5	\$4,300		
	Tilting, Extent : Moderate Location : 570 To 761 F	\$474,400	End LIFE		5	\$4,300		
	Tilting, Extent: Moderate Location: 570 To 761 F  80% Now Missing Elements, Extent Location: Inadequate Si	\$474,400 ]: Severe, Area Ajone Coverage A	End LIFE Gected : 50%	6				
Stone	Tilting, Extent: Moderate Location: 570 To 761 F.  80% Now Missing Elements, Extent Location: Inadequate St And 840 Feet From The	\$474,400 Severe, Area Ajone Coverage A	End LIFE Gected : 50% long Entire .	6 Stone Gravit	y Wall Ex	ccept Between 760		
Stone	Tilting, Extent: Moderate Location: 570 To 761 F.  80% Now Missing Elements, Extent Location: Inadequate St And 840 Feet From The  10%	\$474,400 Severe, Area Ajone Coverage A	End LIFE Gected : 50%	6				
Stone Stone No Component	Tilting, Extent: Moderate Location: 570 To 761 F.  80% Now Missing Elements, Extent Location: Inadequate St And 840 Feet From The	\$474,400 Severe, Area Ajone Coverage A	End LIFE Gected : 50% long Entire .	6 Stone Gravit	y Wall Ex	ccept Between 760		
Stone Stone No Component Backfill	Tilting, Extent: Moderate Location: 570 To 761 F.  80% Now Missing Elements, Extent Location: Inadequate St And 840 Feet From The  10%	\$474,400 Severe, Area Ajone Coverage A	End LIFE Gected : 50% long Entire .	6 Stone Gravit	y Wall Ex	ccept Between 760		
Stone Stone No Component Backfill Fill	Tilting, Extent: Moderate Location: 570 To 761 F  80% Now Missing Elements, Extent Location: Inadequate St And 840 Feet From The  10%  10%	\$474,400 Severe, Area Ajone Coverage A	End LIFE Gected : 50% long Entire : LIFE	6 Stone Gravit **	y Wall Ex	ccept Between 760		
Stone Stone No Component Backfill	Tilting, Extent: Moderate Location: 570 To 761 F  80% Now Missing Elements, Extent Location: Inadequate St And 840 Feet From The  10%  10%  15% Now	\$474,400 Servere, Area Ajone Coverage A South	End  LIFE  Gected: 50% long Entire  LIFE	6 Stone Gravit	y Wall Ex	ccept Between 760		
Stone Stone No Component Backfill Fill	80% Now Missing Elements, Extent Location: Inadequate St And 840 Feet From The 10% 10%  15% Now Sinkhole, Extent: Moderate	\$474,400 Servere, Area Ajone Coverage A South  \$30,300 Servere, Area Affected	End  LIFE  Gected: 50%  LIFE  2075	6 Stone Gravit **	y Wall Ex	ccept Between 760		
Stone Stone No Component Backfill Fill	80% Now  80% Now  Missing Elements, Extent  Location: Inadequate St  And 840 Feet From The  10%  15% Now  Sinkhole, Extent: Modera  Location: Voids Around	\$474,400 ] \$474,400 ] Severe, Area Aj tone Coverage A South  \$30,300   te, Area Affected Approximately	End  LIFE  Gected: 50%  LIFE  2075  1: 100%  Half Of Rail	% Stone Gravit  **  **  Posts	y Wall Ex	ccept Between 760		
Stone Stone No Component Backfill Fill	80% Now  80% Now  Missing Elements, Extent  Location: Inadequate St And 840 Feet From The  10%  10%  15% Now  Sinkhole, Extent: Modera  Location: Voids Around Other Observation, Extent	\$474,400 ] \$474,400 ] Severe, Area Aftone Coverage Aftone Coverage Aftone \$30,300 ] \$4, Area Affected Approximately After Severe, Area Affected Severe, Area Affected Approximately After Severe After Severe Approximately After Severe After Severe Approximately After Severe Approximately Approxima	End  LIFE  ffected: 50%  LIFE  2075  1: 100%  Half Of Rail  Uffected: 75	% Stone Gravit  **  Posts	y Wall Ex	\$500		
Stone Stone No Component Backfill Fill	80% Now  80% Now  Missing Elements, Extent  Location: Inadequate St  And 840 Feet From The  10%  15% Now  Sinkhole, Extent: Modera  Location: Voids Around	\$474,400 ] \$474,400 ] Severe, Area Aj South  \$30,300   Approximately It is Severe, Area A South	End  LIFE  ffected: 50%  LIFE  2075  1: 100%  Half Of Rail  Uffected: 75	% Stone Gravit  **  Posts	y Wall Ex	\$500		
Stone Stone No Component Backfill Fill	80% Now  80% Now  Missing Elements, Extent  Location: Inadequate St And 840 Feet From The  10%  10%  15% Now  Sinkhole, Extent: Moderal  Location: Voids Around Other Observation, Extent  Location: At Failed Gra	\$474,400 ] \$474,400 ] Severe, Area Aj South  \$30,300   Approximately It is Severe, Area A South	End  LIFE  ffected: 50%  LIFE  2075  1: 100%  Half Of Rail  Uffected: 75	% Stone Gravit  **  Posts	y Wall Ex	\$500		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Bulkheads	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Backfill								
Surface								
Asphalt	85%	2044	* *	5	\$8,800			
	Cracking, Extent : Light, Area Affected : Location : Throughout Utopia Parkwa							
Asphalt	15% 0-2 \$38,600	2050	* *	5	\$800			
•	Other Observation, Extent : Severe, Area	a Affecte	d : 75%					
	Location : At Failed Gravity Wall Loca	ations						
	Explanation: Undermining							
Deck Elements Railing								
Timber	95% 4+ \$72,600	2029	\$145,100					
	Not Plumb, Extent : Moderate, Area Affe	ected : 10	00%					
	Location : Several Areas In Northern Half Totaling 200 Feet							
	Rotting/Splitting, Extent : Light, Area Af	fected : 7	75%					
	Location: Widespread Missing Coatin	g And Di	ry Rot					
Timber	5% Now \$7,600	2030	\$7,600					
	Broken, Extent : Severe, Area Affected :	75%	. ,					
	Location: Various Connections Throug							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : REVETMENT

