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**

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

LONG ISLAND CITY COURTHOUSE QUEENS COUNTY SUPREME COURT

Asset # : 2793

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								
Exterior Walls								
Copper/Terne	10%	0-2	$277,000	2080	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Roof Penthouse							
	Water Penetration, Extent : Moderate, Area Affected : 1%							
	Location : At Louver Attached To Roof Cupola							
Masonry: Brick	70%	2-4	$1,076,600	LIFE	* *	5	$81,200	
	Efflorescence, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	5%	Now	$101,400	LIFE	* *	5	$4,400	
	Caulking Deteriorated, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	13%	Now	$593,400	LIFE	* *	5	$11,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Wood	2%	Now	$5,600	2053	* *	5	$5,800	
	Deteriorated Finish, Extent : Severe, Area Affected : 10%							
	Location : Main Entry Door Surrounds							
	Dry Rot/Decay, Extent : Severe, Area Affected : 10%							
	Location : Main Entry Door Surrounds							
Windows								
Wood	100%	Now	$444,800	2058	* *	5	$114,700	
	Air Infiltration, Extent : Severe, Area Affected : 10%							
	Location : Various Locations							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Throughout. Some Windows Do Not Fully Close							
	Dry Rot/Decay, Extent : Severe, Area Affected : 10%							
	Location : Street Level							
Parapets								
Masonry: Brick	85%	4+	$70,000	LIFE	* *	5	$17,200	
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%							
	Location : Main Roof							
Masonry: Limestone	15%			LIFE	* *	5-10	$37,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

LONG ISLAND CITY COURTHOUSE QUEENS COUNTY SUPREME COURT

Asset # : 2793

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								
Clay Tile	25%			2046	* *	10	$18,800	
Copper/Terne	5%			2051	* *	10	$9,400	
Metal Panel	10%			2041	* *	10	$13,800	
	Other Observation, Extent : Moderate, Area Affected : 100% *Location : Cupola* *Explanation : Painted Surface*							
Modified Bitumen	50%	Now	$227,700	2041	* *			1
	Water Penetration, Extent : Severe, Area Affected : 30% *Location : Correction Area 3rd Floor*							
Skylight, Metal/Glass	10%			2046	* *	10	$25,000	
Interior								
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%	Now	$235,700	2044	* *	3	$14,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 75% *Location : 2nd Floor Courtrooms*							
Vinyl Tile	15%			2041	* *	3	$5,700	
Vinyl Tile 9" X 9"	1%	Now	$89,800	2046	* *	3	$400	
	Worn/Erode, Extent : Severe, Area Affected : 100% *Location : Correction Area Behind Courtroom 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/Missing Elements, Extent : Severe, Area Affected : 5% *Location : Walls In Abandoned Attic Space* *Cracking/Crumbling, Extent : Severe, Area Affected : 5%* *Location : Throughout. Leak Damage In Ceremonial Courtroom 304* *Deteriorated Finish, Extent : Severe, Area Affected : 10%* *Location : Throughout*							
SGFT/Glazed Masonry	5%			LIFE	* *	10	$8,300	
Wood	12%			LIFE	* *	5	$318,000	

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

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								
Ceilings								
AcousTileConcealSpLn	15%			2041	* *	5	$19,300	
AcousTileSusp.Lay-In	35%			2041	* *	5	$36,100	
Embossed Metal	5%	Now	$103,500	LIFE	* *	5	$2,300	
	Deformed/Dented, Extent : Severe, Area Affected : 50% Location : Basement Deteriorated Finish, Extent : Severe, Area Affected : 50% Location : Basement Misaligned/Bulging, Extent : Severe, Area Affected : 15% Location : Basement							
Glass: Susp Panels	5%			LIFE	* *	10	$3,900	
Plaster	40%	Now	$87,100	LIFE	* *	5	$25,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Ceiling In Abandoned Attic Space							
Site Enclosure								
Fence/Gates								
Chain Link	80%			2046	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5% Location : Rear Of Building							
Iron Picket	20%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%	Now	$127,500	2049	* *			
	Tripping Hazard, Extent : Severe, Area Affected : 15% Location : Front Entrance Paving And Americans With Disabilities Act Ramp To Basemet Level Other Observation, Extent : Moderate, Area Affected : 30% Location : Front Entrance Explanation : Staining/ Discoloring							
Pavers/Stone	15%	Now	$63,200	2045	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Main Stair Spalling, Extent : Severe, Area Affected : 50% Location : Slate In Front Of Building And At Base Of Light Posts							
On-Site Walkways								
Cast in Place Concrete	95%			2041	* *			
Metal	5%	Now	$118,400	2066	* *	1-3	$8,200	
	Surface Wearing/Scaling, Extent : Severe, Area Affected : 80% Location : Accessiblle Side Entrance Ramp							
Parking/Driveway								
Asphalt	100%	0-2	$41,900	2049	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 80% Location : North Side Parking, Driveway. Asphalt Missing, Exposed Cobblestone							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	$28,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room Basement* *Explanation : One 1,600 Ampere Main Disconnect Switch*								
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, Area Affected : 100% *Location : Throughout The Building*								
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%			2036	$114,100	10	$6,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Court Reporter Offices* *Explanation : T-8 Lamp*								
Fluorescent	40%			2031	$456,500	10	$24,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : T-12 Lamps*								
Incandescent	10%			2031	$126,300	2	$200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : 3rd Floor Court Room* *Explanation : Around Perimeter Of 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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DEPT. OF CITYWIDE ADMIN. SERV. - 856

LONG ISLAND CITY COURTHOUSE QUEENS COUNTY SUPREME COURT

Asset # : 2793

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	10%			2044	* *			
No Component	90%							
Alarm								
Security System								
Generic	50%			2031	$70,400	1	$12,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways							
	Explanation : CCTV Surveillance Cameras							
Generic	50%			2031	$70,400	1	$12,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways And Exit Doors							
	Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection								
Generic, Analog	100%			2031	$193,500	1-3	$42,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways And Mechanical Rooms							
	Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors, Fire Alarm Panel And Alarm Bells							

Mechanical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$66,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 2 Low Pressure Steam Units							
Distribution								
Steam Piping/Pump	95%			2046	* *			
Steam Piping/Pump	5%	0-2	$9,000	2046	* *			
	Leak Evident, Extent : Moderate, Area Affected : 30%							
	Location : Return Line, Underneath Of East And West Wing.							
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.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

LONG ISLAND CITY COURTHOUSE QUEENS COUNTY SUPREME COURT

Asset # : 2793

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2039	* *	1	$43,900	
	R-134a Refrigerant, Extent : Light, Area Affected : 100% *Location : Basement Mechanical Room*							
Split Unit	20%			2044	* *			
Window/Wall Unit	10%			2031	$28,400	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	60%			2046	* *	4	$2,000	
No Component	40%							
Terminal Devices								
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	
	Leak Evident, Extent : Moderate, Area Affected : 5% *Location : Penthouse Mechanical Room* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Penthouse Mechanical Room* *Explanation : 2 Units*							
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$59,700	
Exhaust Fans								
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 Extended Life, Extent : Severe, Area Affected : 100% *Location : Boiler Room* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Boiler Room* *Explanation : The Brand New Unit Is In Place Ready To Replace The Existent.*							
HW Heat Exchanger								
Steam Fired	100%			2036	$362,700	4	$10,000	
	Obsolete Equipment, Extent : Severe, Area Affected : 100% *Location : Boiler Room* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Boiler Room* *Explanation : 250 Gallons*							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

LONG ISLAND CITY COURTHOUSE QUEENS COUNTY SUPREME COURT

Asset # : 2793

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Fourth Floor							
	Explanation : 2 New Units							
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**
Program / Asset #	**: DGS0044.000 / 13453**	**Yr Built/Renovated**	**: 1969 / 2015**
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**

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

Note : *All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.*
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** *Replacement cost estimated to be beyond ten years is not included in this report.*

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

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								
Exterior Walls								
Cast in Place Concrete	30%	Now	$180,500	LIFE	* *	5	$743,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Penthouse* *Recent Repair Evident, Extent : Light, Area Affected : 5%* *Location : Penthouse*							
Concrete Masonry Unit	5%			LIFE	* *	5	$15,500	
	Recent Repair Evident, Extent : Light, Area Affected : 10% *Location : Penthouse*							
Metal Coiling Doors	2%			2039	* *	5	$31,000	
Pre-Cast Concrete	5%			LIFE	* *	5	$80,500	
	Staining/Discoloring, Extent : Light, Area Affected : 5% *Location : Penthouse*							
Window Wall	58%			2044	* *	5	$1,077,600	
Windows								
Metal Louvers	10%	0-2	$30,600	2037	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 10% *Location : Ground Level North Side*							
No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0% *Location :* *Explanation : Glass Facade Is Fixed. There Are No Operable Windows.*							
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	$72,800	
Metal Rail	90%			2039	* *	5-10	$1,146,900	
Roof								
Cast in Place Concrete	10%			LIFE	* *			
IRMA/Protected Membrane	90%			2039	* *	10	$357,400	
	Gravel/Stone Ballast, Extent : Light, Area Affected : 95% *Location : Throughout* *Paver Block Ballast, Extent : Light, Area Affected : 5%* *Location : Above 9th Floor*							
Soffits								
Cement - Fiber Panel	100%			2034	$179,400	10	$28,300	
	Other Observation, Extent : Light, Area Affected : 10% *Location : Front Entrance* *Explanation : Peeling Paint*							
Interior								

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

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								
Floors								
Carpet	35%			2030	$6,781,400	3	$755,800	
Cast in Place Concrete	10%	Now	$465,900	LIFE	* *	5	$236,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Adjacent To Loading Dock*							
	Paint Peeling, Extent : Light, Area Affected : 50% *Location : Throughout Penthouse And Basement*							
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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Throughout Basement Corridor*							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Throughout Basement Corridor*							
	Worn/Erode, Extent : Moderate, Area Affected : 50% *Location : Throughout*							
Interior Walls								
Ceramic Tile	2%			2037	* *	5	$23,500	
Concrete Masonry Unit	20%	Now	$449,200	LIFE	* *	5	$94,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Basement*							
Gypsum Board	70%			LIFE	* *	5	$494,500	
Travertine Panels	5%			LIFE	* *			
Wood	3%			LIFE	* *	5	$141,300	
Ceilings								
AcousTileSusp.Lay-In	75%			2032	$13,660,800	5	$809,800	
	Staining/Discoloring, Extent : Light, Area Affected : 50% *Location : Throughout*							
AcousTileSusp.Lay-In	5%			2047	* *	5	$54,000	
Exposed Struc: Concrete	15%			LIFE	* *	5	$25,300	
Gypsum Board	5%			LIFE	* *	5	$67,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$2,000	2054	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% *Location : Loading Dock On North Side*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$9,900	2039	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Throughout*							
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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

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

Electrical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 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 Switches Rated At 5,000 Amperes Each.*								
Transformers								
Dry Type	100%			2032	$27,100	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement - Electrical Room, Mech Rooms (Basement, 3rd Floor), 10th Floor Chiller Room* *Explanation : Various Transformers Rated At Various Capacities.*								
Switchgear / Switchboard								
Air Circuit Breaker	5%			2044	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100% *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								
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		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2032	$2,400	5	$200	
Motor Control Center	15%			2032	$232,700	5	$3,000	
Motor Control Center	65%			2039	* *	5	$13,000	
Variable Frequency Drive	15%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$10,800	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Connected To Metal Water Pipe.							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$225,100	
Generators								
Diesel	100%			2030	$81,800	1	$283,300	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Generator Room Explanation : Two 1,750 Kilowatt Diesel Generators.							
Batteries								
Lead/Acid	100%			2027	$2,500	5	$27,100	
Fuel Storage								
Day Tank	50%			2033	$13,000	5		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Generator Room Explanation : Rated Capacity: 275 Gallons							
Main Tank	50%			2037	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Rated Capacity: Two 1,200 Gallons Each							
Lighting								
Interior Lighting								
Fluorescent	19%			2029	$2,372,800	10	$125,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50% Location : Throughout The Building							
Fluorescent	2%			2029	$249,800	10	$13,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Corridors							
Fluorescent	61%			2042	* *	10	$403,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
LED	18%			2042	* *			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement, 3rd Floor - Mechanical Room, 10th Floor - Chiller Room Explanation : LED Lights							

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

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								
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 During Daytime, Extent : Light, Area Affected : 2% *Location : North Entrance*							
Incandescent	12%			2029	$477,400	2	$100	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Ground Floor Entrance* *Explanation : Soffit Mounted Fixtures*							
No Component	85%							
Alarm								
Security System								
Generic	100%			2029	$1,393,600	1	$273,300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Lobby, Hallways, Exterior Walls - Building Perimeter* *Explanation : CCTV Surveillance Cameras*							
Fire/Smoke Detection								
Generic, Digital	100%			2029	$1,914,900	1-3	$450,900	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors*							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : Number 2 Oil. Two 5,000 Gallon Tanks*							
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2037	* *			
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	* *			

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

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								
Terminal Devices								
Air Handler	40%	0-2	$110,200	2029	$5,509,400	1	$160,600	
Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100% *Location : Penthouse* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Penthouse* *Explanation : 6 Air Handlers And 4 Associated Inline Return Fans. Units Provide Cooling.*								
Air Handler	20%	0-2	$55,100	2029	$2,754,700	1	$80,300	
Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100% *Location : Basement* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Basement* *Explanation : 3 Air Handlers And 1 Associated Inline Return Fan. Units Provide 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								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2037	* *	1	$702,600	
R-134a Refrigerant, Extent : Light, Area Affected : 95% *Location : Penthouse*								
Air Cooled interior Pkg Unit	5%			2032	$596,300	2	$2,200	
Water Cooled interior Pkg Unit	5%			2032	$657,100	2		
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2044	* *	4	$26,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : 3 Condenser Water Pumps, 3 Primary Chilled Water Pumps, 3 Secondary Chilled Water Pumps And 2 Dual Temperature. Pumps For Induction Units.*								
Ductwork/Diffusers	50%			LIFE	* *	2	$469,300	

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

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								
Terminal Devices								
Air Handler/Cool/Ht	40%			2029	$5,680,700	1	$178,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : 6 Air Handlers And 4 Inline Return Fans. See Heating.*								
Air Handler/Cool/Ht	20%			2029	$2,840,400	1	$89,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 3 Air Handlers And 1 Inline Return Fan. See Heating.*								
Air Handler/Cool/Ht	30%			2029	$4,260,600	1	$133,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Floors 1 Through 5* *Explanation : 4 Booster Cooling Only Units Per Floor, 20 Total.*								
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								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$402,200	
Exhaust Fans								
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%			2032	$6,540,700	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$52,000	2		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : 250 Gallon Capacity*								
HW Heat Exchanger								
Steam Fired	100%			2044	* *	4	$107,000	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : Back Up To Gas Fired Heater At 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	

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

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								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : 4 Units From 1st To 6th Floor, 5 Units From 1st To 9th Floor* *Explanation : Nine Units*								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$363,700	
Sprinkler								
Generic	100%			2044	* *	1-2	$202,100	

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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.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **312-148**
Program / Asset #	: **DGS0035.000 / 49**	**Yr Built/Renovated**	: **1894 / 2014**
Area Sq Ft	: **259,676**	**Project Type**	: **REAL PROPERTY**
Date of Survey	: **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**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
	Recent Replace Evident, Extent : N/A, Area Affected : 80% *Location : 14th Floor Roof*							
Slate	3%	Now	$7,600	LIFE	* *	5	$300	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50% *Location : Coping*							
	Recent Repair Evident, Extent : N/A, Area Affected : 80% *Location : Roof Parapets*							
	Worn/Erode, Extent : Moderate, Area Affected : 25% *Location : Coping*							
Roof								
Copper/Terne	10%			2048	* *	10	$16,100	
Metal Panel	5%	Now	$52,100	2053	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 100% *Location : Roof Appurtenances*							
Modified Bitumen	40%			2033	$312,700	10	$25,800	
Modified Bitumen	43%			2043	* *	10	$27,700	
	Recent Replace Evident, Extent : N/A, Area Affected : 100% *Location : Roof*							
Skylight, Metal/Glass	2%			2053	* *	10	$4,300	
Soffits								
Cast in Place Concrete	5%	Now	$7,700	LIFE	* *	5	$600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100% *Location : Underside Of Roof Appurtenance*							
Stucco Cement	95%			2038	* *	5	$5,600	
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	$1,144,400	3	$87,500	
Cast in Place Concrete	10%	Now	$733,800	LIFE	* *	5	$85,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Basement And Sub-basement							
	Other Observation, Extent : Severe, Area Affected : 80%							
	Location : Basement And Sub-basement							
	Explanation : Exposed Rebars Corroded							
Ceramic Tile	5%			2036	$1,216,100	5	$19,400	
Mosaic Tile	5%			2038	* *	5	$48,600	
Terrazzo	10%			LIFE	* *	5	$30,400	
Vinyl Tile	15%	Now	$1,787,500	2043	* *	3	$21,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : 15th, 16th, And 17th Floors							
Vinyl Tile	25%			2033	$2,979,200	3	$48,600	
Vinyl Tile 9" X 9"	15%			2028	$5,174,800	3	$21,900	
Interior Walls								
Gypsum Board	25%			LIFE	* *	5	$112,200	
Masonry: Brick	10%	Now	$3,163,100	LIFE	* *			
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 75%							
	Location : Basement And Sub-basement							
	Spalling, Extent : Severe, Area Affected : 75%							
	Location : This Is Actually Terra Cotta. Basement, Sub-basement, 15th And 16th Floors							
	Water Penetration, Extent : Severe, Area Affected : 75%							
	Location : Basement And Sub-basement							
Marble Panels	5%			LIFE	* *			
Plaster	15%	Now	$1,515,400	LIFE	* *	5	$33,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : 15th, 16th, And 17th Floors							
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	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Basement And Sub-basement							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Basement And Sub-basement							
	Other Observation, Extent : Severe, Area Affected : 70%							
	Location : Basement And Sub-basement							
	Explanation : Corroded Steel Members							
Plaster	15%	Now	$984,000	LIFE	* *	5	$36,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Fifteenth, Sixteenth, And Seventeenth Floors							
Plaster	30%			LIFE	* *	5	$72,900	

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

Architecture

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

Electrical

System / Component / Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Knife Sw	50%			2033	$142,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement* *Explanation : One Main Service Switch Rated At 4,000 Amperes For Building 253*								
Fused Knife Sw	50%			2033	$142,600	5	$600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement* *Explanation : One Main Service Switch Rated At 4,000 Amperes For Building 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 Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,800	
Lighting								

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

Electrical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	60%			2033	$2,950,600	10	$142,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	25%			2033	$1,229,400	10	$59,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	3%			2028	$147,500	10	$7,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
LED	2%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100% *Location : 9th Floor* *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 Water Tower* *Explanation : On Top Of Water Tower*								
Alarm								
Security System								
Generic	100%			2038	* *	1	$97,000	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Lobby, Corridor* *Explanation : Surveillance Cameras*								
Fire/Smoke Detection								
Under Construction	100%							

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

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

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								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	2-4	$8,700	2036	$173,500	5	$7,700	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Steam Leak From Utility Vault Above Room Leaking Onto Piping Causing Corrosion								
Distribution								
Steam Piping/Pump	100%	Now	$115,400	2033	$2,307,900			
Corroded, Extent : Severe, Area Affected : 20%								
Location : Sub-basement								
Terminal Devices								
Convector/Radiator	70%			2031	$1,649,700	1	$58,700	
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sub-basement, 2nd, 11th-13th Floors								
Explanation : Under Construction								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	30%			2027	$1,367,400	2	$4,800	
Split Unit	20%			2033	$1,368,800			
Window/Wall Unit	20%			2028	$218,400	1		
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 11-13th Floors								
Explanation : New Cooling Tower, Chillers, Pumps And Controls Under Construction								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$5,800	
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	$1,300	
No Component	60%							
Terminal Devices								
No Component	70%							
Under Construction	30%							
Heat Rejection								
Water Cooling Tower	30%			2031	$436,700	2	$78,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	$101,400	
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Sub-basement, 2nd, 11th-13th Floors								
Explanation : Under Construction								

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

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
Ventilation								
Exhaust Fans								
Interior	98%	Now	$501,100	2033	$1,252,700	2	$6,200	
	Malfunctioning, Extent : Severe, Area Affected : 50% *Location : Toilet Exhaust Fans*							
Roof	2%			2038	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		
Galvanized Steel	20%	Now	$147,200	2031	$735,900	1		
	Corroded, Extent : Severe, Area Affected : 10% *Location : Basement* *Leak Evident, Extent : Moderate, Area Affected : 5%* *Location : Water Main And At Booster Pump*							
HW Heat Exchanger								
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)								
Non-Submersible	50%	0-2	$28,800	2043	* *	4	$2,700	
	Malfunctioning, Extent : Severe, Area Affected : 100% *Location : Sub-basement Units* *On Extended Life, Extent : Light, Area Affected : 100%* *Location : Sub-basement* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Sub-basement* *Explanation : Building 253*							
Non-Submersible	50%			2028	$28,800	4	$4,100	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Sub-basement* *Explanation : Building 256*							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Two Units From Basement To 14th Floor, Two Units From 1st To 14th Floor, One Unit From Sub-basement, Basement To 1st Floor* *Explanation : Five Units*							
Fire Suppression								
Standpipe								
Generic	100%	2-4	$265,400	2043	* *	1-5	$92,100	
	Other Observation, Extent : Moderate, Area Affected : 20% *Location : House Tank* *Explanation : House Tank Piping Needs Replacement Due To Scale Buildup*							

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

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
Fire Suppression								
Sprinkler								
No Component	50%							
Generic	50%			2053	* *	1-2	$36,400	
	Other Observation, Extent : N/A, Area Affected : 15%							
	Location : Sub-basement, Basement, 1st Floor							
	Explanation : Part Of The Building Only							
Fire Pump								
Under Construction	100%							

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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**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT
Asset # : 2043

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								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$138,100	
Masonry: Brick	78%	Now	$460,700	LIFE	* *	5	$275,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Below 4th Floor Window On West Side* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : 8th And 9th Floors West Side And Throughout*							
Masonry: Limestone	10%	Now	$211,800	LIFE	* *	5	$26,500	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% *Location : Throughout* *Vertical Cracks, Extent : Moderate, Area Affected : 5%* *Location : At Southeast And Southwest Corners*							
Metal Panel	2%			2050	* *	5-10	$48,600	
Granite Panels	2%	Now	$44,200	LIFE	* *	5	$5,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Along South And East Side* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%* *Location : Throughout Base Of Building* *Loose Units, Extent : Moderate, Area Affected : 5%* *Location : Building Base On West Facade* *Misaligned/Bulging, Extent : Moderate, Area Affected : 10%* *Location : Building Base On West Facade* *Caulking Deteriorated, Extent : Moderate, Area Affected : 20%* *Location : West 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	
	Air Infiltration, Extent : Moderate, Area Affected : 10% *Location : Throughout* *Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%* *Location : Throughout* *Weather Strip Missing, Extent : Moderate, Area Affected : 10%* *Location : Throughout*							
Steel	10%	Now	$109,300	2038	* *	5	$44,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% *Location : Penthouse Level And Ground Level Along Pearl Street* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Penthouse Level And Ground Level Along Pearl Street*							
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$11,300	
Masonry: Brick	75%			LIFE	* *	5	$7,300	
Metal Rail	10%			2035	$83,100	5-10	$17,600	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT
Asset # : 2043

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								
Cast in Place Concrete	5%			LIFE	* *			
Copper/Terne	75%	0-2	$83,800	2058	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Into Penthouse							
Modified Bitumen	20%	Now	$55,700	2030	$185,800			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
	Location : 10th Floor Roof							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	30%	0-2	$1,171,100	2029	$23,422,600	3	$1,957,800	
	Worn/Erode, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Cast in Place Concrete	10%			LIFE	* *	5	$951,700	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	3%	Now	$373,300	2033	$7,466,900	5	$65,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Marble Panels	2%			LIFE	* *	5	$65,300	
Terrazzo	2%			LIFE	* *	5	$68,000	
	Horizontal Cracks, Extent : Light, Area Affected : 5%							
	Location : Entrance							
Vinyl Tile	43%	0-2	$1,048,800	2030	$52,438,500	3	$701,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile 9" X 9"	10%	Now	$706,100	2035	$35,304,200	3	$163,100	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : Basement							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT
Asset # : 2043

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	10%	Now	$126,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Vault In Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room And Basement								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room And Basement								
Glass: Single Pane	5%			LIFE	* *	5	$6,200	
Gypsum Board	38%			LIFE	* *	5	$37,400	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	35%	Now	$28,400	LIFE	* *	5	$17,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 8th And 9th Floor And At Various Offices On Other Floors								
Ceilings								
AcousTileConcealSpLn	25%	Now	$887,900	2028	$17,758,800	5	$679,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : 9th Floor Above Hung Ceiling								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Various								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Penthouse And Throughout								
AcousTileSusp.Lay-In	40%	Now	$587,200	2043	* *	5	$870,100	
Broken/Missing Elements, Extent : Light, Area Affected : 100%								
Location : Penthouse 9th Floor And Various Locations Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : Penthouse 9th Floor And Various Locations Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Penthouse 9th Floor And Various Locations Throughout								
Exposed Struc: Concrete	5%			LIFE	* *	5	$34,000	
Plaster	25%	Now	$671,300	LIFE	* *	5	$679,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs At Penthouse								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Stairs At Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stairs At Penthouse								
Plaster	5%			LIFE	* *	5	$136,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$11,900	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT

Asset # : 2043

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2050	* *	5	$1,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room Basement							
	Explanation : Two 4,000 Ampere Units And One 2,000 Ampere Unit							
Fused Disc Sw	25%			2030	$65,200	5	$300	
Transformers								
Dry Type	100%			2043	* *	5	$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Various Sizes							
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								
Braided Cloth	30%	2-4	$342,600	2055	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Thermoplastic	30%			2040	* *	1		
Thermoplastic	40%			2050	* *	1		
Motor Controllers								
Locally Mounted	70%			2043	* *	5	$1,500	
Motor Control Center	25%			2043	* *	5	$2,200	
Variable Frequency Drive	5%			2043	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 12th Floor Mechanical Room							
	Explanation : Variable Frequency Drives Observed							
Ground								
Grounding Devices								
Generic	100%	2-4	$10,500	LIFE	* *	5	$4,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Main Basement							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	100%	4+	$11,000	2050	* *	1	$88,600	
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Transfer Switch Is New And Not Connected							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT
Asset # : 2043

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	Current Repair			Future Replacement		Maintenance		
Stand-by Power								
Generators								
Diesel	100%	Now	$8,200	2039	* *	1	$111,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Water Pump Room Basement							
	Explanation : One 41 Kilovolt-ampere Unit							
Batteries								
Lead/Acid	100%			2027	$2,500	5	$11,900	
Fuel Storage								
Day Tank	50%			2029	$13,000	5		
Main Tank	50%			2033	$39,000	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2035	$5,540,100	10	$293,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout							
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, Extent : Light, Area Affected : 100%							
	Location : Perimeter							
	Explanation : Out Of Service Because Of New Ground Floor Commercial Stores							
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	$83,800	2030	$167,500	1-3	$35,900	
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Explanation : System Stays In Trouble Mode Due To Battery Failure							

Mechanical

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT
Asset # : 2043

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								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2039	* *	1	$15,800	
Steam Boiler	90%	Now	$509,400	2043	* *	1	$256,700	
	Leak Evident, Extent : Severe, Area Affected : 30% *Location : Basement* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Basement* *Explanation : 3 Units*							
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	$7,900	
Central Plant Steam Piping/Pmp	50%			2040	* *	4	$11,800	
Terminal Devices								
Air Handler	20%	Now	$24,400	2027	$1,222,000	1	$35,600	
	Other Observation, Extent : Moderate, Area Affected : 3% *Location : Compressor And Air Dryer* *Explanation : Pneumatic Control System*							
Air Handler	10%			2035	$611,000	1	$19,800	
Convector/Radiator	50%			2035	$1,327,500	1	$51,700	
Fan Coil Unit/Heat	20%			2030	$1,610,000	1	$20,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	* *	1	$311,700	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% *Location : Basement* *Other Observation, Extent : Light, Area Affected : 90%* *Location : Basement* *Explanation : Two Units*							
Exterior Pkg Unit - Cooling	5%	0-2	$17,800	2030	$178,000	2	$800	
	Not in Service, Extent : Severe, Area Affected : 100% *Location : 1 Out Of 2 Units Not Working In The Roof* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Roof*							
Split Unit	5%			2035	$385,500			
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2030	$420,000	4	$12,600	
No Component	20%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT
Asset # : 2043

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								
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	$283,500	2027	$5,670,100	1	$160,300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 15% *Location : 6th Floor*								
Fan Coil - 4 Pipe	5%			2030	$617,500	1	$5,200	
No Component	5%							
Heat Rejection								
Water Cooling Tower	90%			2031	$1,476,000	2	$289,800	
Other Observation, Extent : Light, Area Affected : 100% *Location : Adjacent Building* *Explanation : Cooling Tower*								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$178,400	
Exhaust Fans								
Interior	80%			2030	$1,152,000	2	$7,800	
Roof	20%			2027	$126,000	2	$2,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$82,900	2035	$4,145,100	1		
Corroded, Extent : Severe, Area Affected : 5% *Location : Basement*								
Water Heater With Tanks								
Electric	2%			2027	$500	4		
Other Observation, Extent : Light, Area Affected : 2% *Location : 12th Floor* *Explanation : 40 Gallon Tank*								
Gas Fired	98%			2028	$17,000	2		
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : One 250 Gallon Tank*								
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								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100% *Location : Throughout*								
Vertical Transport								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT

Asset # : 2043

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Six Units From 1st To 12th Floor, One Unit From Basement To 13th Floor, Two Units From 1st To 6th Floor								
Explanation : 9 Units								
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	

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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**
Program / Asset #	: **ACS0001.000 / 13411**			**Yr Built/Renovated**	: **1962 / 2001**
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**

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$34,900	
Masonry: Brick	25%	Now	$73,000	LIFE	* *	5	$17,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Bulkhead Water Penetration, Extent : Moderate, Area Affected : 5% Location : Into Kitchen Storage Area							
Masonry: Brick Cavity	50%			LIFE	* *	5	$34,900	
Stucco Cement	15%	Now	$60,200	2038	* *	5	$13,100	
	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							
Windows								
Aluminum	100%	Now	$47,700	2049	* *	5	$4,900	
	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							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,700	
Concrete Masonry Unit	25%	Now	$8,700	LIFE	* *	5	$1,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : South Side, Throughout							
Masonry: Brick	20%			LIFE	* *	5	$900	
Masonry: Brick Cavity	40%			LIFE	* *	5	$1,800	
Metal: Cage/Fence	10%	0-2	$1,100	2038	* *	5	$1,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Balconies Other Observation, Extent : N/A, Area Affected : 100% Location : 2nd Floor Balcony Explanation : Not Accessible							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	5%	Now	$400	2038	* *	1		
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%							
	Location : Roof Over Play Area							
Modified Bitumen	10%	Now	$4,000	2033	$19,900			
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : West Roof Over Second Floor							
	Worn/Erode, Extent : Light, Area Affected : 25%							
	Location : West Roof Over Second Floor							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse Roof							
	Explanation : Fascia Damage							
Play Surface	85%	2-4	$5,900	2033	$117,800			
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Soffits								
Cement - Fiber Panel	100%			2038	* *	10		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2nd Floor Balcony							
	Explanation : Not Accessible							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$6,300	
Ceramic Tile	5%	Now	$3,300	2042	* *	5	$1,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Basement Bathrooms							
Quarry Tile	5%	4+	$4,300	2046	* *	5	$2,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Main Lobby							
Vinyl Tile	65%			2043	* *	3	$14,200	
Vinyl Tile	20%	Now	$9,800	2043	* *	3	$4,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Room 402, Basement Corridor							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Room 402, Basement Corridor							
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$7,400	
Gypsum Board	6%	Now	$12,600	LIFE	* *	5	$5,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Basement Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Gypsum Board	79%			LIFE	* *	5	$70,000	
Plaster	10%			LIFE	* *	5	$4,400	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	$45,600	2046	* *	5	$27,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Basement Stairs And Kitchen Storage							
Exposed Struc: Steel	5%	0-2	$138,800	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Beam In Mechanical Room							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Play Roof							
	Explanation : Chain Link Fence Enclose Play Roof							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$45,900	5	$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room Basement							
	Explanation : One 1,200 Ampere Main Disconnect 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 Drive	5%			2046	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	**% of Total**	**Fail Date (Years)**	**Estimated Cost**	**Year FY**	**Estimated Cost**	**Cycle (Yrs)**	**Estimated Cost**	**Priority**
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, Extent : Moderate, Area Affected : 100%							
	Location : Elevator Lobbies At 1st And 2nd Floor Only							
	Explanation : Cameras Security System							
Generic	50%			2028	$38,600	1	$7,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Intusion System And Door Lock Alarm							
Fire/Smoke Detection								
Generic, Digital	100%			2033	$106,000	1-3	$25,700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	**% of Total**	**Fail Date (Years)**	**Estimated Cost**	**Year FY**	**Estimated Cost**	**Cycle (Yrs)**	**Estimated Cost**	**Priority**
Heating								
Energy Source								
Fuel Oil No 2	100%			2033	$94,300	5	$12,600	
Conversion Equipment								
Hot Water Boiler	100%			2031	$436,700	1	$20,000	
	Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : N/A, Area Affected : 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		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
ADMINISTRATION BUILDING
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	
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : One Unit In Each Floor Mechanical Room								
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	70%			2028	$127,600	2	$900	
Roof	30%			2033	$23,900	2	$400	
Plumbing								
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	100%	0-2	$1,300	2027	$1,300	4	$900	
Corroded, Extent : Moderate, Area Affected : 50% Location : The Housing. Basement								
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	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : 1 Unit From Basement To 6th Floor, 1 Unit From Basement To 5th Floor Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2033	$568,400	1-2	$11,300	
Fire Pump								
Generic	100%			2036	$39,200	1	$7,600	

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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**
Program / Asset #	: **DGS0052.000 / 13870**		**Yr Built/Renovated**	: **1900 / 2004**
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**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2069	* *	10	$5,700	
Masonry: Brick	15%	Now	$13,400	LIFE	* *	5	$7,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse, Foundation Wall							
Masonry: Marble	55%			LIFE	* *	5	$20,100	
Metal Panel	5%			2044	* *	5-10	$16,800	
Stucco Cement	20%			2047	* *	5	$24,400	
Windows								
Aluminum	75%	Now	$90,900	2050	* *	5	$8,600	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	25%	Now	$18,500	2042	* *	5	$28,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : 1st Floor Southwest Corner							
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Copper/Terne	25%	4+	$3,400	2054	* *	5	$2,400	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	20%			LIFE	* *	5	$800	
Masonry: Marble	45%			LIFE	* *	5	$2,200	
Metal Panel	10%			2044	* *	5	$1,500	
Roof								
Metal Panel	15%	Now	$1,400	2047	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse Roof							
Modified Bitumen	70%			2034	$242,200	10	$20,000	
Skylight, Metal/Glass	15%	Now	$40,000	2044	* *			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Soffits								
Masonry: Marble	100%			LIFE	* *	5		
Interior								

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

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

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								
Floors								
Carpet	50%			2030	$982,400	3	$83,400	
Cast in Place Concrete	10%	Now	$15,700	LIFE	* *	5	$18,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Throughout Basement							
Mosaic Tile	10%	2-4	$43,400	2039	* *	5	$10,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : 1st Floor And Basement Corridors							
Marble Panels	15%			LIFE	* *	5	$9,400	
Vinyl Tile	5%			2039	* *	3	$2,100	
Wood	10%	2-4	$13,800	2049	* *	5	$7,800	
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Masonry: Brick	8%	Now	$25,900	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Electrical Room In Sub-basement							
Masonry: Fieldstone	2%	Now	$7,800	LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Penetration							
Marble Panels	25%	Now	$112,700	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	40%			LIFE	* *	5	$9,200	
Wood	25%			LIFE	* *	5	$76,700	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%			2047	* *	5	$5,800	
Exposed Struc: Concrete	6%	Now	$16,600	LIFE	* *	5	$800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% *Location : Sub-basement Mechanical Room, Southeast Corner* *Worn/Erode, Extent : Severe, Area Affected : 15%* *Location : Sub-basement Mechanical Room, Southeast Corner* *Other Observation, Extent : Severe, Area Affected : 10%* *Location : Sub-basement Mechanical Room, Southeast Corner* *Explanation : Temporary Supports In Place*							
Glass: Susp Panels	10%	Now	$36,000	LIFE	* *			
	Other Observation, Extent : Moderate, Area Affected : 100% *Location : Courtroom Dome* *Explanation : Louis Tiffany Dome. Ultra Premium.*							
Gypsum Board	32%			LIFE	* *	5	$33,400	
Masonry: Marble	10%			LIFE	* *	1		
Masonry: Vault Struct	5%	Now	$6,500	LIFE	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% *Location : Sub-basement*							
Plaster	30%	Now	$21,100	LIFE	* *	5	$15,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Sub-basement Area*							
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2044	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout* *Explanation : Actual Material Is Marble*							
Retaining Walls								
Cast in Place Concrete	5%			2069	* *			
Masonry: Fieldstone	95%			2044	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout Areaways* *Explanation : Actual Material Is Marble*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	60%			2047	* *			
Masonry: Granite	40%			LIFE	* *			

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical	Current Repair			Future Replacement		Maintenance		
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%			2054	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100% *Location : Electrical Room Basement* *Explanation : Two 3,000 Ampere Switches*								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$200	
Raceway								
Conduit	100%			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 Drive	5%			2051	* *			
Other Observation, Extent : Light, Area Affected : 100% *Location : Engineer Office* *Explanation : All Controllers Monitored By Building Management System.*								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Basement* *Explanation : A New 2,500 Ampere Transfer Switch Installation Is Ongoing.*								
Generators								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Basement* *Explanation : A New Generator Is Being Installed On The Backyard Area.*								
Batteries								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Backyard Area* *Explanation : A New Generator System Is Being Installed.*								
Fuel Storage								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Basement* *Explanation : New Diesel Tank Is Under Construction.*								
Lighting								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
APPELLATE COURT - 1ST DEPT.
Asset # : 13870