Address : FOOT OF LIPSETT AVE. EAST

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0066.000 \, / \, 13943 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 595 Project Type : REAL PROPERTY

Date of Survey : 10-May-2023 Landmark Status : NONE

Areas Surveyed :

Block : 6392 Lot : 1 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$765,700	\$60,700
Total	\$765,700	\$60,700
Importance Code B	\$140,600	\$60,700
Importance Code C	\$625,200	
Total	\$765,700	\$60,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads				
Total				
Importance Code B				
Importance Code C				

Total



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Revetment								
Stone	50%	Now	\$390,700	LIFE	* *	5	\$1,800	
			ere, Area Affected :					
	Location	: Inadequa	ite Stone Western 2	250 Feet	Of Asset And Isola	ted Loca	tions Throughout	
Stone	50%	4+	\$234,400	LIFE	* *	5	\$1,800	
	Erosion, E	xtent : Mod	lerate, Area Affecto	ed : 100%	%			
	Location	: Inadequa	te Stone Mostly O	n Easteri	n 250 Feet Of Asse	t		
Backfill			<u> </u>		<u>-</u>			
Fill								
Topsoil	60%	Now	\$79,900	2074	* *			
•	Erosion, E	xtent : Seve	ere, Area Affected :	80%				
			long Western 250 I Behind Revetment		Intermittent Locat	ions Thro	oughout, Soiling	
Not Accessible	40%							
Surface								
Topsoil	50%	Now	\$30,400	2034	\$30,400	5	\$700	
•	Erosion, E	Extent : Seve	ere, Area Affected :	100%				
		: Embankn : Of Asset	nent Failure Behin	d Revetn	nent And Progressi	ng Scour	Mainly Western	
Topsoil	50%	4+	\$30,400	2034	\$30,400	5	\$700	
•	Erosion, E	Extent : Mod	lerate, Area Affecto	ed : 70%				
					Asset Behind Revet	ment		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : REVETMENT

Address : ARDEN AVE FROM OCEAN DRIVEWAY TO ALONG MAYBERRY PROMENADE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DGS0067.000 / 13945 Yr Built/Renovated :

Linear Ft : 320 Project Type : REAL PROPERTY

Date of Survey : 10-May-2023 Landmark Status : NONE

Areas Surveyed :

Block : 5420 Lot : 200 BIN :

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$58,400	\$300		
Total	\$58,400	\$300		
Importance Code B	\$16,400	\$300		
Importance Code C	\$42,000			
Total	\$58,400	\$300		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

### **DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT**

Bulkheads	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	90%		LIFE	* *	5	\$1,700	
	Recent Repair Evident						
	Location: New Reve	tment For Westeri	ı 270 Feei	t Of Asset			
Stone	10% 4+	\$42,000	LIFE	* *	5	\$200	
	Missing Elements, Exte	ent : Light, Area A	ffected : 5	50%			
	Location : Missing St	tone On Eastern 5	0 Feet Of	Asset			
Backfill							
Fill							
Topsoil	15% 4+	\$10,700	2074	* *			
	Erosion, Extent : Mode						
	Location : Erosion A	long The Eastern	50 Feet O	f Asset			
Not Accessible	85%						
Surface							
Asphalt	40%		2047	* *	5	\$1,500	
	Recent Replace Eviden		rea Affecto	ed : 100%			
	Location: Western 1	75 Feet					
Topsoil	45%		2033	\$14,700	5	\$700	
Topsoil	15% 4+	\$4,900	2034	\$4,900	5	\$100	
-	Erosion, Extent : Mode	erate, Area Affecte	ed: 100%				
	Location: Last 50 Fe	eet Of Asset From	The South	h			
Deck Elements							
Railing							
Fencing	100%		2038	* *	3	\$100	
	Recent Replace Eviden	nt, Extent : N/A, A	rea Affecte	ed : 60%			
	Location : Replacem	ent Of Fence For	First 220	Feet From The W	estern Er	nd Of Asset	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 18-Aug-2025 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : REVETMENT #3

Address : ALONG BANK STREET FROM WESTERVELT AVE EAST

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0063.000 \, / \, 13929 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 450 Project Type : REAL PROPERTY

Date of Survey : 05-Apr-2023 Landmark Status : NONE

Areas Surveyed :

Block : 2 Lot : 778 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$404,900	
Total	\$404,900	
Importance Code B	\$50,300	
Importance Code C	\$354,600	
Total	\$404.900	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$13,800		\$23,500	
Total	\$13,800		\$23,500	
Importance Code B Importance Code C	\$13,800		\$23,500	
Total	\$13,800		\$23,500	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

# DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT #3

Bulkheads	Current Re	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	50% 2-4	\$177,300	LIFE	* *	5	\$1,300	
	Other Observation, Ex Location : Intermitte Explanation : Insuffic	nt Locations Along	00				
Stone	50% Now	\$177,300	LIFE	* *	5	\$1,300	1
	Missing Elements, Exte Location : Missing S						
Backfill Fill							
Topsoil	50% Now	\$50,300	2074	* *			
	Erosion, Extent : Sever Location : Behind Re	. 55	100%				
Not Accessible	50%						
Surface							
Topsoil	50% Now Erosion, Extent : Sever	\$13,800 re, Area Affected :	2033 100%	\$23,000	5	\$500	
	Location : At Western						
Topsoil	50%		2029	\$23,000	5	\$1,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : REVETMENT NORTH OF SW BKLYN MTS