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	60%			2039	* *	10	$29,900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 20%; Location : Throughout The Building; T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 30%; Location : Throughout The Building; T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 10%; Location : Throughout The Building								
Fluorescent	8%			2029	$73,400	10	$4,000	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 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 Security And Intrusion Alarm Systems								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$34,500	

Mechanical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2054	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	80%			2037	* *	5	$2,600	
Pres. Reducing Valve/LP Steam	20%	0-2	$700	2030	$7,300	5	$300	
Unit Inoperable, Extent : Moderate, Area Affected : 50%; Location : Basement. Medium And Low Pressure Valve On Extended Life								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2044	* *	4	$4,000	
Terminal Devices								
Air Handler	50%			2034	$567,100	1	$16,800	
Convector/Radiator	45%			2039	* *	1	$7,900	
Fan Coil Unit/Heat	5%			2034	$74,700	1	$900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	0-2	$177,800	2034	$889,100	1	$22,700	
	Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Penthouse. 5 Compressors Not Working R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers. Penthouse Mechanical Room Other Observation, Extent : N/A, Area Affected : 100% Location : Multistage Chiller. Penthouse Explanation : 2 Units							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	$4,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	$1,169,400	1	$33,600	
Heat Rejection								
Water Cooling Tower	100%	Now	$15,200	2032	$304,400	2	$43,700	
	Leak Evident, Extent : Moderate, Area Affected : 5% Location : Roof. Small Leak Observed							
Dehumidifier								
No Component	73%							
Generic	27%	Now	$16,300	2039	* *			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Cellar Explanation : 4 Units Broken							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$30,300	
Exhaust Fans								
Roof	100%			2034	$116,900	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2054	* *	1		
Galvanized Steel	80%			2047	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
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		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 100 Gallon Tank							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$10,600	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Leaks On Outside Drain							
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,700	
Sewage Ejector(s)								
Electric	100%			2034	$31,600	4	$2,200	
Backflow Preventer								
Generic	100%			2034	$26,900	1	$3,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : One Unit From Basement To Penthouse, One Unit From Basement To 4th Floor							
	Explanation : 2 Units							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2054	* *	1-2	$800	

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

Print Date : 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**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$27,900	LIFE	* *	5	$21,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Below Grade Exterior Areaway Walls Exposed Reinforcement, Extent : Moderate, Area Affected : 10% Location : Below Grade Exterior Areaway Walls							
Masonry: Brick	15%	Now	$115,000	LIFE	* *	5	$12,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 25% Location : Elevator And Machine Room Bulkheads On Roof Horizontal Cracks, Extent : Moderate, Area Affected : 20% Location : Elevator And Machine Room Bulkheads On Roof Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25% Location : Elevator And Machine Room Bulkheads On Roof Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : Elevator And Machine Room Bulkheads On Roof Water Penetration, Extent : Moderate, Area Affected : 20% Location : Elevator And Machine Room Bulkheads On Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Elevator Machine Room And Bulkhead Explanation : Wrapped In Tarp							
Masonry: Granite	5%			LIFE	* *	5	$6,300	
Masonry: Limestone	18%	4+	$39,600	LIFE	* *	5	$11,300	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% Location : Throughout							
Masonry: Limestone	57%			LIFE	* *	5	$71,800	
Windows								
Bronze/Brass	95%	Now	$681,000	2044	* *	5	$35,900	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30% Location : Library Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% Location : Bulkhead, Penthouse And Machine Room Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout Water Penetration, Extent : 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 : Moderate, Area Affected : 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.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
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%	4+	$7,700	2041	* *	5	$3,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Basement Mechanical Room*							
Terrazzo	5%			LIFE	* *	5	$7,300	
Vinyl Tile	10%	Now	$5,800	2036	$288,200	3	$3,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 5% *Location : Basement* *Worn/Erode, Extent : Moderate, Area Affected : 15%* *Location : Basement*							
Wood	5%	Now	$15,600	2064	* *	5	$4,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 1% *Location : Room 110* *Deteriorated Finish, Extent : Light, Area Affected : 10%* *Location : Throughout*							
Interior Walls								
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								
AcousTileSusp.Lay-In	5%			2049	* *	5	$4,700	
Exposed Struc: Concrete	10%			LIFE	* *	5-10	$11,700	
Plaster	15%			LIFE	* *	5-10	$24,200	
Plaster	70%			LIFE	* *	5-10	$113,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$12,100	2056	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50% *Location : Perimeter Fence* *Impact Damage, Extent : Moderate, Area Affected : 10%* *Location : Driveway Into Parking Lot*							
Free Standing Walls								
Masonry: Brick	100%			2046	* *			
Retaining Walls								
Masonry: Fieldstone	100%	Now	$13,300	2056	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50% *Location : South And East Side Of Building* *Other Observation, Extent : Light, Area Affected : 100%* *Location : South And East Side Of Building* *Explanation : Walls Are Clad With Granite Not Fieldstone*							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
APPELLATE COURT - 2ND DEPT.
Asset # : 2036

Architecture System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Other Observation, Extent : N/A, Area Affected : 5% *Location : Various Locations Sidewalk* *Explanation : Repairs In Progress*								
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Asphalt	35%	Now	$91,200	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50% *Location : Parking Area And Driveway* *Ponding, Extent : Moderate, Area Affected : 15%* *Location : Parking Area* *Potholes, Extent : Moderate, Area Affected : 15%* *Location : Parking Area And Driveway* *Sinking/Subsiding, Extent : Moderate, Area Affected : 20%* *Location : Parking Area*								
Cast in Place Concrete	65%	Now	$231,500	2056	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 50% *Location : Rear Parking Area* *Ponding, Extent : Moderate, Area Affected : 20%* *Location : Parking Lot*								

Electrical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.*								
Transformers								
Dry Type	100%			2053	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : 15 Kilovolt Ampere Step Down 480v/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	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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 : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Main Pipe Grounded							
Stand-by Power								
Transfer Switches								
Automatic	100%			2053	* *	1	$19,300	
Generators								
Diesel	100%			2049	* *	1	$24,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 631 Kilovolt Amperes, 505 Kilowatts							
Batteries								
Lead/Acid	100%			2031	$2,700	5	$2,300	
Fuel Storage								
Day Tank	30%			2058	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 330 Gallons Capacity							
Main Tank	70%			2076	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	20%			2036	$212,100	10	$11,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Offices							
	Explanation : T-8 Lamps							
Fluorescent	20%			2036	$212,100	10	$11,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Lobbies							
LED	60%			2044	* *			
Egress Lighting								
Emergency, Service	50%			2044	* *	1		
Exit, Service	50%			2044	* *	1		

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

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								
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, Area Affected : 100% *Location : Hallways And Outside Perimeter* *Explanation : CCTV Surveillance Cameras*							
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$38,700	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout The Building* *Explanation : Main Fire Alarm Panel, Smoke Detectors, Horns, Strobes, Bells*							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$19,500	
Conversion Equipment								
Steam Boiler	100%			2034	$607,500	1	$62,200	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement Boiler Room* *Explanation : 2 Units*							
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 Affected : 100% *Location : 5 Units In Basement*							

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

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								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	0-2	$5,600	2036	$112,700	4	$3,100	
	Corroded, Extent : Moderate, Area Affected : 5% *Location : Basement* *Insul. Deteriorating, Extent : Moderate, Area Affected : 5%* *Location : Mechanical 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	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : 2 Units*							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,400	
Exhaust Fans								
Interior	50%			2031	$154,500	2	$1,000	
Interior	50%			2031	$154,500	2	$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	15%	0-2	$6,700	2046	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5% *Location : Basement. Water Main Corroded*							
Brass/Copper	85%			2046	* *	1		
Water Heater With Tanks								
Electric	50%			2035	$13,100	4		
Oil Fired	8%	0-2	$400	2036	$7,800	1		
	Not Energy Efficient, Extent : Moderate, Area Affected : 100% *Location : Basement* *On Extended Life, Extent : Moderate, Area Affected : 100%* *Location : Basement*							
Oil Fired	42%			2036	$41,200	1		
Sanitary Piping								
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	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100% *Location : Sump Pump. Basement*							
Fixtures								
Generic	100%							
Vertical Transport								

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

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *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	

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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**
Program / Asset #	: **HEA0031.000 / 4223**	**Yr Built/Renovated**	: **1923 / 2002**
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**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BAINBRIDGE FACILITY
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								
Exterior Walls								
Masonry: Brick	85%	Now	$1,285,500	LIFE	* *	5	$51,300	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25% *Location : North And South Facades And Chimney* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Entire Building Is Currently Unoccupied* *Explanation : Building Formerly Used As Fordham / Bronx Reference Library*								
Masonry: Granite	4%			LIFE	* *	5	$1,800	
Masonry: Limestone	8%	Now	$77,100	LIFE	* *	5	$3,600	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30% *Location : At Window Sills*								
Metal Coiling Doors	3%			2032	$196,200	5	$5,700	
Windows								
Metal Clad	80%	Now	$461,300	2059	* *	5	$28,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 100% *Location : Throughout* *Deteriorated Finish, Extent : Severe, Area Affected : 100%* *Location : Throughout* *Thermally Inefficient, Extent : Severe, Area Affected : 100%* *Location : Throughout*								
Wood	20%	Now	$92,500	2059	* *	5	$11,300	1
Air Infiltration, Extent : Severe, Area Affected : 50% *Location : Throughout* *Deteriorated Finish, Extent : Severe, Area Affected : 50%* *Location : Throughout* *Thermally Inefficient, Extent : Severe, Area Affected : 100%* *Location : Throughout* *Split/Cracked, Extent : Severe, Area Affected : 35%* *Location : Throughout*								
Parapets								
Masonry: Brick	90%	Now	$206,800	LIFE	* *	5	$5,400	1
Diagonal Cracks, Extent : Severe, Area Affected : 2% *Location : Front Facing Parapet Wall* *Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%* *Location : Throughout* *Painted Surfaces, Extent : Light, Area Affected : 50%* *Location : Interior Face* *Spalling, Extent : Severe, Area Affected : 25%* *Location : Interior Face*								
Pre-Cast Concrete	10%	0-2	$9,800	LIFE	* *	5	$3,800	
Worn/Erode, Extent : Moderate, Area Affected : 50% *Location : Coping Stones*								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BAINBRIDGE FACILITY
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	100%	0-2	$65,100	2029	$325,500			1
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25% *Location : Flashing At Perimeter Of Roof* *Patching Evident, Extent : Moderate, Area Affected : 20%* *Location : Throughout Main Roof* *Ponding, Extent : Severe, Area Affected : 25%* *Location : Main Roof*							
Interior								
Floors								
Carpet	20%	Now	$197,100	2036	$197,100	3	$16,500	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% *Location : Offices* *Worn/Erode, Extent : Moderate, Area Affected : 25%* *Location : Offices* *Wrinkling, Extent : Moderate, Area Affected : 25%* *Location : Offices*							
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	5%	0-2	$77,000	2044	* *	3	$1,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% *Location : Throughout* *Loose Units, Extent : Severe, Area Affected : 20%* *Location : Throughout* *Worn/Erode, Extent : Severe, Area Affected : 100%* *Location : Throughout*							
Vinyl Tile 9" X 9"	55%	Now	$980,300	2044	* *	3	$11,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100% *Location : Throughout* *Worn/Erode, Extent : Severe, Area Affected : 100%* *Location : Throughout*							
Interior Walls								
Ceramic Tile	5%			2030	$273,800	5	$4,900	
Gypsum Board	15%			LIFE	* *	5	$8,800	
Plaster	80%	Now	$387,400	LIFE	* *	5	$23,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% *Location : Throughout, Stairway* *Deteriorated Finish, Extent : Severe, Area Affected : 50%* *Location : Throughout* *Paint Peeling, Extent : Severe, Area Affected : 50%* *Location : Throughout*							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BAINBRIDGE FACILITY
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
Interior								
Ceilings								
AcousTile,Adhered	50%	Now	$448,300	2039	* *	5	$13,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Second Floor Reading Room And Throughout							
	Worn/Erode, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Exposed Struc: Concrete	15%			LIFE	* *	5	$1,300	
Plaster	35%	Now	$29,700	LIFE	* *	5	$12,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Second Floor Reading Room							
	Loose/Delam Surface, Extent : Severe, Area Affected : 20%							
	Location : Basement Workroom And Throughout							
	Paint Peeling, Extent : Severe, Area Affected : 80%							
	Location : Throughout							
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 Affected : 20%							
	Location : Bainbridge Avenue And Marion Avenue							
On-Site Walkways								
Cast in Place Concrete	100%	Now	$31,300	2047	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$25,700	5	$200	
	Enclosure Damaged, Extent : Moderate, Area Affected : 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		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2033	$81,000	5	$1,000	
Wiring								
Braided Cloth	50%	2-4	$47,400	2059	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Thermoplastic	50%			2034	$47,400	1		
Motor Controllers								
Locally Mounted	100%			2032	$47,500	5	$200	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,500	LIFE	* *	5	$500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Water Main							
	Explanation : Corroded							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$317,600	2044	* *			
	Not in Service, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Egress Lighting								
Exit, Service	100%	Now	$16,100	2044	* *	1		
	Not in Service, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Exterior Lighting								
HID	15%	Now	$26,100	2044	* *			
	Not in Service, Extent : Light, Area Affected : 100%							
	Location : Front Of The Building							
Incandescent	10%	Now	$19,900	2044	* *	2		
	Not in Service, Extent : Light, Area Affected : 100%							
	Location : Building Perimeter							
No Component	75%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	$96,000	2044	* *	1-3	$20,600	
	Not in Service, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							

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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BAINBRIDGE FACILITY
Asset # : 4223

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Not in Service, Extent : Light, Area Affected : 100% *Location : Basement - Gas Service Is Shutoff, Unoccupied Building*								
Conversion Equipment								
Steam Boiler	100%			2032	$324,500	1	$36,300	
Not in Service, Extent : Light, Area Affected : 100% *Location : Basement - Boiler Room - 1 Unit, On Extended Life, No Visual Deficiencies Noted*								
Distribution								
Steam Piping/Pump	100%			2034	$298,100			
Not in Service, Extent : Light, Area Affected : 100% *Location : Throughout - No Visual Deficiencies Noted* *On Extended Life, Extent : Light, Area Affected : 100%* *Location : Throughout*								
Terminal Devices								
Convector/Radiator	100%	Now	$60,900	2032	$304,400	1	$10,700	
Broken, Extent : Moderate, Area Affected : 50% *Location : Various - Broken Radiator Covers* *Not in Service, Extent : Light, Area Affected : 100%* *Location : Throughout* *On Extended Life, Extent : Light, Area 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* *Explanation : Not In Service*								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Not in Service, Extent : Light, Area Affected : 100% *Location : Roof - Electric Service Is Shutoff, Unoccupied Building*								
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	Now	$408,200	2044	* *	2	$1,800	
Controller Not Working, Extent : Severe, Area Affected : 100% *Location : Various - Unit Thermostats Broken* *Not in Service, Extent : Light, Area Affected : 100%* *Location : Roof - 4 Units, R-22 Refrigerant* *Unit Inoperable, Extent : Severe, Area Affected : 100%* *Location : Roof - 4 Units - Deteriorated / Inoperable*								
Ventilation								

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

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$490,500	LIFE	* *	2-5	$20,500	
	Damaged, Extent : Moderate, Area Affected : 30% *Location : Roof, Other Locations* *Needs Cleaning, Extent : Moderate, Area Affected : 100%* *Location : Throughout* *Not in Service, Extent : Light, Area Affected : 100%* *Location : Throughout* *Unbalanced System, Extent : Moderate, Area Affected : 100%* *Location : Throughout*							
Exhaust Fans								
Roof	100%	Now	$72,200	2044	* *	2	$900	
	Not in Service, Extent : Light, Area Affected : 100% *Location : Roof* *Unit Inoperable, Extent : Moderate, Area Affected : 100%* *Location : Roof - Deteriorated Units*							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2034	$382,500	1		
	Not in Service, Extent : Light, Area Affected : 100% *Location : Throughout - Water Service Is Shutoff - No Visual Deficiencies Noted* *On Extended Life, Extent : Light, Area Affected : 100%* *Location : Throughout*							
Galvanized Steel	20%	Now	$9,500	2032	$95,000	1		
	Corroded, Extent : Moderate, Area Affected : 10% *Location : Basement* *Not in Service, Extent : Light, Area Affected : 100%* *Location : Basement - Water Service Is Shutoff*							
Water Heater With Tanks								
Gas Fired	100%			2029	$17,300	2		
	Not in Service, Extent : Light, Area Affected : 100% *Location : Boiler Room - 1 Unit, 40 Gallons, No Visual Deficiencies Noted*							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
	Not in Service, Extent : Light, Area Affected : 100% *Location : Throughout* *Obsolete Fixtures, Extent : Severe, Area Affected : 100%* *Location : Throughout*							
Vertical Transport								

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

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
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

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

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

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								
Exterior Walls								
Masonry: Brick	80%	Now	$2,695,000	LIFE	* *	5	$107,500	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 40%							
	Location : Corner Of Arthur Avenue And East Tremont							
	Spalling, Extent : Severe, Area Affected : 25%							
	Location : Basement Wall							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Basement Boiler Room							
Masonry: Granite	5%	Now	$161,100	LIFE	* *	5	$5,000	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Limestone	10%	Now	$161,100	LIFE	* *	5	$10,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	5%			2040	* *	5	$16,800	
Windows								
Aluminum	100%	Now	$2,457,400	2060	* *	5	$25,400	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : 5th Floor And 3rd Floor							
Parapets								
Masonry: Brick	90%	Now	$408,800	LIFE	* *	5	$10,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Parapet Wall							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Parapet Wall							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Floors Below							
Masonry: Limestone	10%	Now	$74,100	LIFE	* *	5	$1,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Coping Stones							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Coping Stones							
Roof								
Modified Bitumen	100%	Now	$533,600	2045	* *			1
	Blisters, Extent : Severe, Area Affected : 40%							
	Location : Main Roof							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 30%							
	Location : Main Roof							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Floors Below Roof							
Interior								

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

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								
Floors								
Carpet	5%	Now	$50,400	2031	$168,100	3	$14,000	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
	Location : Offices Throughout							
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%	Now	$53,300	LIFE	* *	5	$22,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : 1st Floor							
Vinyl Tile	50%	Now	$52,500	2035	$2,625,500	3	$35,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : 2nd Floor Room 3							
Vinyl Tile 9" X 9"	10%	Now	$152,000	2040	* *	3	$7,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
	Location : 1st, 3rd And 7th Floors							
Interior Walls								
Ceramic Tile	3%			2044	* *	5	$5,400	
Concrete Masonry Unit	10%	Now	$34,600	LIFE	* *	5	$7,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Basement							
Gypsum Board	15%	Now	$19,300	LIFE	* *	5	$16,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Metal Panel	15%	Now	$142,800	LIFE	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	$492,800	LIFE	* *	5	$29,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Staircase B							
	Paint Peeling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Staircase B							

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

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								
Ceilings								
AcousTile,Adhered	15%	0-2	$18,400	2040	* *	5	$14,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2040	* *	5	$18,700	
Exposed Struc: Concrete	20%			LIFE	* *	5	$5,900	
Plaster	55%	Now	$635,900	LIFE	* *	5	$64,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$1,900	2055	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Retaining Walls								
Masonry: Fieldstone	100%	Now	$54,600	2045	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
Location : Rear Of Building								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Rear Of Building								
Explanation : Retaining Wall Is Currently Shored By Large Timber Members								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$7,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	**% of Total**	**Fail Date (Years)**	**Estimated Cost**	**Year FY**	**Estimated Cost**	**Cycle (Yrs)**	**Estimated Cost**	**Priority**
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$97,500	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Transformers								
Dry Type	100%			2040	* *	5	$500	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$329,900	5	$3,300	

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
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		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Insulation Aged*							
Thermoplastic	60%			2045	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$47,500	5	$800	
Ground								
Grounding Devices								
Generic	100%	Now	$10,500	LIFE	* *	5	$1,800	
	Corroded, Extent : Severe, Area Affected : 100% *Location : Basement Water Main*							
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	$11,000	1	$38,500	
Generators								
Diesel	100%			2031	$81,800	1	$48,500	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Backyard* *Explanation : Emergency Generator Rated At 82.5 Kilowatts*							
Batteries								
Lead/Acid	100%			2027	$2,500	5	$4,600	
Fuel Storage								
Main Tank	100%			2038	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Backyard* *Explanation : 250 Gallon Rated Capacity*							
Lighting								
Interior Lighting								
LED	100%			2043	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$106,600	10	$15,100	
Exit, Battery	50%			2035	$90,000	10	$4,200	
Exterior Lighting								
LED	10%			2043	* *			
No Component	90%							
Alarm								

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

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2035	$238,400	1	$46,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Lobby And Second Floor* *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 Building* *Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*								

Mechanical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$553,400	2040	* *	1	$111,600	
Broken, Extent : Moderate, Area Affected : 50% *Location : Basement Boiler Room. Boiler No.2. Broken Switch* *Leak Evident, Extent : Severe, Area Affected : 10%* *Location : Basement Boiler Room. Leaking Feed Water Valve Boiler No.3* *Not in Service, Extent : Moderate, Area Affected : 100%* *Location : Basement Boiler Room. Boiler No.2 Is Not Working* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Basement* *Explanation : Three Dual Fuel Steam Boilers*								
Distribution								
Steam Piping/Pump	100%			2035	$1,016,900			
Terminal Devices								
Convector/Radiator	100%			2033	$1,038,500	1	$40,400	
Controls								
Pneumatic	100%			2033	$2,454,300			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	20%			2036	$380,200	2	$1,500	
Other Observation, Extent : Light, Area Affected : 100% *Location : Sixth Floor Fan Room* *Explanation : 2 Water Sourced Heat Pumps*								
Split Unit	10%			2040	* *			
Window/Wall Unit	70%	0-2	$16,800	2030	$336,800	1		
Malfunctioning, Extent : Severe, Area Affected : 35% *Location : Throughout*								

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

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								
Heat Rejection								
Dry Cooler	20%			2035	$116,600	2	$17,400	
No Component	80%							
Ventilation								
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%	Now	$2,200	2035	$5,500	2	$300	
	Other Observation, Extent : Severe, Area Affected : 20%							
	Location : Boiler Room							
	Explanation : Fans Are Inadequate, Malfunction Often And Provide Entry For Rodents							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$32,400	2040	* *	1		
	Corroded, Extent : Moderate, Area Affected : 50%							
	Location : Supply Pipe Connects To Water Main In Basement							
Water Heater With Tanks								
Gas Fired	100%			2030	$17,300	2		
Sanitary Piping								
Cast Iron	100%	0-2	$80,000	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%							
	Location : Basement							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%	0-2	$12,700	2045	* *	4	$1,300	
	Malfunctioning, Extent : Severe, Area Affected : 20%							
	Location : Boiler Pit							
	Obsolete Equipment, Extent : Severe, Area Affected : 20%							
	Location : Boiler Pit							
	On Extended Life, Extent : Severe, Area Affected : 20%							
	Location : Boiler Pit							
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%							
	Location : Basement							
	Explanation : Dedicated To The Boiler Plant							
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
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 : 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor								
Explanation : 5 Units								
Fire 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	

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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**

Note : *All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.*
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR
Asset # : 13879

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
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 Membrane	100%			2036	$2,848,400	10	$118,600	
	Paver Block Ballast, Extent : Moderate, Area Affected : 25% *Location : 7th And 33th Floor Setbacks*							
Soffits								
Aluminum Sunshades	20%			2045	* *	10	$13,500	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : At Entrances* *Explanation : This Is Actually Metal And Glass Awnings*							
Metal Panel	20%			2056	* *	5-10	$14,900	
Stucco Cement	60%			2049	* *	5	$16,200	
Interior								
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	10%	Now	$457,900	LIFE	* *	5	$96,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% *Location : Bulkhead Stair A - Floors 32 And 33* *Horizontal Cracks, Extent : Moderate, Area Affected : 5%* *Location : Bulkhead Stair A - Floors 32 And 33*							
Glass: Single Pane	2%			LIFE	* *	5	$72,000	
Gypsum Board	73%			LIFE	* *	5-10	$2,978,800	
Mosaic Tile	2%			LIFE	* *	10	$30,000	
Granite Panels	3%			LIFE	* *	10	$28,800	
Marble Panels	5%			LIFE	* *	10	$48,000	
Wood	5%			LIFE	* *	5	$960,100	

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

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								
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 : Roof							
	Explanation : Location Noted							
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : South Side Of Building							
	Explanation : This Is A Concrete Wall With A Stone Face Finish							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$39,800	2049	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Perimeter Sidewalk							
On-Site Walkways								
Cast in Place Concrete	30%			2049	* *			
Pavers/Stone	70%			2045	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : At Entry Areas							
	Explanation : This Is Actually Granite Pavers							
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	* *	5	$5,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Five 4,000 Ampere Siemens Low Voltage Power Circuit Breakers							
Transformers								
Dry Type	100%			2049	* *	5	$3,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room On Various Floors							
	Explanation : Various Capacities Transformer							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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%	Now	$23,200	2066	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100% *Location : Outside Room Ll-1.114 Mechanical Room - Basement* *Explanation : Water Leakage Observed, Water Infiltration Pattern And Potential For Damage To Nearby Electrical Cables*							
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	* *			
	Not Functioning, Extent : Moderate, Area Affected : 100% *Location : Mechanical Room - 14th Floor*							
Variable Frequency Drive	10%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$28,500	
	Corroded, Extent : Light, Area Affected : 100% *Location : Fp And D Water Services - Basement*							
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$297,900	
Generators								
Diesel	100%			2045	* *	1	$374,900	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : Two 1,100 Kilowatt Generators*							
Batteries								
Nickel Cadmium	100%			2031	$2,500	5	$215,800	

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

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
Stand-by Power								
Fuel Storage								
Day Tank	50%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : 150 Gallons Rated Capacity*								
Main Tank	50%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement Lower Level 2* *Explanation : Two 10,000 Gallons Rated Capacity*								
Lighting								
Interior Lighting								
Fluorescent	20%			2041	* *	10	$177,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	10%			2041	* *	10	$88,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Lobby And Corridors*								
LED	70%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$116,800	
Exit, Battery	50%			2041	* *	10	$32,700	
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof* *Explanation : Steel Lightning Rods*								
Alarm								
Security System								
Generic	100%			2041	* *	1	$361,600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Public Spaces And Outside* *Explanation : Intrusion Alarm System And Surveillance Camera System*								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$596,600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors, Fire Alarm Panel*								

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

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Vault Explanation : Two 15,000 Gallon Oil Tanks								
Conversion Equipment								
Hot Water Boiler	50%	Now	$104,400	2049	* *	1	$215,400	
Leak Evident, Extent : Light, Area Affected : 5% Location : 31st Floor Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : 31st Floor Boiler Room Explanation : 3 Units								
Hot Water Boiler	50%			2049	* *	1	$239,300	
Distribution								
Hot Wtr Piping/Pump	100%			2044	* *	4	$71,600	
Broken, Extent : Light, Area Affected : 1% Location : 31st Floor Boiler Room								
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			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2045	* *	1	$942,900	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 31st Floor Refrigeration Room								
Interior Pkg Unit - Cooling	10%			2030	$1,553,600	2	$5,900	
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, Area Affected : 1% Location : Pump Room 31.12 Insul. Deteriorating, Extent : Light, Area Affected : 5% Location : Mechanical Rooms Leak Evident, Extent : Light, Area Affected : 1% Location : Mechanical Rooms 2.4, 22.4								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air 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, Area Affected : 100%							
	Location : Mechanical Rooms							
	Explanation : Cooling Only							
Fan Coil - 2 Pipe	30%			2036	$8,990,200	1	$93,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Above Ceiling							
	Explanation : Electric Heating Coils							
Heat Rejection								
Water Cooling Tower	100%			2034	$4,961,800	2	$974,300	
Ventilation								
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	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$96,000	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room Ll1.114							
	Explanation : One Unit, 15kwt 200 Gallons							
Sanitary Piping								
Cast Iron	100%	Now	$247,500	LIFE	* *	1		
	Blockage /Clogged, Extent : Light, 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, Area Affected : 100%							
	Location : 31st Floor Boiler Room							
	Explanation : One Unit, 3500mbh							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Hot Water Storage Tank								
Generic	100%			2036	$15,600	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 31st Floor Boiler Room							
	Explanation : One Unit, 200 Gallons							
Booster Pump w/Tank								
Generic	100%	0-2	$700	2036	$36,700	1	$14,900	
	Corroded, Extent : Light, Area Affected : 5%							
	Location : Pump Room Ll2.10							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 6 Units From Sub-basement To 25th Floor, 6 Units From Sub-basement To 1m, 25th-31st Floor, 4 Units All Floors							
	Explanation : 16 Units							
Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Detention Facility Elevators							
	Explanation : 2 Units							
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	

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*** 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	: **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**

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	7%	Now	$178,100	LIFE	* *	5	$5,400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30% *Location : Throughout* *Water Penetration, Extent : Severe, Area Affected : 20%* *Location : Rear East Facade, Street Level*								
Masonry: Brick Cavity	68%	0-2	$370,600	LIFE	* *	5	$83,900	
Expansion Joint Failure, Extent : Moderate, Area Affected : 20% *Location : Bulkhead And Throughout* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%* *Location : North And South Facades, Bulkhead* *Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%* *Location : At Louvers* *Staining/Discoloring, Extent : Moderate, Area Affected : 15%* *Location : Below Window Sills And Vents*								
Masonry: Sandstone	5%	0-2	$14,500	LIFE	* *	5	$4,600	
Open Joints, Extent : Moderate, Area Affected : 15% *Location : Bulkhead*								
Metal/Glass Curt Wall	20%	0-2	$421,800	LIFE	* *	5	$46,300	
Air Infiltration, Extent : Light, Area Affected : 60% *Location : Throughout* *Glazing Clouded, Extent : Moderate, Area Affected : 20%* *Location : North Facade At Main Stair* *Caulking Deteriorated, Extent : Moderate, Area Affected : 25%* *Location : Throughout* *Water Penetration, Extent : Light, Area Affected : 20%* *Location : 5th Floor At Main Stair In North Facade*								
Windows								
Aluminum	90%	Now	$241,100	2042	* *	5	$12,500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25% *Location : Upper Floors* *Water Penetration, Extent : Moderate, Area Affected : 15%* *Location : Various Rooms On Upper Floors At North And South Facades, 10th Floor Elevator Lobby*								
Metal Louvers	10%	4+	$3,100	2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30% *Location : Throughout*								
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5	$500	
Masonry: Sandstone	5%			LIFE	* *	5	$200	
Metal Rail	75%	4+	$9,300	2047	* *	5	$19,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30% *Location : Throughout* *Misaligned/Bulging, Extent : Moderate, Area Affected : 5%* *Location : Northwest Corner On The 6th Floor*								
Stucco Cement	5%			2039	* *	5	$500	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX COUNTY HOUSING COURT
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
Exterior								
Roof								
IRMA/Protected Membrane	9%	Now	$32,000	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 25% *Location : 10th Floor Cooling Tower Into Stairway 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		
Other Observation, Extent : Light, Area Affected : 100% *Location : At Main Entrance* *Explanation : Corroded Steel And Glass Canopy*								
Interior								
Floors								
Carpet	10%	Now	$268,600	2036	$268,600	3	$22,500	
Staining/Discoloring, Extent : Light, Area Affected : 50% *Location : Throughout*								
Worn/Erode, Extent : Severe, Area Affected : 100% *Location : Throughout*								
Cast in Place Concrete	10%			LIFE	* *	5	$32,700	
Ceramic Tile	5%			2043	* *	5	$7,500	
Granite Panels	10%			LIFE	* *	5	$11,200	
Terrazzo	20%			LIFE	* *	5	$23,400	
Vinyl Tile	45%	Now	$188,800	2034	$1,887,900	3	$25,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Basement Area And Throughout*								
Uneven Substrate, Extent : Moderate, Area Affected : 10% *Location : Basement*								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX COUNTY HOUSING COURT
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%	Now	$20,800	LIFE	* *	5	$44,000	
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby							
Masonry: Brick	15%	4+	$85,000	LIFE	* *			
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Main Stair							
Granite Panels	5%	4+	$27,000	LIFE	* *			
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Entrance Lobby							
	Explanation : Staining/ Coloring							
Wood	10%	Now	$8,400	LIFE	* *	5	$58,600	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : 5th Floor Courtroom							
Ceilings								
AcousTileSusp.Lay-In	50%	0-2	$63,100	2039	* *	5	$37,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : At Dividing Walls On Upper Floors							
AcousTileSusp.Lay-In	10%			2047	* *	5	$15,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Courtrooms							
	Explanation : Perforated Metal Panels							
Embossed Metal	2%			LIFE	* *	5	$1,300	
Exposed Struc: Concrete	8%			LIFE	* *	5	$1,900	
Gypsum Board	30%	Now	$15,900	LIFE	* *	5	$56,100	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby							
Site Enclosure								
Fence/Gates								
Iron Picket	30%			2054	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front And Rear Alley Access							
	Explanation : Steel Bars With Steel Mesh							
Steel Pipe Rail	70%	4+	$1,000	2044	* *	5	$3,400	
	Corrosion/Rusting, Extent : Light, Area Affected : 100%							
	Location : Roof							
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Electrical Service							
	Explanation : Main Service Disconnect Switches: Two Rated At 3,000 Amperes, One 2,000 Amperes, One 1,600 Amperes And One 1,200 Amperes							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	* *	5	$2,600	
Raceway								
Conduit	100%			2034	$117,600	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	1%			2032	$3,000	5		
Motor Control Center	99%			2032	$164,500	5	$2,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$13,900	1	$30,800	
Generators								
Diesel	100%			2030	$110,200	1	$38,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof - Generator Room							
	Explanation : One 400 Kilowatts							
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$22,300	
Fuel Storage								
Day Tank	50%			2033	$13,000	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof - Generator Room							
	Explanation : One 275 Gallons (Could Not Verify Capacity)							
Main Tank	50%			2037	* *	5		
Lighting								

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

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								
Fluorescent	59%			2029	$910,800	10	$54,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	40%			2029	$617,500	10	$36,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
HID	1%			2029	$12,000	10		
Other Observation, Extent : N/A, Area Affected : 100% *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 Walls - Building Perimeter* *Explanation : CCTV Surveillance Cameras*								
Fire/Smoke Detection								
Generic, Digital	100%			2029	$261,700	1-3	$61,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Other Observation, Extent : N/A, Area 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, Area Affected : 100% *Location : Sixth Floor Mechanical Equipment Room* *Explanation : Two Dual Fuel Hot Water Boilers*								
Distribution								
Hot Wtr Piping/Pump	100%			2050	* *	4	$4,900	

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

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								
Terminal Devices								
Convector/Radiator	40%			2047	* *	1	$12,900	
Fan Coil Unit/Heat	20%			2034	$503,100	1	$6,500	
No Component	40%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Mechanical Rooms							
	Explanation : Air Handlers Under Air Conditioning							
Controls								
Digital	100%	0-2	$2,914,100	2034	$2,914,100			
	Obsolete Equipment, Extent : Severe, Area Affected : 100%							
	Location : Mechanical Rooms							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2030	$1,965,300	1	$102,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sixth Floor Mechanical Equipment Room							
	Explanation : 2 Rotary Screw Chillers, Refrigerant R-22							
Heat Pump Air Sourced	5%	Now	$15,200	2028	$75,900	2	$200	
	Broken, Extent : Severe, Area Affected : 25%							
	Location : Lower Roof, 1 Of 4 Units							
Distribution								
CW & CHW Wtr Pipe/Pump	10%	4+	$800	2044	* *	4	$500	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
	Location : 6th Floor Roof							
CW & CHW Wtr Pipe/Pump	90%			2044	* *	4	$6,700	
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	
	Malfunctioning, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Obsolete Equipment, Extent : Severe, Area Affected : 100%							
	Location : Roof							
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Roof							
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,800	

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

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
Ventilation								
Exhaust Fans								
Interior	90%			2034	$405,000	2	$2,800	
Roof	10%			2034	$19,700	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2034	$120,000	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 6th Floor Mechanical Room							
	Explanation : Two 120 Gallon Units							
Sanitary Piping								
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 Affected : 50%							
	Location : Basement							
Backflow Preventer								
Generic	100%			2039	* *	1	$6,100	
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Cellar To 10th Floor							
	Explanation : 6 Units							
Escalators								
Over 20' Rise	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lobby To 2nd Floors							
	Explanation : 2 Units							
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$52,300	
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%							
	Location : Basement							
Sprinkler								
Generic	100%			2054	* *	1-2	$28,000	
Fire Pump								
Generic	100%			2037	* *	1	$18,700	