Address : NORTH OF MTS BUILDING GRAVESEND BAY REAR OF DEALERSHIP

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

 $Program \, / \, Asset \, \# \quad : \, \, DCAS013.000 \, / \, 15218 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 192 Project Type : REAL PROPERTY

Date of Survey : 29-Oct-2024 Landmark Status : NONE

Areas Surveyed :

Block : 6491 Lot : 412 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$102,500	
Total	\$102,500	
Importance Code C	\$102,500	
Total	\$102,500	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$51,900			
Total	\$51,900			
Importance Code B	\$15,600			
Importance Code C	\$36,200			
Total	\$51,900			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT NORTH OF SW BKLYN MTS

Bulkheads		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Revetment								
Asphalt Remnants	50%	Now	\$36,200	LIFE	* *	5	\$100	
	Erosion, E	xtent : Seve	ere, Area Affected :	100%				
	Location	: Across E	ntire Asset					
Concrete	50%	Now	\$102,500	LIFE	* *			
	Other Obse	ervation, E	xtent : Severe, Ared		d: 100%			
		: Across E		33				
	Explanat	ion : Erosi	on					
Backfill	•							
Fill								
Topsoil	25%	Now	\$10,700	2076	* *			
•	Erosion, E	xtent : Seve	ere, Area Affected :	100%				
	Location	: Across E	ntire Asset					
Not Accessible	75%							
Surface								
Topsoil	25%	Now	\$4,900	2036	\$4,900	5	\$100	
-	Erosion, E.	xtent : Seve	ere, Area Affected :	100%				
	Location	: Across E	ntire Asset					
No Component	75%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Address : HAMILTON AVE MTS SOUTH TO 19TH STREET

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

 $Program \, / \, Asset \, \# \quad : \, \, DOS0009.030 \, / \, 14948 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 700 Project Type : REAL PROPERTY

Date of Survey : 21-Nov-2024 Landmark Status : NONE

Areas Surveyed :

Block : 625 Lot : 250 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$330,500	\$63,200
Total	\$330,500	\$63,200
Importance Code A	\$192,600	
Importance Code B		\$63,200
Importance Code C	\$137,900	
Total	\$330,500	\$63,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$62,100			
Total	\$62,100			
Importance Code A				
Importance Code B	\$59,200			
Importance Code C	\$2,900			
Total	\$62,100			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Asset #: 14948

Bulkheads	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Concrete		\$192,600 LIFE	* *	5	\$400	
	Erosion, Extent : Moderate,	Area Affected : 80%				
	Location : Tidal Zone					
	Spalling, Extent : Moderate, Location : Isolated Locatio		Ó			
No Component	85%					
Revetment						
Stone	70%	LIFE	* *	5	\$5,900	
Stone	15% Now	\$137,900 LIFE	* *	5	\$600	
	Missing Elements, Extent: S	Severe, Area Affected	! : 100%			
	Location: 80 Feet Of Eros	ion And Insufficient	Stone Coverage At	South E	nd Of Mooring	
	Rack					
	Other Observation, Extent:					
	Location : Trees Growing	Through Revetment 2	At Area Of Erosion			
	Explanation : Vegetation					
No Component	15%					
Backfill						
Fill						
Gravel	15% Now	\$41,500 2051	* *	5	\$100	
	Other Observation, Extent:		d : 100%			
	Location : South End Of M	looring Rack				
	Explanation: Erosion					
Not Accessible	85%					
Surface						
Not Accessible	100%					
	Other Observation, Extent:	Light, Area Affected	: 0%			
	Location : Limited Access					
	Explanation : Heavy Veget	tation				
Deck Elements	, ,					
Railing						
Steel	8%	2031	\$33,700			
Steel	7% Now	\$17,700 2036	\$29,500			
	Broken, Extent : Severe, Are		,			
	Location : Impact Damage	**	Feet Of Railing			
No Component	85%					
	05/0					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : STATEN ISLAND TERMINAL LLC REVETMENT

Address : 2541 RICHMOND TERRACE AT FOOT OF MORNINGSTAR RD

Borough : STATEN ISLAND Agency's Number : N/A

Program / Asset # : DGS0064.000 / 13936 Yr Built/Renovated :

Linear Ft : 155 Project Type : REAL PROPERTY

Date of Survey : 13-Apr-2023 Landmark Status : NONE

Areas Surveyed :

Block : 1107 Lot : 100 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$189,500	
Total	\$189,500	
Importance Code A	\$189,500	
Total	\$189,500	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$37,000			
Total	\$37,000			
Importance Code A				
Importance Code B	\$400			
Importance Code C	\$36,600			
Total	\$37,000			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND TERMINAL LLC REVETMENT

Bulkheads		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Concrete	80%			LIFE	* *	5	\$500	
Concrete	20%	Now	\$189,500	LIFE	* *	5	\$100	
	Displaced	Elements,	Extent : Severe, Ar	ea Affect	ed : 100%			
	Location	: Collapse	ed At Eastern End (	Of Asset				
Revetment								
Stone	30%	0-2	\$36,600	LIFE	* *	5	\$300	
	Erosion, E	xtent : Sev	ere, Area Affected :	100%				
	Location	: Isolated	Locations Along W	est Side	Of Asset			
Stone	70%			LIFE	* *	5	\$700	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2032	\$15,800	5	\$700	
	Settlement	, Extent : L	ight, Area Affected	: 25%				
	Location	: Behind I	Block Wall					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD

Address : 2541 RICHMOND TERRACE AT FOOT OF MORNINGSTAR RD

Borough : STATEN ISLAND Agency's Number : N/A

Program / Asset # : DGS0065.000 / 13937 Yr Built/Renovated :

Linear Ft : 126 Project Type : REAL PROPERTY

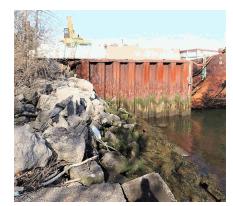
Date of Survey : 13-Apr-2023 Landmark Status : NONE

Areas Surveyed :

Block : 1107 Lot : 100 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$751,300	
Total	\$751,300	
Importance Code A	\$751,300	
Total	\$751.300	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$3,600	\$100		
Total	\$3,600	\$100		
Importance Code A				
Importance Code B	\$3,600	\$100		
Total	\$3,600	\$100		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD

Bulkheads	ulkheads Current Repair Future Replac		Current Repair Future Replacement Maintenar		aintenance	nce	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Sheet Piles							
Steel	90% 0-2	\$574,000	LIFE	* *			
	Corrosion, Extent : Se						
	Location : Tidal Zoi	ne And Along Mudi	line With	Corrosion Holes			
Not Accessible	10%						
Pile Caps							
Concrete	75% 4+	\$147,800	LIFE	* *	5	\$300	
	Spalling, Extent : Mo	derate, Area Affect	ed : 10%				
	Location : Corner S	Spalling Along Enti	re Length	h Of Pile Cap			
Concrete	15% Now	\$29,600	LIFE	* *	5	\$100	
	Spalling, Extent: Sev	ere, Area Affected	: 100%				
	Location: Isolated	Areas					
Not Accessible	10%						
Backfill							
Fill	<b>5</b> 0/ 31	<b>#1.400</b>	2054	* *			
Topsoil	5% Now	\$1,400	2074				
	Sinkhole, Extent : Mo		ed: 50%	•			
	Location : At Easter	rn End Of Asset					
Not Accessible	95%						
Surface							
Gravel	5% Now	\$2,200	2049	* *	2-5		
	Sinkhole, Extent : Mo		ed : 20%	Ó			
	Location : At Easter	rn End Of Asset					
Gravel	95%		2043	* *	2-5	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : STEEL SHEET PILE BULKHEAD GRAVITY WALL