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

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**

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	$95,600	LIFE	* *	5	$78,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 15% Location : Cooling Tower Area Exposed Reinforcement, Extent : Moderate, Area Affected : 10% Location : Cooling Tower								
Masonry: Granite	3%			LIFE	* *	5	$23,600	
Masonry: Limestone	90%	Now	$1,886,600	LIFE	* *	5	$354,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : East 161st Street And Sheridan Avenue Facades Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10% Location : Various Locations Throughout Facade Staining/Discoloring, Extent : Severe, Area Affected : 10% Location : Throughout								
Metal Coiling Doors	2%			2049	* *	5	$32,800	
Slate Panels	2%			LIFE	* *	5	$15,700	
Windows								
Aluminum	95%	0-2	$319,800	2044	* *	5	$33,100	
Air Infiltration, Extent : Light, Area Affected : 20% Location : Throughout Other Observation, Extent : Moderate, Area Affected : 50% Location : Exterior Surfaces Explanation : Dirty Glass								
Metal Louvers	5%			2039	* *	10	$21,800	
Parapets								
Cast in Place Concrete	50%	Now	$128,100	LIFE	* *	5	$145,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Expansion Joint Failure, Extent : Moderate, Area Affected : 20% Location : Throughout								
Masonry: Brick	10%	Now	$18,100	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Main Roof Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% Location : Throughout								
Masonry: Limestone	40%	0-2	$141,400	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	60%	Now	$1,289,600	2046	* *			1
	Blisters, Extent : Moderate, Area Affected : 30% *Location : Throughout* *Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%* *Location : Throughout* *Split/Cracked, Extent : Severe, Area Affected : 15%* *Location : Throughout* *Vegetation Growth, Extent : Severe, Area Affected : 15%* *Location : Throughout* *Water Penetration, Extent : Severe, Area Affected : 20%* *Location : Main Roof And Lower Roofs* *Worn/Erode, Extent : Severe, Area Affected : 100%* *Location : Throughout*							
Cast in Place Concrete	20%			LIFE	* *	10	$60,500	
Modified Bitumen	20%			2041	* *	10	$36,300	
Soffits								
Masonry: Limestone	70%			LIFE	* *	5		
Stucco Cement	30%			2041	* *	5		
Interior								
Floors								
Carpet	33%	0-2	$249,600	2032	$4,992,600	3	$417,300	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20% *Location : Throughout*							
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/Crumbling, Extent : Severe, Area Affected : 30% *Location : Corridors, 3rd, 4th, Lower Mezzanine Levels, Basement* *Patching Evident, Extent : Severe, Area Affected : 30%* *Location : Throughout*							
Vinyl Tile	10%			2041	* *	3	$31,600	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$49,500	
Concrete Masonry Unit	10%	Now	$189,000	LIFE	* *	5	$39,600	
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : 10th Floor, Roof Stair D							
	Vertical Cracks, Extent : Severe, Area Affected : 10%							
	Location : Roof Stair D							
Fabric on Framing	10%			2037	* *	5	$49,500	
Gypsum Board	33%	0-2	$92,800	LIFE	* *	5	$196,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	5%	4+	$191,400	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Granite Panels	5%	0-2	$182,300	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	25%			LIFE	* *	5-10	$210,500	
SGFT/Glazed Masonry	5%			LIFE	* *	10	$24,800	
Wood	2%			LIFE	* *	5	$158,500	

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

Architecture System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	40%	Now	$275,300	2041	* *	5	$210,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : Throughout* *Staining/Discoloring, Extent : Moderate, Area Affected : 5%* *Location : Throughout* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : 7th And 8th Floor*							
AcousTileSusp.Lay-In	25%	Now	$355,600	2049	* *	5	$105,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 20% *Location : Throughout, Corridors* *Staining/Discoloring, Extent : Moderate, Area Affected : 25%* *Location : Throughout, Corridors, 2nd Floor* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : 7th And 8th Floor* *Worn/Erode, Extent : Moderate, Area Affected : 25%* *Location : Throughout*							
Exposed Struc: Concrete	30%	Now	$1,922,700	LIFE	* *	5	$39,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% *Location : 10th Floor* *Staining/Discoloring, Extent : Severe, Area Affected : 15%* *Location : 10th Floor* *Water Penetration, Extent : Severe, Area Affected : 10%* *Location : Stair D To Roof, 10th Floor*							
Gypsum Board	5%	0-2	$15,000	LIFE	* *	5	$52,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 12% *Location : Throughout*							
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2049	* *	5-10		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof* *Explanation : Guard Railing*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4,000 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2049	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Closet And Mechanical Room								
Explanation : Various Capacities Transformer								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2056	* *	5	$2,600	
Raceway								
Conduit	70%			2056	* *	1		
Conduit	30%			2036	$208,500	1		
Panelboards								
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 Damage, Extent : Severe, Area Affected : 100%								
Location : Chiller Room Mechanical Room - 10th Floor								
Variable Frequency Drive	15%			2041	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$14,800	
Corroded, Extent : Light, Area Affected : 100%								
Location : Water Main Basement								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$154,500	
Generators								
Diesel	100%			2045	* *	1	$194,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : One 1,512 Kilowatts								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$18,600	

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

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	100%			2052	**	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Generator Room Roof . Note That One 10,000 Gallon Tank In Basement Shared With Boiler Reported Under Mechanical* *Explanation : One 275 Gallons*							
Lighting								
Interior Lighting								
Fluorescent	20%			2041	**	10	$92,100	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Basement, 10th Floor And Electrical Closet*							
Fluorescent	20%			2041	**	10	$92,100	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
LED	60%			2044	**			
Egress Lighting								
Emergency, Service	5%			2041	**	1		
Emergency, Battery	45%			2041	**	10	$54,500	
Exit, Battery	50%			2041	**	10	$16,900	
Exterior Lighting								
LED	30%			2041	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	**	1	$187,500	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Inside And Outside The Building, Hallways And Exit Doors* *Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor*							
Fire/Smoke Detection								
Generic, Digital	100%			2044	**	1-3	$309,400	
	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*							

Mechanical

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

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2039	* *			
Steam Boiler	90%			2041	* *	1	$447,400	
Other Observation, Extent : N/A, Area Affected : 90% Location : 10th Floor Boiler Room Explanation : Two Units								
Distribution								
Hot Wtr Piping/Pump	60%			2035	$668,300	4	$22,300	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Hot Water Used For Preheat Coils, Radiators, Fan Coils								
Steam Piping/Pump	40%			2036	$1,631,500			
Other Observation, Extent : N/A, Area Affected : 10% Location : Mechanical Rooms Explanation : Provides Steam To Central Station Air Handlers								
Terminal Devices								
Convector/Radiator	30%			2034	$1,249,500	1	$48,600	
Unit Heater - Hot Water	5%			2031	$151,000			
No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0% Location : Throughout Explanation : Reported Under Air Conditioning								
Controls								
Digital	100%	Now	$2,925,800	2029	$14,628,800			
Malfunctioning, Extent : Severe, Area Affected : 100% Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

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								
Centrifugal, Elec Chiller	55%	Now	$1,142,400	2045	* *	1	$268,900	
Damaged, Extent : Severe, Area Affected : 33% *Location : 10th Floor Chiller Room* *R-134a Refrigerant, Extent : Light, Area Affected : 100%* *Location : 10th Floor Chiller Room*								
Int Pkg Unit - Heating/Cooling	5%	Now	$83,000	2030	$414,900	2	$1,200	
Broken, Extent : Moderate, Area Affected : 100% *Location : Exterior Mechanical Room* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Exterior Mechanical Room*								
Reciprocating Compr/Chiller	15%			2041	* *	1	$34,900	
R-134a Refrigerant, Extent : Light, Area Affected : 100% *Location : Roof*								
Exterior Pkg Unit - Cooling	5%	Now	$55,800	2031	$279,200	2	$1,200	
Broken, Extent : Severe, Area Affected : 50% *Location : Roof* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Roof*								
Split Unit	11%			2044	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100% *Location : Annex Offices* *Recent Installation, Extent : N/A, Area Affected : 100%* *Location : Annex Offices*								
Split Unit	4%	Now	$24,200	2031	$483,800			
Broken, Extent : Moderate, Area Affected : 20% *Location : 4th Floor Offices* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Electrical Room, 4th Floor Offices*								
Split Unit	5%	Now	$12,100	2031	$604,800			
Broken, Extent : Moderate, Area Affected : 10% *Location : 4th Floor Telecom Room* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : 4th Floor Telecom Room* *Explanation : R-407c 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								
Water Cooling Tower	100%			2037	* *	2	$505,200	

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

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
Ventilation								
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	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$6,541,800	1		
HW Heat Exchanger								
HTHW/HW	100%			2056	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Units							
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	
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 6 Units From Lower Mezzanine To 9th Floor, 4 Units From Basement To 9th Floor, 1 Unit From Basement To 10th Floor							
	Explanation : 11 Units							
Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lower Mezzanine To 4th Floor							
	Explanation : 2 Units							
Escalators								
Under 20' Rise	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Two Units From Low Mezzanine To Mezzanine, Two Units From Mezzanine To 1st Floor, Two Units From 1st To 2nd Floor							
	Explanation : 6 Units							
Fire Suppression								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

BRONX FAMILY/CRIMINAL COURT

Asset # : 2058

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
Fire Suppression								
Standpipe								
Generic	100%			2036	$2,345,300	1-5	$262,500	
Sprinkler								
No Component	70%							
Generic	30%			2036	$2,113,100	1-2	$42,200	
Fire Pump								
Generic	100%			2032	$486,300	1	$93,700	

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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**
Program / Asset #	: **DCAS009.000 / 14315**	**Yr Built/Renovated**	: **2003 / 2009**
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**

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

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								
Exterior Walls								
Metal/Glass Curt Wall	63%			LIFE	* *	5	$769,700	
Metal Panel	20%			2043	* *	5-10	$896,000	
Metal Sect. OHD	2%	Now	$48,000	2038	* *	5	$20,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
Pre-Cast Concrete	14%			LIFE	* *	5	$296,500	
Pre-Cast Concrete	1%	0-2	$24,000	LIFE	* *	5	$21,200	
	Caulking Deteriorated, Extent : Severe, Area Affected : 50%							
	Location : Around Base Of Building							
Windows								
Metal Louvers	10%			2036		10		
No Component	90%							
Parapets								
Metal Panel	10%			2043	* *	5	$7,700	
Metal Rail	90%	4+	$121,500	2038	* *	5	$126,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Roof								
IRMA/Protected Membrane	4%			2033	$396,300	10	$16,500	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : 10th Floor 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 Panels	25%			2059	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Ground Level Plaza Roof Over Parking Area							
	Explanation : Recent Replacement Evident							
Skylight, Metal/Glass	2%			2043	* *	10	$27,500	
Soffits								
Metal Panel	100%			2043	* *	5-10		
Interior								

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

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								
Floors								
Carpet	30%	0-2	$590,300	2029	$5,902,600	3	$493,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% Location : 8th And 9th Floors								
Cast in Place Concrete	10%	Now	$946,200	LIFE	* *	5	$239,800	
Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Basement Levels Loose/Delam Surface, Extent : Moderate, Area Affected : 25% Location : Boiler Room Paint Peeling, Extent : Moderate, Area Affected : 25% Location : Elevator Machine Room 1004 Water Penetration, Extent : Light, Area Affected : 5% Location : Switchgear Room								
Ceramic Tile	5%			2036	$3,136,100	5	$54,800	
Granite Panels	15%			LIFE	* *	5	$123,300	
Steel Plate	5%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% Location : Stairwells Explanation : This Is Actually Stainless Steel Treads And Risers								
Terrazzo	30%			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 Evident, Extent : N/A, Area Affected : 10% Location : Under 7th Floor Balconies At Stairwells								
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								
Wood	5%			LIFE	* *	5	$367,400	

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

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								
Ceilings								
AcousTileSusp.Lay-In	50%	4+	$185,000	2038	* *	5	$274,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Basement							
Exposed Struc: Concrete	8%			LIFE	* *	5	$13,700	
Gypsum Board	40%			LIFE	* *	5	$548,200	
	Recent Repair Evident, Extent : N/A, Area Affected : 2%							
	Location : 6th Floor At Stairwells							
Metal Panel	2%			LIFE	* *	5	$27,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2077	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout Site							
	Explanation : Recent Replacement Evident							
Retaining Walls								
Cast in Place Concrete	100%			2077	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout Site							
	Explanation : Recent Replacement Evident							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$24,000	2038	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Throughout							
On-Site Walkways								
Cast in Place Concrete	85%			2038	* *			
Pavers/Stone	15%			2036	$1,433,100			
Parking/Driveway								
Cast in Place Concrete	100%	4+	$5,500	2038	* *			
	Misaligned/Bulging, Extent : Light, Area Affected : 5%							
	Location : North Of Site							
Activity Yard								
Pavers/Stone	100%			2046	* *			
	Other Observation, Extent : N/A, Area Affected : 90%							
	Location : Throughout Site							
	Explanation : Recent Replacement Evident							

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Four 5,000 Ampere Main Disconnect Switches*								
Transformers								
Dry Type	100%			2038	* *	5	$2,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Various Ratings*								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$3,100	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$1,700	
Molded Case Bkrs	90%			2041	* *	5	$17,400	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	10%			2038	* *	5	$500	
Motor Control Center	60%			2038	* *	5	$12,000	
Variable Frequency Drive	15%	Now	$26,600	2046	* *			
Mech. Misoperation, Extent : Light, Area Affected : 10% *Location : Mechanical Rooms*								
Variable Frequency Drive	15%			2050	* *			
Recent Installation, Extent : N/A, Area Affected : 100% *Location : Mechanical Rooms*								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$10,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$225,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : At Various Locations* *Explanation : Multiple Units*								
Generators								
Diesel	100%			2036	$1,697,800	1	$283,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement Garage* *Explanation : Two 800 Kilowatt Generators*								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$163,300	

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	100%			2041	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement Garage* *Explanation : 275 Gallons*							
Lighting								
Interior Lighting								
Fluorescent	60%			2033	$6,785,000	10	$403,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
Incandescent	20%			2033	$2,502,000	2	$3,300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Halogen Lamps*							
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 Affected : 100% *Location : Throughout The Building* *Explanation : CCTV Surveillance System*							
Fire/Smoke Detection								
Generic, Digital	100%			2033	$1,917,200	1-3	$465,100	

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

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

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								
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	$362,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 3 Boilers							
Distribution								
Hot Wtr Piping/Pump	95%			2041	* *	4	$34,300	
Hot Wtr Piping/Pump	5%	Now	$81,300	2058	* *	4	$1,800	
	Damaged, Extent : Severe, Area Affected : 15%							
	Location : Four Expansion Tanks In The Boiler Room In The Subcellar							
Terminal Devices								
Air Handler	35%			2033	$4,895,300	1	$158,500	
Convector/Radiator	60%			2038	* *	1	$142,000	
Unit Heater - Hot Water	5%			2033	$220,300			
Controls								
Digital	100%	0-2	$10,673,100	2028	$21,346,200			
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : Building Management System Is 20 Years Old, Needs Updating							
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
	Other Observation, Extent : N/A, Area Affected : 33%							
	Location : Chiller Room							
	Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator							
Conversion Equipment								
Centrifugal, Elec Chiller	85%	0-2	$644,100	2036	$12,881,000	1	$606,400	
	Malfunctioning, Extent : Moderate, Area Affected : 30%							
	Location : Chiller 3							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 3 Units							
Interior Pkg Unit - Cooling	10%			2027	$1,175,500	2	$4,500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Throughout Building							
Split Unit	5%			2033	$882,500			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$54,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	$14,421,600	1	$453,000	
Heat Rejection								
Water Cooling Tower	100%			2031	$3,754,200	2	$737,200	
Ventilation								
Exhaust Fans								
Interior	95%			2028	$3,131,500	2	$21,300	
Roof	5%			2028	$72,100	2	$1,100	

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

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								
H/C Water Piping								
Brass/Copper	100%	Now	$477,300	2043	* *	1		
Damaged, Extent : Moderate, Area Affected : 10% *Location : Main Water Tank In Sub-basement Needs New Waterproofing*								
Water Heater With Tanks								
Gas Fired	100%			2028	$104,000	2		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Boiler Room* *Explanation : Two 250 Gallon Units*								
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%			2038	* *	1	$44,900	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Water Meter Room* *Explanation : Fire And Domestic Water Service*								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	95%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Twelve Units From Sub-basement To 9th Floor, Eight Units From Sub-basement To 6th Floor, One Unit From 1st To 7th Floor* *Explanation : 21 Units*								
Hydraulic	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement To 2nd Floor* *Explanation : 1 Unit*								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Lobby* *Explanation : 2 Units*								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$369,300	
Sprinkler								
Generic	100%			2043	* *	1-2	$205,200	
Dry System, Extent : Light, Area Affected : 30% *Location : Garage And Lower Levels*								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

BRONX HALL OF JUSTICE

Asset # : 14315

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
Fire Suppression								
Fire Pump								
Generic	100%			2036	$709,600	1	$136,800	

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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**
Program / Asset # : **DGS0051.000 / 13869** **Yr Built/Renovated** : **1903 / 2002**
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**
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
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		
Total	**$102,900**	**$5,500**	**$32,200**	**$36,700**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Asset # : 13869

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								
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	
	Deteriorated Finish, Extent : Severe, Area Affected : 25% *Location : At Dormers And Cupola*							
	Dry Rot/Decay, Extent : Severe, Area Affected : 10% *Location : Dormers, Fascia Boards And Cupola*							
	Paint Peeling, Extent : Severe, Area Affected : 50% *Location : At Dormers And Cupola*							
Windows								
Aluminum	95%			2050	* *	5	$800	
Wood	5%	Now	$1,700	2059	* *	5	$200	
	Dry Rot/Decay, Extent : Severe, Area Affected : 25% *Location : Basement*							
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 2% *Location : Basement Boiler Room And Electrical Room*							
	Thermally Inefficient, Extent : Severe, Area Affected : 100% *Location : Basement*							
	Split/Cracked, Extent : Severe, Area Affected : 50% *Location : Basement*							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,000	
Masonry: Brick	20%			LIFE	* *	5	$500	
No Component	75%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Asset # : 13869

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								
Built-Up (BUR)	10%	Now	$30,900	2044	* *			1
Water Penetration, Extent : Severe, Area Affected : 20% *Location : At Junction Of Carriage House, Meeting Room B* *Worn/Erode, Extent : Moderate, Area Affected : 25%* *Location : Over Meeting Room B*								
Built-Up (BUR)	5%			2034	$15,500	10	$1,300	
Copper/Terne	40%	Now	$55,700	2049	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 10% *Location : Lower Roofs* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Over Attic Office* *Other Observation, Extent : Moderate, Area Affected : 20%* *Location : Various Metal Roofs* *Explanation : Coated With Liquid Membrane*								
Metal Panel	25%	Now	$19,300	2039	* *			1
Corrosion/Rusting, Extent : Moderate, Area Affected : 25% *Location : Over Carriage House* *Water Penetration, Extent : Severe, Area Affected : 20%* *Location : Over Carriage 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		
Interior								
Floors								
Carpet	5%			2033	$20,100	3	$2,200	
Cast in Place Concrete	5%	Now	$1,900	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 20% *Location : Basement*								
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 Floor And Attic*								
Vinyl Tile	25%			2039	* *	3	$2,800	
Wood	20%			2049	* *	5	$8,400	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Asset # : 13869

Architecture System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: 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%	Now	$500	LIFE	* *	5	$100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% *Location : Basement* *Paint Peeling, Extent : Moderate, Area Affected : 50%* *Location : Basement*							
Ceilings								
AcousTileSusp.Lay-In	30%			2047	* *	5	$6,700	
Gypsum Board	25%			LIFE	* *	5	$7,000	
Plaster	25%			LIFE	* *	5	$3,500	
Plaster	20%	Now	$13,800	LIFE	* *	5	$2,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25% *Location : Carriage House And 3rd Floor Meeting Room* *Paint Peeling, Extent : Severe, Area Affected : 15%* *Location : Basement* *Water Penetration, Extent : Severe, Area Affected : 25%* *Location : Carriage House And Meeting Room B*							
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	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : White Plains Road*							
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,200	2039	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 5% *Location : Side Courtyard*							

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Asset # : 13869

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2044	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Fused Disc Sw	50%			2034	$7,700	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Raceway								
Conduit	20%			2034	$6,600	1		
Conduit	80%			2034	$26,300	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	20%			2042	* *	5	$100	
Molded Case Bkrs	75%			2033	$30,400	5	$300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$100	
Ground								
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 Floor								
Explanation : T-8 Lamps								
Fluorescent	3%			2029	$7,800	10	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	2%			2029	$5,200	10	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Light								
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								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Asset # : 13869

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2042	* *	1	$5,600	
Other Observation, Extent : Light, Area Affected : 100% *Location : Hallways And Perimeter Of The Building* *Explanation : CCTV Surveillance Cameras And Intrusion Alarm 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 Pull Stations, Alarm Bells, Smoke Detectors And Horns*								

Mechanical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Furnace	25%	2-4	$600	2029	$11,800	1	$1,700	
Corroded, Extent : Moderate, Area Affected : 10% *Location : The Shell* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Lower Roof* *Explanation : 1 Rooftop Package Unit. On Extended Useful Life Time*								
Heat Pump Air Sourced	60%			2038	* *	2	$2,800	
Other Observation, Extent : Light, Area Affected : 100% *Location : Roof* *Explanation : 7 Units*								
Heat Pump Air Sourced	15%			2032		2	$700	
Other Observation, Extent : Light, Area Affected : 100% *Location : Various Locations* *Explanation : 4 Units*								
Terminal Devices								
Convector/Radiator	60%			2047	* *	1	$2,900	
Fan Coil Unit/Heat	15%			2034	$56,600	1	$700	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Asset # : 13869

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								
Ext Pkg Unit - Heating/Cooling	25%			2029	$63,900	2	$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 25% *Location : 1 Unit On Lower Roof*							
Split Unit	15%			2034	$54,200			
	R-22 Refrigerant, Extent : Light, Area Affected : 100% *Location : 4 Units, Lower Roof*							
Split Unit	60%			2042	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : Roof* *Explanation : 7 Units. R-410a*							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2034	$69,600	1	$700	
Fan Coil - 2 Pipe	60%			2039	* *	1	$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								
Ductwork/Diffusers	75%			LIFE	* *	2-5	$6,300	
No Component	25%							
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%			2032	$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : 1 Unit 80 Gallons*							
Sanitary Piping								
Cast Iron	100%	0-2	$3,800	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20% *Location : Basement*							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$500	4	$500	
Fixtures								
Generic	100%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

BRONX NEIGHBORHOOD GOVERNMENT BUILDING

Asset # : 13869

Print Date : 18-Aug-2025

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : **BROOKLYN BOROUGH HALL**
Address : **209 JORALEMON STREET @COURT ST.**
Borough : **BROOKLYN** | **Agency's Number** : **312-301**
Program / Asset # : **DGS0023.000 / 2035** | **Yr Built/Renovated** : **1846 / 2005**
Area Sq Ft : **55,900** | **Project Type** : **REAL PROPERTY**
Date of Survey : **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**

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

BROOKLYN BOROUGH HALL

Asset # : 2035

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								
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								
Wood	100%	Now	$140,700	2044	* *	5	$78,900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25% *Location : Exterior Windows*							
Parapets								
Masonry: Limestone	90%			LIFE	* *	5-10	$19,800	
Metal Cornice	10%			2051	* *	10	$600	
Roof								
Copper/Terne	75%	Now	$46,000	2051	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Fourth Floor Topo Office*							
Skylight, Metal/Glass	25%			2056	* *	10	$35,000	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	30%	Now	$92,900	2032	$464,400	3	$35,500	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% *Location : Fourth Floor Topo Office And Second Floor* *Wrinkling, Extent : Moderate, Area Affected : 15%* *Location : Fourth 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%	0-2	$47,000	2051	* *	5	$2,200	
	Deteriorated Finish, Extent : Light, Area Affected : 40% *Location : Ground Floor At Mechanical Room* *Split/Cracked, Extent : Moderate, Area Affected : 50%* *Location : Ground Floor At Mechanical Room*							
Wood	7%			2051	* *	5	$10,400	

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$18,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,800	
Fabric on Framing	2%			2037	* *	5	$1,400	
Glass: Single Pane	5%			LIFE	* *	5	$10,800	
Masonry: Brick	3%	Now	$91,500	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10% *Location : Mechanical Room Below Main Stairs*							
Marble Panels	30%			LIFE	* *	10	$17,300	
Plaster	40%			LIFE	* *	5-10	$49,000	
Wood	10%			LIFE	* *	5	$115,400	
Ceilings								
AcousTileSusp.Lay-In	2%			2049	* *	5	$1,300	
Plaster	20%			LIFE	* *	5-10	$22,200	
Plaster	78%	Now	$34,100	LIFE	* *	5	$31,500	
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Fourth Floor Corridor And Topo Office*							
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$4,900	2056	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 5% *Location : East Side Of Building*							
Site Pavements								
Public Sidewalk								
Pavers/Stone	50%			2039	* *			
Under Construction	50%							
	Other Observation, Extent : N/A, Area Affected : 0% *Location : Joralemon Street* *Explanation : Under Construction*							
On-Site Walkways								
Masonry: Granite	75%	4+	$113,700	LIFE	* *			
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% *Location : Throughout*							
Pavers/Stone	25%	Now	$83,300	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% *Location : Marble Steps At Entrance* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%* *Location : Marble Steps At Entrance* *Other Observation, Extent : N/A, Area Affected : 25%* *Location : Marble Steps At Entrance* *Explanation : Water Penetration*							

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$200	
Raceway								
Conduit	90%			2046	* *	1		
Conduit	10%			2056	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$100	
Molded Case Bkrs	80%			2044	* *	5	$1,200	
Molded Case Bkrs	10%			2052	* *	5	$100	
Wiring								
Thermoplastic	80%			2046	* *	1		
Thermoplastic	20%			2056	* *	1		
Motor Controllers								
Locally Mounted	90%			2041	* *	5	$300	
Locally Mounted	10%			2049	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$6,700	
Exit/Emergency Light Combo	5%			2041	* *			
Exit, LED	45%			2064	* *	1		
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	50%			2031	$58,200	1	$10,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Intrusion Alarm System							
Generic	50%			2041	* *	1	$10,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways, Outside Perimeter							
	Explanation : CCTV Surveillance Cameras							

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$160,000	1-3	$35,500	
Other Observation, Extent : Moderate, Area Affected : 100% *Location : Throughout The Building* *Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*								

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2032	$156,700	1	$27,600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Ground Floor Mechanical Room* *Explanation : Hot Water Pumped From Supreme Court Building*								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$13,600	2035	$135,700	4	$2,800	
Corroded, Extent : Moderate, Area Affected : 5% *Location : Ground Floor Mechanical Room And Various Locations*								
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			
Broken, Extent : Moderate, Area Affected : 100% *Location : Throughout. Building Management System Is Not Working.*								
Air Conditioning								
Energy Source								
District Chilled Water	50%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Ground Floor Mechanical Room* *Explanation : Supplied From Brooklyn Municipal Building*								
Electricity	50%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2031	$117,500	1		
No Component	50%							
Distribution								
CW & CHW Wtr Pipe/Pump	50%	0-2	$1,300	2046	* *	4	$1,400	
Corroded, Extent : Moderate, Area Affected : 5% *Location : Mechanical Room*								
No Component	50%							

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

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								
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 : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	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 Floor							
	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								
Generic	100%			2039	* *	1	$10,400	

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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**

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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS
Asset # : 2061

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$84,900	LIFE	* *	5	$139,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Emergency Generator Area							
Copper/Terne	2%			2055	* *	10	$26,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Decorative Metal Panels							
Masonry: Brick	11%	Now	$257,100	LIFE	* *	5	$61,600	
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
	Location : At Roof Exits							
	Vertical Cracks, Extent : Light, Area Affected : 5%							
	Location : Walls Around Roof Areas Over 12th Floor							
Masonry: Brick	21%			LIFE	* *	5	$117,500	
Masonry: Granite	10%	Now	$89,400	LIFE	* *	5	$42,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
	Location : At Grade Level							
	Vertical Cracks, Extent : Moderate, Area Affected : 2%							
	Location : South Facade							
Masonry: Limestone	51%	0-2	$456,100	LIFE	* *	5	$214,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%							
	Location : Throughout							
Windows								
Aluminum	50%	Now	$108,200	2043	* *	5	$22,400	
	Unit Inoperable, Extent : Severe, Area Affected : 35%							
	Location : Courtyard Windows							
Bronze/Brass	5%			2043	* *	5	$28,000	
Steel	35%			2043	* *	5	$391,600	
Steel	10%			2043	* *	5	$111,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Street Level							
	Explanation : Protective Metal Grilles							
Parapets								
Masonry: Brick	70%	Now	$21,500	LIFE	* *	5	$8,400	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 7th And 9th Floor Roof							
Masonry: Limestone	10%			LIFE	* *	5	$1,500	
No Component	20%							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	55%	Now	$198,600	2050	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Over 12th Floor							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%							
	Location : North West Corner. 12th Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Basement Electrical Room And Penthouse Elevator Machine Room							
Modified Bitumen	10%			2035	$100,100	10	$9,000	
Single Ply Membrane	35%			2035	$656,700	10	$31,600	
	Ponding, Extent : Light, Area Affected : 10%							
	Location : 11th Floor Roof							
Soffits								
Masonry: Brick	50%			LIFE	* *	5	$7,200	
Metal Panel	50%	Now	$9,700	2045	* *	5	$13,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Parking Courtyard							
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							
	Explanation : Repairs In Progress							
Marble Panels	15%			LIFE	* *	5	$70,900	
Terrazzo	17%	0-2	$203,100	LIFE	* *	5	$83,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	50%	Now	$176,500	2035	$8,826,500	3	$118,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Throughout							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$74,900	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Basement And Sub-basement*								
Water Penetration, Extent : Moderate, Area Affected : 3% *Location : Basement Electrical Room*								
Concrete Masonry Unit	5%			LIFE	* *	5	$7,800	
Gypsum Board	10%			LIFE	* *	5	$23,300	
Masonry: Brick	5%	4+	$75,000	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 1% *Location : Penthouse*								
Marble Panels	20%	Now	$278,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Throughout*								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Throughout*								
Plaster	30%			LIFE	* *	5	$35,000	
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	10%			LIFE	* *	5	$155,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : Courtrooms*								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	$31,900	2040	* *	5	$47,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 1% *Location : Corridors*								
Staining/Discoloring, Extent : Light, Area Affected : 5% *Location : Corridors*								
Exposed Struc: Concrete	5%	Now	$95,800	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Compressor Room*								
Water Penetration, Extent : Moderate, Area Affected : 3% *Location : Sub-basement, Basement, Penthouse*								
Plaster	72%			LIFE	* *	5	$283,400	
Plaster	5%			LIFE	* *	5	$19,700	
Wood	3%			LIFE	* *	5	$165,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15% *Location : Missing Finials*								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS

Asset # : 2061

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%	2-4	$6,400	2038	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1% *Location : South Facade* *Caulking Deteriorated, Extent : Moderate, Area Affected : 5%* *Location : Entry Stairs*							
Parking/Driveway								
Cast in Place Concrete	100%	4+	$3,900	2040	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Parking Area*							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	* *	5	$1,400	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Electrical Room* *Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each*							
Transformers								
Dry Type	50%			2048	* *	5	$500	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Electrical Room* *Explanation : Two 750 Kilovolt Ampere, 480/208/120 Volts*							
Dry Type	50%			2040	* *	5	$500	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Elevator Machine Room* *Explanation : Fourteen 51 Kilovolt Ampere, 208/120 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 : Light, Area Affected : 100% *Location : Upper Floors*							
Thermoplastic	90%			2055	* *	1		
Motor Controllers								
Locally Mounted	60%			2033	$378,800	5	$1,100	
Variable Frequency Drive	40%			2048	* *			

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

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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,900	
	Other Observation, Extent : Moderate, Area Affected : 100% *Location : Basement Electrical Room* *Explanation : Ground Bar Observed*							
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$81,300	
Generators								
Diesel	100%			2044	* *	1	$102,300	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Roof* *Explanation : Emergency Generator Rated At 1,625 Kilovolt Amperes, 1,300 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* *Explanation : 275 Gallons Rated Capacity*							
Main Tank	50%			2050	* *	5		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Underground* *Explanation : Two 20,000 Gallons Rated Capacity*							
Lighting								
Interior Lighting								
Fluorescent	60%			2035	$2,446,300	10	$145,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
LED	40%			2043	* *			
Egress Lighting								
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 : Light, Area Affected : 100% *Location : Public Spaces And Outside* *Explanation : CCTV Surveillance Cameras*							

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BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS
Asset # : 2061

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**
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$691,200	1-3	$162,700	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout The Building* *Explanation : Smoke Detector, Alarm Bells, Strobe Lights,horns And Manual Pull Stations*							

Mechanical	Current Repair			Future Replacement		Maintenance		
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								
Steam Boiler	100%			2040	* *	1	$261,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement Boiler Room* *Explanation : 4 Units*							
Distribution								
Steam Piping/Pump	70%			2035	$1,502,100			
Steam Piping/Pump	30%	Now	$12,900	2035	$643,800			
	Corroded, Extent : Moderate, Area Affected : 2% *Location : Chemical Fleeding Line, Boiler Room.* *Loose, Extent : Moderate, Area Affected : 5%* *Location : All 4 Return Valves, Top Of Boilers. Air Handler C2 Steam Control Valve, Basement Fan Room.* *Malfunctioning, Extent : Moderate, Area Affected : 2%* *Location : 2 Pressure Reducing Valves For Hot Water Converter, Boiler Room*							
Terminal Devices								
Air Handler	10%			2040	* *	1	$16,300	
Convector/Radiator	90%			2033	$1,972,100	1	$76,800	
Controls								
Pneumatic	100%			2029	$5,178,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	15%			2044	* *	1	$42,900	
	R-410a Refrigerant, Extent : Light, Area Affected : 100% *Location : 4 Units, Basement Mechanical Room.*							
Split Unit	15%	0-2	$286,300	2045	* *			
	R-22 Refrigerant, Extent : Light, Area Affected : 100% *Location : 16 On Extended Life Time And Inefficient Units, Various In The Ceiling*							
Window/Wall Unit	60%			2030	$609,100	1		
No Component	10%							

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

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								
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2045	* *	4	$2,000	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2040	* *	1	$24,500	
Fan Coil - 2 Pipe	15%			2030	$1,103,600	1	$12,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Various In The Ceiling.							
	Explanation : 16 On Extended Life Time And Inefficient Units							
No Component	70%							
Heat Rejection								
Evaporative Condenser	15%	0-2	$57,000	2045	* *	2	$22,100	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Explanation : On Extended Life Time And Inefficient Units.							
Water Cooling Tower	15%			2036	$182,700	2	$39,900	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$36,800	
No Component	75%							
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%	Now	$51,300	2033	$1,026,300	1		
	Corroded, Extent : Severe, Area Affected : 10%							
	Location : Various Locations							
HW Heat Exchanger								
Steam Fired	100%			2035	$1,295,800	4	$39,200	
Sanitary Piping								
Cast Iron	5%	Now	$3,400	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 2%							
	Location : First Floor Women's Restroom To Basement Hallway.							
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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								
Sump Pump(s)								
Non-Submersible	100%	Now	$16,100	2045	* *	4	$5,600	
	Broken, Extent : Severe, Area Affected : 100% *Location : Boiler Room* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Basement* *Explanation : Temporary Unit Installed*							
Sewage Ejector(s)								
Compressed Air	50%	Now	$2,200	2035	$43,300	4	$1,300	
	Malfunctioning, Extent : Severe, Area Affected : 100% *Location : Sub-basement* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Basement* *Explanation : Two Sets Of Ejectors*							
Electric	50%	Now	$7,000	2035	$70,200	4	$5,300	
	Not in Service, Extent : Severe, Area Affected : 50% *Location : The Set In Mezzanine* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Mezzanine And Basement* *Explanation : 2 Sets*							
Backflow Preventer								
Generic	100%			2040	* *	1	$16,200	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2030	$15,600	1	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Boiler Room* *Explanation : 400 Gallon Unit*							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 4 Units From Lobby To 11th Floor, 2 Units From Basement To 11th Floor, 4 Units From Basement To 10th Floor.* *Explanation : 10 Units*							
Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100% *Location : Basement To Ground Floor* *Explanation : 1 Abandoned Freight Unit*							
Fire Suppression								
Standpipe								
Generic	100%			2035	$1,233,900	1-5	$133,200	
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	$14,800	

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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**

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	$108,100	
Masonry: Granite	5%	Now	$215,900	LIFE	* *	5	$20,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Throughout*							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Throughout*							
Masonry: Limestone	10%	Now	$4,317,200	LIFE	* *	5	$40,500	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% *Location : Throughout*							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25% *Location : Throughout*							
	Water Penetration, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
Masonry: Limestone	70%			LIFE	* *	5	$567,300	
Metal/Glass Curt Wall	1%	Now	$46,200	LIFE	* *	5	$10,100	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100% *Location : Throughout*							
Stucco Cement	4%			2056	* *	5	$54,000	
Windows								
Aluminum	95%	Now	$3,421,000	2044	* *	5	$70,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40% *Location : Throughout*							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30% *Location : Throughout*							
Steel	5%	Now	$340,700	2061	* *	5	$46,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100% *Location : Basement, Stairs*							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30% *Location : Basement*							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% *Location : Basement*							
Parapets								
Masonry: Brick	15%			LIFE	* *	5-10	$18,800	
Masonry: Limestone	85%			LIFE	* *	5-10	$189,900	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Not Accessible	15%							
Other Observation, Extent : N/A, Area Affected : 0% *Location :* *Explanation : Modified Bitumen Covered With Construction Protection And Debris*								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0% *Location :* *Explanation : Sloped Roof*								
Not Accessible	10%							
Interior								
Floors								
Carpet	5%	Now	$705,500	2038	* *	3	$59,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100% *Location : Throughout*								
Carpet	18%	0-2	$127,000	2032	$2,539,800	3	$212,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 10% *Location : Throughout*								
Cast in Place Concrete	5%	Now	$67,900	LIFE	* *	5	$86,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout* *Water Penetration, Extent : Light, Area Affected : 10%* *Location : Throughout*								
Ceramic Tile	7%	Now	$157,400	2045	* *	5	$27,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*								
Marble Panels	13%	Now	$455,000	LIFE	* *	5	$76,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout, Stairwells*								
Sheet Vinyl/Rubber	5%	Now	$1,304,900	2046	* *	5	$29,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100% *Location : Throughout*								
Terrazzo	10%	Now	$372,900	LIFE	* *	5	$61,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*								
Vinyl Tile	30%	Now	$132,200	2036	$6,611,700	3	$88,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*								
Vinyl Tile	7%			2031	$1,542,700	3	$27,500	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$367,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout Basement And Sub-basement* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Throughout*								
Ceramic Tile	5%	Now	$66,500	2045	* *	5	$11,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*								
Concrete Masonry Unit	2%	0-2	$18,200	LIFE	* *	5	$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Throughout*								
Gypsum Board	5%			LIFE	* *	5-10	$40,500	
Masonry: Brick	5%	Now	$92,000	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% *Location : Throughout*								
Masonry: Limestone	3%	Now	$81,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Throughout*								
Marble Panels	25%	Now	$426,300	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10% *Location : Basement Corridor Near Room B8*								
Plaster	23%			LIFE	* *	5-10	$93,100	
Plaster	27%	Now	$317,500	LIFE	* *	5	$38,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Throughout* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Throughout*								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2041	* *	5	$314,500	
AcousTileSusp.Lay-In	15%	0-2	$1,193,800	2049	* *	5	$59,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Corridors							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Corridors							
AcousTileSusp.Lay-In	5%			2049	* *	5	$39,300	
Exposed Struc: Concrete	10%	Now	$239,100	LIFE	* *	5	$12,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Boiler Room							
Plaster	20%			LIFE	* *	5-10	$270,300	
Plaster	8%	Now	$970,500	LIFE	* *	5	$39,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
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 Affected : 20%							
	Location : Throughout							
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 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								
Air Circuit Breaker	100%			2062	* *	5	$2,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three Main Disconnect Switches Rated At 2,000 Amperes Each							
Transformers								
Dry Type	100%			2053	* *	5	$1,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 750 And One 1,000 Kilo-volt Ampere Transformers							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Outdoor Enclosure Explanation : One 1250 Kilowatt Rated Capacity							
Batteries								
Lead/Acid	100%			2031	$2,500	5	$17,300	
Fuel Storage								
Day Tank	20%			2058	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Adjacent To Generator Explanation : 330 Gallon Capacity							
Main Tank	80%			2051	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Sub Basement Sb2 Explanation : 16,000 Gallon Rated Capacity							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
LED	15%			2041	* *			
No Component	85%							
Alarm								
Security System								
Under Construction	100%							