Address : B 128TH ST ALONG BEACH CHANNEL TO B 141ST ST, ROCKAWAY

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS003.000 \, / \, 14018 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 3,240 Project Type : REAL PROPERTY

Date of Survey : 11-Apr-2024 Landmark Status : NONE

Areas Surveyed :

Block : 16241 Lot : 200 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$565,300	\$3,744,400
Total	\$565,300	\$3,744,400
Importance Code B	\$565,300	\$3,744,400
Total	\$565,300	\$3,744,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$72,000	\$2,800	\$12,900	
Total	\$72,000	\$2,800	\$12,900	
Importance Code A				
Importance Code B	\$72,000	\$2,800	\$12,900	
Importance Code C				
Total	\$72,000	\$2,800	\$12,900	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD GRAVITY WALL

Asset #: 14018

Bulkheads	Current Rep	air Future I	Replacement	Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural							
Gravity Wall							
Concrete	5%	LIFE	* *	5	\$700		
No Component	90%						
Not Accessible	5%						
Revetment	10%	LIFE	* *	5	¢1 000		
Stone No Component	90%	LIFE		3	\$1,900		
Sheet Piles	9070						
Steel	15%	LIFE	* *				
No Component	5%	LH L					
Not Accessible	80%						
Pile Caps							
Concrete	90%	LIFE	* *	5	\$8,800		
	Spalling, Extent : Light, 2				. ,		
	Location : Regularly Sp	aced Locations In Face O	of Pile Cap Due	To Form	vork		
No Component	10%						
Backfill	·						
Fill							
Not Accessible	100%						
Surface							
Asphalt	70%	2044	* *	5	\$25,900		
		Cracking, Extent: Light, Area Affected: 5%					
	Location: Intermittently Along Western 2,800 Feet						
	Settlement, Extent : Light						
		y Along Western 2,800 Fee					
Concrete	15% Now	\$565,300 2050	* *	5	\$2,800		
		Settlement, Extent : Severe, Area Affected : 100% Location : Multiple Locations Primarily In Western 2,800 Feet Of Asset					
		· · · · · · · · · · · · · · · · · · ·					
Concrete	15%	2038	* *	5	\$5,500		
Deck Elements							
Railing	050/	2022	<b>#012.000</b>				
Aluminum	95%	2033	\$813,800				
Aluminum	5% Now	\$42,800 2035 rate, Area Affected : 75%	\$42,800				
		fute, Area Affectea : 7570 Ietal Corrosion At Anchor		n 2 800 F	Teet Of Asset		
		: Severe, Area Affected :		12,0001	eet of Hister		
		ions Of Railing Up To 5 F		1.014. A	nd 1.546 Feet		
	From West			,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Parapet							
Concrete	99%	2036	\$2,887,700				
	-	Extent : N/A, Area Affected Feet To Eastern End Of As					
Concrete	1% 4+	\$29,200 2040	* *				
201101010	Spalling, Extent : Modera	· ·					
		ations, Most Notably At 46	63 Feet And 693	Feet To 7	709 Feet From		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

#### **DEPT. OF CITYWIDE ADMIN. SERV. - 856**

#### **Project: REAL PROPERTY**

CAPITAL		F	Y 2027 - 2030		FY 2031 - 2036		
Miscellar	neous Buildings		294,400			303,900	
EXPENSE		FY 2027	FY 2028		FY 2029	FY 2030	
Miscellar	neous Buildings	10,200	4,000		5,600	4,500	
ASSET#	NAME			SQFT	CAPITAL	EXPENSE	
14648	WALTHAM HEALTH CENTER			4,372	598,300	24,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.