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2056	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% Location : Sb1 - Oil Tank Room Explanation : Two 18,000 Gallons Tanks, Temporary Boiler Is Located Outside Of The Building								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0% Location : Sb2 - Boiler Room Explanation : 4 Hot Water Units								
Distribution								
Under Construction	100%							
Terminal Devices								
No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0% Location : Throughout Explanation : Reported Under Air Conditioning								
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0% Location : Throughout Explanation : All New Radiators								
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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

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								
Centrifugal, Elec Chiller	80%			2049	* *	1	$405,200	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units, Sb1 - Chiller Room Recent Installation, Extent : N/A, Area Affected : 100% Location : Sb1 - Chiller Room								
Reciprocating Compr/Chiller	5%			2044	* *	1	$10,900	
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 3rd Floor Roof Recent Installation, Extent : N/A, Area Affected : 100% Location : 3rd Floor Roof								
Reciprocating Compr/Chiller	5%			2036	$350,300	1	$10,900	
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 3rd Floor Roof								
Split Unit	5%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Sb1, Main Electrical Room, Marriage Hall								
Under Construction	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2046	* *	4	$1,200	
Under Construction	95%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2036	$921,400	1	$28,900	
Other Observation, Extent : N/A, Area Affected : 100% Location : 2nd Floor Mechanical Room Explanation : Unit Is Being Converted From Steam To Hydronic Heating								
Fan Coil - 4 Pipe	5%			2036	$903,100	1	$7,600	
Under Construction	85%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2036	$68,700	2	$16,300	
Air Cooled Condenser Unit	5%			2044	* *	2	$16,300	
Recent Installation, Extent : N/A, Area Affected : 100% Location : 3rd Floor Roof								
Air Cooled Condenser Unit	5%			2041	* *	2	$16,300	
No Component	5%							
Under Construction	80%							
Ventilation								
Distribution								
Under Construction	100%							

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

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
Ventilation								
Exhaust Fans								
Under Construction	100%							
Heat Recovery Ventilator								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	$4,879,000	1		
Brass/Copper	20%			2062	* *	1		
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Sb2, Sb1							
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	$33,500	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 5%							
	Location : Sb1, Main Electrical Room							
Sump Pump(s)								
Non-Submersible	100%	Now	$19,000	2031	$95,100	4	$9,900	
	Broken, Extent : Severe, Area Affected : 100%							
	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%			2044	* *	1	$16,500	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Sb2 - Boiler Room							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 5 Units From Basement To 13th Floor, 5 Units From Basement To 7th Floor, 2 Units From Sub-basement To 14th Floor							
	Explanation : 12 Units							
Fire Suppression								
Standpipe								
Generic	100%			2036	$2,186,500	1-5	$244,700	

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

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
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							

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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**

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

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								
Exterior Walls								
Cast in Place Concrete	2%	Now	$52,200	LIFE	* *	5	$43,000	1
	Exposed Reinforcement, Extent : Severe, Area Affected : 25% Location : Exposed Spandrel Beam At Penthouse Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% Location : Penthouse Spalling, Extent : Severe, Area Affected : 25% Location : Exposed Spandrel Beam At Penthouse							
Masonry: Brick	10%	Now	$179,700	LIFE	* *	5	$43,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Penthouse Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Penthouse Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40% Location : Penthouse							
Masonry: Limestone	71%	Now	$12,203,100	LIFE	* *	5	$229,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Penthouse Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40% Location : Throughout Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 30% Location : Throughout Worn/Erode, Extent : Moderate, Area Affected : 10% Location : Penthouse Other Observation, Extent : Moderate, Area Affected : 30% Location : Throughout Explanation : Sidewalk Shed In Place Due To Cracking Panels							
Masonry: Limestone	1%			LIFE	* *	5	$6,500	
Metal Panel	7%	2-4	$101,300	2046	* *	5	$56,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : Throughout							
Granite Panels	2%	Now	$107,500	LIFE	* *	5	$6,500	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50% Location : Entire 1st Floor Building Perimeter And Areaways							
Window Wall	7%	Now	$185,500	2046	* *	5	$56,500	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5% Location : Court Street Entrance Caulking Deteriorated, Extent : Moderate, Area Affected : 5% Location : Court Street Entrance Water Penetration, Extent : Moderate, Area Affected : 5% Location : Court Street Entrance							

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

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								
Windows								
Aluminum	85%	Now	$2,395,800	2044	* *	5	$49,500	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% Location : 2nd, 4th And 12th Floor And Throughout Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : 2nd, 4th And 12th Floor And Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : 2nd, 4th And 12th Floor And Throughout Weather Strip Missing, Extent : Moderate, Area Affected : 15% Location : 2nd, 4th And 12th Floor And Throughout							
Metal Louvers	15%	Now	$19,700	2039	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : North Side Of Building And Throughout							
Parapets								
Masonry: Brick	50%	Now	$625,000	LIFE	* *	5	$24,300	1
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 35% Location : Interior Face Misaligned/Bulging, Extent : Severe, Area Affected : 10% Location : East And West Sides Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100% Location : Missing Coping Or Cap Flashing Sidewalk Shed Below, Extent : Light, Area Affected : 35% Location : All Sides Of Building Spalling, Extent : Light, Area Affected : 5% Location : West Side Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : At Various Column Enclosures							
Masonry: Limestone	50%	2-4	$305,900	LIFE	* *	5	$30,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% Location : Throughout Other Observation, Extent : Light, Area Affected : 35% Location : All Sides Of Building Explanation : Sidewalk Shed Below							
Roof								
Modified Bitumen	100%	Now	$573,100	2041	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 10% Location : Throughout Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% Location : Throughout Parapet Wall At 11th And 12th Floor Roof Patching Evident, Extent : Light, Area Affected : 5% Location : 11th Floor Roof Water Penetration, Extent : Light, Area Affected : 10% Location : Under Cooling Tower Area							

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

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								
Soffits								
Metal Panel	50%			2056	* *	5-10	$27,700	
Stucco Cement	50%			2049	* *	5	$10,100	
Interior								
Floors								
Carpet	10%	4+	$79,800	2035	$1,595,900	3	$133,400	
	Staining/Discoloring, Extent : Light, Area Affected : 10% Location : 12th Floor Offices Worn/Erode, Extent : Light, Area Affected : 10% Location : 12th Floor Offices							
Cast in Place Concrete	5%	4+	$76,800	LIFE	* *	5	$97,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Boiler Room							
Mosaic Tile	5%	4+	$84,700	2049	* *	5	$55,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Toilets Throughout Worn/Erode, Extent : Light, Area Affected : 100% Location : Toilets Throughout							
Terrazzo	10%	4+	$168,700	LIFE	* *	5	$69,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Main Lobby, Elevator Lobbies Throughout							
Vinyl Tile	40%	0-2	$199,400	2036	$9,971,000	3	$133,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Corridors Throughout							
Vinyl Tile 9" X 9"	30%	Now	$1,082,500	2031	$21,649,400	3	$100,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Record Rooms In Basement, 4th Floor Court Room Worn/Erode, Extent : Moderate, Area Affected : 25% Location : Record Rooms In Basement, 4th Floor Court Room							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$112,300	
Ceramic Tile	5%	4+	$50,200	2045	* *	5	$22,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Toilets Throughout Worn/Erode, Extent : Light, Area Affected : 5% Location : Toilets Throughout							
Concrete Masonry Unit	10%	4+	$171,400	LIFE	* *	5	$35,900	
	Diagonal Cracks, Extent : Light, Area Affected : 5% Location : Basement							
Marble Panels	62%			LIFE	* *	10	$222,900	
Plaster	3%	Now	$13,300	LIFE	* *	5	$8,100	
	Paint Peeling, Extent : Light, Area Affected : 2% Location : 2nd, 4th And 12th Floors Water Penetration, Extent : Light, Area Affected : 5% Location : 2nd, 4th And 12th Floors							
SGFT/Glazed Masonry	5%			LIFE	* *	10	$22,500	
Wood	10%			LIFE	* *	5	$719,000	
Ceilings								
AcousTileConcealSpLn	3%	0-2	$21,800	2041	* *	5	$16,700	
	Misaligned/Bulging, Extent : Light, Area Affected : 5% Location : 2nd, 4th And 12th Floors Staining/Discoloring, Extent : Light, Area Affected : 2% Location : 2nd, 4th And 12th Floors Water Penetration, Extent : Light, Area Affected : 2% Location : 12th Floor							
AcousTileSusp.Lay-In	62%			2041	* *	5	$551,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : 2nd, 4th And 12th Floors Staining/Discoloring, Extent : Light, Area Affected : 2% Location : 2nd, 4th And 12th Floors							
Exposed Struc: Concrete	15%			LIFE	* *	5-10	$166,700	
Plaster	20%			LIFE	* *	5-10	$305,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$11,800	2071	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 10% Location : East Side Of Building Corrosion/Rusting, Extent : Light, Area Affected : 50% Location : Throughout Impact Damage, Extent : Moderate, Area Affected : 20% Location : East Side At Driveway Entrances							

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

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	Now	$5,200	2056	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50% *Location : East Side Of Building* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : East Side Of Building* *Explanation : Masonry Walls Clad In Granite*								
Retaining Walls								
Masonry: Granite	100%			LIFE	* *	5		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$15,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Adam Street Side*								
On-Site Walkways								
Cast in Place Concrete	65%	0-2	$4,900	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Court Street Ramps*								
Masonry: Granite	25%	Now	$42,600	LIFE	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30% *Location : Entry Stair East And West Sides Of Building*								
Pavers/Stone	10%	4+	$3,000	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5% *Location : East Side Of Building*								
Parking/Driveway								
Asphalt	100%	Now	$2,700	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Bottom Of Driveway At Parking Area And Loading Dock* *Ponding, Extent : Moderate, Area Affected : 5%* *Location : Loading Dock*								

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	* *	5	$3,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Two 4,000 Amperes Siemens Power Breakers*								
Transformers								
Dry Type	100%			2049	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room, Mechanical Rooms, Boiler Room* *Explanation : Various Capacity Ratings*								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2056	* *	5	$3,100	
Raceway								
Conduit	40%			2056	* *	1		
Conduit	60%			2036	$417,000	1		
Panelboards								
Molded Case Bkrs	20%			2052	* *	5	$3,100	
Molded Case Bkrs	80%			2035	$583,200	5	$12,500	
Wiring								
Braided Cloth	30%			2035	$310,400	1		
	Insulation Aged, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	40%			2056	* *	1		
Thermoplastic	30%			2046	* *	1		
Motor Controllers								
Locally Mounted	10%			2049	* *	5	$400	
Locally Mounted	10%	Now	$1,400	2034	$72,200	5	$200	
	Mech. Misoperation, Extent : Light, Area Affected : 100%							
	Location : Sub Cellar Fire Pump Motor Starter							
Motor Control Center	80%			2034	$1,063,300	5	$13,000	
Ground								
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								
Generic	100%			2041	* *	1	$221,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Building Exterior And Interior Spaces							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
Generic, Digital	100%			2036	$1,555,100	1-3	$377,200	

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								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

BROOKLYN SUPREME COURT

Asset # : 1573

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
	Abandoned in Place, Extent : Light, Area Affected : 1% Location : 1 Of 2 Tanks In Basement Oil Tank Room Other Observation, Extent : N/A, Area Affected : 99% Location : Basement Oil Tank Room Explanation : One 48,000 Gallon Tank							
Conversion Equipment								
Heat Exchanger, Plate & Frame	5%			2039	* *	1	$14,700	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 2 Units Also Serve Borough Hall							
Steam Boiler	25%			2049	* *	1	$147,100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One Unit							
Steam Boiler	35%	Now	$551,700	2041	* *	1	$185,400	
	Broken, Extent : Severe, Area Affected : 100% Location : Boiler Room Corroded, Extent : Severe, Area Affected : 20% Location : Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One Unit							
Steam Boiler	35%			2034	$1,839,200	1	$206,000	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One Unit							
Distribution								
Hot Wtr Piping/Pump	40%	Now	$10,500	2035	$527,300	4	$11,700	
	Broken, Extent : Light, Area Affected : 5% Location : Sub-basement Mechanical Room							
Steam Piping/Pump	60%	Now	$57,900	2036	$2,896,600			
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms Leak Evident, Extent : Light, Area Affected : 5% Location : Boiler Room, Sub-basement Mechanical Room, 12th Floor Mechanical Rooms							

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

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								
Terminal Devices								
Convector/Radiator	40%			2034	$1,971,900	1	$76,800	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Unit Heater - Steam	5%			2031	$171,300	4	$4,100	
No Component	55%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Throughout							
	Explanation : Reported Under Air Conditioning							
Controls								
Pneumatic	100%	Now	$1,165,100	2030	$11,651,400			
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	* *	1	$578,700	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Sub-basement Chiller Room							
Ext Pkg Unit - Heating/Cooling	5%			2031	$506,400	2	$1,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Lower Roof							
Split Unit	5%			2031	$715,800			
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Elevator Machine Room							
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$19,500	2036	$974,800	4	$29,300	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Rooms							
Terminal Devices								
Air Handler/Cool/Ht	80%	Now	$187,200	2031	$9,358,300	1	$264,500	
	Leak Evident, Extent : Light, Area Affected : 5%							
	Location : 12th Floor South Mechanical Room							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Mechanical Rooms							
Fan Coil - 4 Pipe	20%			2031	$4,586,300	1	$38,400	

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

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								
Heat Rejection								
Air Cooled Condenser Unit	1%			2031	$17,500	2	$4,100	
Abandoned in Place, Extent : Light, Area Affected : 100% Location : Roof								
Air Cooled Condenser Unit	5%			2031	$87,300	2	$20,700	
Water Cooling Tower	94%	Now	$143,100	2034	$2,862,400	2	$449,700	
Corroded, Extent : Light, Area Affected : 5% Location : Roof Leak Evident, Extent : Light, Area Affected : 50% Location : Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$529,600	LIFE	* *	2-5	$331,300	
Damaged, Extent : Light, Area Affected : 5% Location : Corridors Insul. Deteriorating, Extent : Light, Area Affected : 5% Location : Mechanical Rooms								
Exhaust Fans								
Interior	95%	Now	$50,800	2031	$2,540,100	2	$13,800	
Broken, Extent : Light, Area Affected : 5% Location : Sub-basement Mechanical Room On Extended Life, Extent : Light, Area Affected : 100% Location : Mechanical Rooms, Toilet Rooms And Other Locations								
Roof	5%			2031	$58,500	2	$900	
On Extended Life, Extent : Light, Area Affected : 100% Location : Roofs								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$7,742,900	1		
Water Heater With Tanks								
Electric	100%	Now	$19,200	2031	$192,000	4		
Broken, Extent : Moderate, Area Affected : 100% Location : Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One Unit, 760mbh 400 Gallons								
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	$58,800	
Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 2 Units								

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

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								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	$24,100	2031	$120,700	4	$12,600	
	Broken, Extent : Severe, Area Affected : 100% *Location : Boiler Room*							
Sewage Ejector(s)								
Compressed Air	100%			2036	$195,000	4	$9,000	
	On Extended Life, Extent : Light, Area Affected : 100% *Location : Sub-basement*							
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2031	$36,700	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 2 Units From Basement To 1st Floor, 3 Units From 3rd To 12th Floor, 10 Units From 1st To 12th Floor* *Explanation : 15 Units*							
Escalators								
Under 20' Rise	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 1st To 2nd Floor, 2nd To 3rd Floor* *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	

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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**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

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								
Exterior Walls								
Masonry: Granite	15%			LIFE	* *	5	$9,800	
Masonry: Limestone	82%			LIFE	* *	5	$53,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : South Facade								
Metal Panel	3%			2043	* *	5-10	$18,000	
Windows								
Wood	100%			2041	* *	5	$233,400	
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	$21,500	
Roof								
Copper/Terne	40%			2048	* *	10	$79,000	
Metal Panel	55%	Now	$18,300	2038	* *			
Water Penetration, Extent : Light, Area Affected : 10% Location : Roof								
Skylight, Metal/Glass	5%			2043	* *	10	$13,200	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	30%			2029	$505,000	3	$38,600	
Cast in Place Concrete	10%			LIFE	* *	5	$18,800	
Ceramic Tile	5%			2036	$268,300	5	$4,300	
Mosaic Tile	10%	Now	$178,600	2038	* *	5	$10,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Basement Corridor								
Marble Panels	20%			LIFE	* *	5	$12,900	
Vinyl Tile	10%			2033	$262,900	3	$4,300	
Wood	15%			2048	* *	5	$24,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	$1,100	
Gypsum Board	10%			LIFE	* *	5	$3,200	
Masonry: Brick	5%			LIFE	* *			
Masonry: Fieldstone	5%			LIFE	* *			
Marble Panels	10%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$1,600	
Plaster	35%			LIFE	* *	5	$5,600	
Wood	15%			LIFE	* *	5	$32,000	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

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								
Ceilings								
AcousTileSusp.Lay-In	15%			2038	* *	5	$12,800	
Exposed Struc: Concrete	5%			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%	Now	$870,300	2042	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Pavers/Stone	20%	Now	$466,200	2042	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Front Steps							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Front Steps							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Front Steps							
	Explanation : Water Infiltration Into Crawl Space Below							
Parking/Driveway								
Pavers/Stone	82%	Now	$606,700	2042	* *			
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Explanation : Open Joints Throughout							
Pavers/Stone	18%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	$200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room, Roof And Rear Of Building							
	Explanation : One Main Service Switch Rated At 4,000 Amperes . There Are Solar And Fuel Cell Systems Installed							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2046	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Room C7* *Explanation : One 45 Kilovoltampere*								
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 Drive	70%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	* *	1	$17,600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Automatic Transfer Switch Room In Sub-basement* *Explanation : Automatic Transfer Switches*								
Lighting								
Interior Lighting								
Fluorescent	9%			2038	* *	10	$4,700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Basement Offices*								
Fluorescent	80%			2038	* *	10	$42,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	10%			2038	* *	10	$5,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Sub-basement*								
LED	1%			2038	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Bullpen Room* *Explanation : LED Lighting*								
Egress Lighting								
Emergency, Service	45%			2038	* *	1		
Emergency, Battery	5%			2038	* *	10	$700	
Exit, LED	50%			2061	* *	1		

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

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								
Exterior Lighting								
LED	30%			2038	* *			
No Component	70%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : Building Perimeter 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 Surveillance Cameras. Managed By NYPD							
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$35,300	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	80%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Steam Provided By Con Edison							
HTHW/HW	20%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% Location : 52 Chambers Street Explanation : Provided From Adjacent Building - Tweed Court Building							
Conversion Equipment								
Hot Water Boiler	20%			2046	* *	1	$5,700	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement Explanation : For Emergency Backup Use Only							
Pres. Reducing Valve/LP Steam	80%			2036	$30,600	5	$2,700	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices							
Distribution								
Hot Wtr Piping/Pump	90%			2041	* *	4	$2,500	
Central Plant Steam Piping/Pmp	10%			2043	* *	4	$400	

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

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								
Terminal Devices								
Air Handler	80%			2038	* *	1	$28,300	
Convector/Radiator	20%			2038	* *	1	$3,700	
Controls								
Pneumatic	100%			2027	$1,228,900			
Air Conditioning								
Energy Source								
District Chilled Water	30%			2053	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 52 Chambers Street* *Explanation : Provided From Adjacent Tweed Building*							
Electricity	70%			2049	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%	Now	$30,500	2038	* *	1	$15,500	
	Malfunctioning, Extent : Moderate, Area Affected : 50% *Location : Chiller 1 In Basement* *R-134a Refrigerant, Extent : Light, Area Affected : 100%* *Location : 2 Sets, Basement*							
Split Unit	30%	0-2	$453,000	2043	* *			
	Malfunctioning, Extent : Severe, Area Affected : 80% *Location : Side Yard Serving 1st Floor And Basement, Units Obsolete And Cannot Be Repaired* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Side Yard* *Explanation : 15 Split AC Units Of Which 12 Are Obsolete And Cannot Be Repaired*							
Split Unit	5%			2038	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement Communication Room* *Explanation : 3 Sets*							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	* *	4	$800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	* *	1	$28,300	
Fan Coil - 2 Pipe	5%			2038	* *	1	$900	
No Component	15%							
Heat Rejection								
Water Cooling Tower	65%			2034	$208,800	2	$37,500	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$31,900	
Exhaust Fans								
Interior	95%			2038	* *	2	$1,700	
Roof	5%			2038	* *	2	$100	

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

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								
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	100%	Now	$1,400	2038	* *	1	$3,200	
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Explanation : Excessive Water Flow Out Of Drain Pipe							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sub-basement To 2nd Floor							
	Explanation : 1 Unit							
Hydraulic	30%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 2nd To 3rd Floor							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2059	* *	1-5	$28,900	
Sprinkler								
Generic	100%			2053	* *	1-2	$16,100	

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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**

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

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								
Exterior Walls								
Cast Iron	5%	Now	$73,700	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : South Facade							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15% Location : North And East Facades							
Glass Block	5%			LIFE	* *	5	$4,200	
Masonry: Brick	50%	0-2	$282,000	LIFE	* *	5	$67,500	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25% Location : North And East Facades, Partial South							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 60% Location : South And East Facades							
Masonry: Limestone	30%	0-2	$485,500	LIFE	* *	5	$30,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Above Windows, South Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 20% Location : South And East Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Throughout							
Stucco Cement	10%	Now	$38,800	2039	* *	5	$16,900	
	Diagonal Cracks, Extent : Light, Area Affected : 10% Location : South And East Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15% Location : South And East Facades							
Windows								
Aluminum	10%	Now	$6,800	2042	* *	5	$1,400	
	Air Infiltration, Extent : Light, Area Affected : 10% Location : 1st Floor At Sills							
Metal Louvers	3%			2037	* *	10	$5,300	
Wood	87%	Now	$994,900	2059	* *	5	$122,100	
	Deteriorated Finish, Extent : Severe, Area Affected : 50% Location : Throughout							
	Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : Throughout							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	30%	Now	$56,400	LIFE	* *	5	$9,500	
	Other Observation, Extent : Moderate, Area Affected : 5% *Location : South Facade* *Explanation : Cornice Removed. Middle Building*							
Masonry: Brick	15%	0-2	$1,600	LIFE	* *	5	$600	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30% *Location : Shared Party Walls*							
Masonry: Limestone	5%	Now	$5,100	LIFE	* *	5	$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Coping* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%* *Location : Coping. South Facade*							
Stucco Cement	10%	Now	$1,300	2039	* *	5	$500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
No Component	40%							
Roof								
IRMA/Protected Membrane	45%	Now	$357,100	2044	* *			1
	Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 80% *Location : Main Roof* *Insul Miss/Displaced, Extent : Severe, Area Affected : 80%* *Location : Main Roof* *Water Penetration, Extent : Severe, Area Affected : 20%* *Location : 6th Floor And At Roof Penetrations* *Worn/Erode, Extent : Severe, Area Affected : 80%* *Location : Main Roof*							
Modified Bitumen	50%	Now	$183,300	2044	* *			1
	Not Insulated, Extent : Severe, Area Affected : 10% *Location : Main Roof* *Patching Evident, Extent : Severe, Area Affected : 20%* *Location : Main Roof* *Water Penetration, Extent : Severe, Area Affected : 20%* *Location : Various Locations*							
Single Ply Membrane	5%	Now	$34,400	2044	* *			
	Adhesion Failure, Extent : Severe, Area Affected : 10% *Location : Main Roof* *Patching Evident, Extent : Severe, Area Affected : 10%* *Location : Main Roof* *Water Penetration, Extent : Severe, Area Affected : 5%* *Location : Various Locations*							
Interior								

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	65%			2033	$1,816,200	3	$202,400	
Worn/Erode, Extent : Moderate, Area Affected : 10% Location : 2nd And 6th Floor								
Cast in Place Concrete	11%			LIFE	* *	5	$37,500	
Ceramic Tile	5%	Now	$8,900	2037	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Toilets Throughout Patching Evident, Extent : Light, Area Affected : 10% Location : Toilets Throughout Caulking Deteriorated, Extent : Light, Area Affected : 10% Location : Toilets Throughout								
Raised Access Floor	4%			2043	* *	5	$23,400	
Vinyl Tile	15%	Now	$32,700	2034	$654,600	3	$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Basement Storage Area Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Basement Storage Area Worn/Erode, Extent : Severe, Area Affected : 100% Location : Basement Storage Area								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$4,200	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,300	
Gypsum Board	73%	Now	$17,300	LIFE	* *	5	$36,500	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5% Location : Corners At Corridors Throughout Water Penetration, Extent : Moderate, Area Affected : 5% Location : 6th Floor Office Area, South Side								
Masonry: Brick	5%	Now	$16,100	LIFE	* *			
Diagonal Cracks, Extent : Severe, Area Affected : 5% Location : Basement And Sub-basement Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15% Location : Basement And Sub-basement Spalling, Extent : Moderate, Area Affected : 15% Location : Basement And Sub-basement Water Penetration, Extent : Moderate, Area Affected : 15% Location : Basement And Sub-basement								
Plaster	7%	Now	$2,900	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement Storage South Side Water Penetration, Extent : Moderate, Area Affected : 5% Location : Basement Storage South Side								

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CITY PLANNING BUILDING
Asset # : 161

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								
Ceilings								
AcousTileSusp.Lay-In	20%			2047	* *	5	$31,100	
Staining/Discoloring, Extent : Light, Area Affected : 5% *Location : 1st Floor*								
Exposed Struc: Concrete	40%	Now	$189,400	LIFE	* *	5	$9,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 10% *Location : Various Locations*								
Gypsum Board	35%	Now	$48,400	LIFE	* *	5	$68,100	
Water Penetration, Extent : Moderate, Area Affected : 10% *Location : Second And Sixth Floor Offices*								
Plaster	5%	Now	$4,800	LIFE	* *	5	$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Basement Electrical Room* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Basement Electrical Room*								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$2,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Throughout*								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100% *Location : Electrical Room* *Explanation : Two 2,000 Ampere Main Disconnect 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		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2032	$14,300	5	$200	
Locally Mounted	50%			2039	* *	5	$300	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Water Main* *Explanation : Basement*							
Variable Frequency Drive	20%			2051	* *			
	Variable Speed Drives, Extent : Light, Area Affected : 100% *Location : Air Handler Rooms*							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,100	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : Water Main*							
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	$11,000	1	$23,700	
Generators								
Diesel	100%	0-2	$81,800	2049	* *	1	$26,800	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Roof. Generator Room* *Explanation : One 62.5 Kilovolt Ampere Generator. It Is Old And Obsolete. It Is For Fire Pump Use Only.*							
Batteries								
Lead/Acid	100%			2027	$2,500	5	$2,900	
Fuel Storage								
Day Tank	100%			2033	$26,000	5		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Roof. Generator Room* *Explanation : The Capacity Of The Tank Is 30 Gallons.*							
Lighting								
Interior Lighting								
Fluorescent	30%			2029	$399,900	10	$21,200	
	Other Observation, Extent : Light, Area Affected : 100% *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 : Moderate, Area Affected : 100% *Location : Sub-basement And Basement*							
LED	30%			2042	* *			
	Recent Installation, Extent : N/A, Area Affected : 100% *Location : 1st, 5th And 6th Floor*							
Under Construction	20%							

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

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								
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 Service, Extent : Severe, Area Affected : 100% *Location : Roof*							
No Component	80%							
Under Construction	10%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2039	* *	1	$5,800	
	Other Observation, Extent : Moderate, Area Affected : 100% *Location : 2nd Floor Only* *Explanation : Cameras Security System*							
Fire/Smoke Detection								
Generic, Digital	100%			2034	$201,500	1-3	$47,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2054	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout* *Explanation : Steam From Con-Edison*							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	* *	5	$4,600	
Distribution								
Hot Wtr Piping/Pump	70%	Now	$12,000	2033	$119,600	4	$2,700	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20% *Location : Various* *On Extended Life, Extent : Moderate, Area Affected : 100%* *Location : Various Locations*							
Central Plant Steam Piping/Pmp	30%	Now	$65,900	2034	$659,100	4	$1,100	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20% *Location : Various*							

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

Mechanical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	75%	0-2	$330,800	2039	* *	1	$32,100	
Broken, Extent : Severe, Area Affected : 50% *Location : Bottom Of Units. Extensive Corrosion* *Leak Evident, Extent : Severe, Area Affected : 20%* *Location : Bottom Of The Units. Roof* *On Extended Life, Extent : Severe, Area Affected : 75%* *Location : Roof*								
Convector/Radiator	20%			2039	* *	1	$5,000	
Fan Coil Unit/Heat	5%			2034	$96,900	1	$1,200	
Controls								
Electrical	100%			2029	$434,300			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%	Now	$454,000	2043	* *	1	$71,200	
Malfunctioning, Extent : Severe, Area Affected : 40% *Location : 7 Compressors, Sub-basement* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Sub-basement* *Unit Inoperable, Extent : Moderate, Area Affected : 100%* *Location : One Unit Out Of Commission*								
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	100%	Now	$30,300	2034	$1,516,000	1	$42,900	
Malfunctioning, Extent : Severe, Area Affected : 70% *Location : Autocontrol System. Throughout*								
Heat Rejection								
Dry Cooler	5%			2039	* *	2	$2,700	
Water Cooling Tower	95%			2035	$374,900	2	$73,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,900	
Exhaust Fans								
Interior	30%			2029	$104,000	2	$700	
Roof	70%			2029	$106,100	2	$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance 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 Affected : 100% *Location : One Unit From Sub-basement To 6th Floor, One Unit From Basement To 6th Floor* *Explanation : 2 Units, 1 Unit Is Not Operating*								
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	

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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**
Program / Asset #	: **DGS0053.000 / 13871**	**Yr Built/Renovated**	: **1995 / 2022**
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**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCOURSE PLAZA
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
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	2-4	$45,400	LIFE	* *	5	$23,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Near Main Entrance And Random Locations Throughout Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Level Explanation : Location Noted								
Concrete Masonry Unit	5%	Now	$151,500	LIFE	* *	5	$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Penthouse Expansion Joint Failure, Extent : Moderate, Area Affected : 50% Location : Penthouse Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Explanation : Location Noted								
Metal Panel	80%			2054	* *	5-10	$1,400,300	
Recent Repair Evident, Extent : Light, Area Affected : 2% Location : Various Locations An All Sides								
Windows								
Aluminum	100%			2042	* *	5	$73,100	
Recent Repair Evident, Extent : Light, Area Affected : 50% Location : Caulking And Window Pane Replacement Throughout Other Observation, Extent : Light, Area Affected : 100% Location : Window Panels Are Inoperable Explanation : Component Type								
Parapets								
Metal Panel	100%			2054	* *	5	$34,100	
Recent Repair Evident, Extent : Light, Area Affected : 30% Location : Caulking At Metal Panels								
Roof								
Built-Up (BUR)	60%	Now	$100,200	2029	$500,800			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% Location : Base Flashing At 10th Floor Roof Ponding, Extent : Light, Area Affected : 10% Location : 10th Floor Roof Water Penetration, Extent : Moderate, Area Affected : 10% Location : 10th Floor Corridor And Office 1070								
Built-Up (BUR)	40%	Now	$100,200	2039	* *			
Alligatoring, Extent : Light, Area Affected : 5% Location : Random Locations On 1st Floor Roof Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 20% Location : North Area Of 1st Floor Roof Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : Base Flashing Throughout 1st Floor Roof Recent Repair Evident, Extent : Light, Area Affected : 10% Location : 1st Floor Roof								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCOURSE PLAZA
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
Exterior								
Soffits								
Cement - Fiber Panel	100%	0-2	$2,600	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Entrance Soffit*							
Interior								
Floors								
Carpet	20%	2-4	$915,500	2033	$1,525,900	3	$116,600	
	Worn/Erode, Extent : Moderate, Area Affected : 100% *Location : Offices Throughout*							
Cast in Place Concrete	10%			LIFE	* *	5	$85,000	
Ceramic Tile	5%			2043	* *	5	$19,400	
Terrazzo	10%			LIFE	* *	5	$30,400	
Vinyl Tile	55%	2-4	$327,700	2034	$6,554,200	3	$80,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 5% *Location : Throughout Kitchenette Areas On Each Floor* *Worn/Erode, Extent : Moderate, Area Affected : 5%* *Location : Throughout Kitchenette Areas On Each Floor*							
Interior Walls								
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	5%	4+	$150,600	LIFE	* *			
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5% *Location : Main Entrance Lobby*							
Ceilings								
AcousTileSusp.Lay-In	90%	Now	$129,100	2039	* *	5	$174,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 2% *Location : Various Locations On 10th Floor* *Staining/Discoloring, Extent : Light, Area Affected : 2%* *Location : Various Locations On 10th Floor* *Water Penetration, Extent : Moderate, Area Affected : 2%* *Location : 10th Floor Corridor And Office 1070*							
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$24,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$16,000	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Throughout* *Spalling, Extent : Light, Area Affected : 10%* *Location : Throughout*							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCOURSE PLAZA
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			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	100%			2044	* *	5	$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 1,600 Ampere Main Disconnect Switch							
Transformers								
Dry Type	100%			2039	* *	5	$900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Rooms							
	Explanation : Various Capacities							
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$1,100	
Raceway								
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	100%	Now	$89,400	2049	* *	1	$87,100	
	Engine Inoperable, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse Mechanical Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse Mechanical Room							
	Explanation : One 300 Kilowatt Rated Capacity							

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

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,700	5	$9,300	
Fuel Storage								
Day Tank	50%			2042	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Generator Room Penthouse							
	Explanation : One 75 Gallon Capacity							
Main Tank	50%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : 550 Gallons Rated Capacity							
Lighting								
Interior Lighting								
Fluorescent	68%			2029	$3,219,400	10	$155,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	30%			2029	$1,420,300	10	$68,800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Offices And Corridors							
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								
Generic	100%			2039	* *	1	$93,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : CCTV Surveillance System							
Fire/Smoke Detection								
Under Construction	100%							

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								

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CONCOURSE PLAZA
Asset # : 13871

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	1%			2044	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Air Conditioning Equipment Rooms - 1 Per Floor							
	Explanation : Electric Heating							
Natural Gas	99%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	99%			2032	$2,918,800	1	$122,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse Mechanical Room							
	Explanation : Two Units							
Radiant Heater	1%			2029	$72,200	2	$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Air Conditioning Equipment Rooms - 1 Per Floor							
	Explanation : Electric 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			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse Mechanical Room, Building Exits							
	Explanation : Unit Heaters / Cabinet Heaters							
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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CONCOURSE PLAZA
Asset # : 13871

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								
Ext Pkg Unit - Heating/Cooling	15%	2-4	$699,300	2044	* *	2	$1,800	
Malfunctioning, Extent : Light, Area Affected : 100% *Location : Lower Roof - 3 Units* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Lower Roof - 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*								
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 - Ceiling Mounted Units*								
Water Cooled interior Pkg Unit	2%	2-4	$99,600	2039	* *	2		
Malfunctioning, Extent : Moderate, Area Affected : 100% *Location : 4th Floor Telecom Room - 2 Units*								
Distribution								
CW & CHW Wtr Pipe/Pump	50%	Now	$4,500	2044	* *	4	$6,200	
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* *Explanation : Condenser Water Piping / Pumps Only*								
No Component	50%							
Heat Rejection								
Dry Cooler	2%	2-4	$25,500	2044	* *	2	$2,800	
Malfunctioning, Extent : Moderate, Area Affected : 100% *Location : Lower Roof - 2 Units For Water Cooled Packaged Units In Telecom Room*								
Water Cooling Tower	83%	Now	$1,163,200	2039	* *	2	$167,100	
Corroded, Extent : Severe, Area Affected : 100% *Location : Main Roof - 1 Tower, 2 Cells - Corroded / Deteriorated* *Leak Evident, Extent : Severe, Area Affected : 100%* *Location : Main Roof - 1 Tower, 2 Cells*								
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$139,400	

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

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
Ventilation								
Exhaust Fans								
Roof	100%			2029	$538,400	2	$7,700	
	Abandoned in Place, Extent : Light, Area Affected : 5% *Location : Main Roof Next To Cooling Tower - 1 Unit* *On Extended Life, Extent : Light, Area Affected : 100%* *Location : Roofs*							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$178,200	2044	* *	1		
	Booster Pump w/Tank, Extent : Moderate, Area Affected : 100% *Location : Sub-basement Water Room - Deteriorated Booster System*							
Water Heater With Tanks								
Electric	75%			2029	$19,700	4		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Custodian Slop Sink Closets, Various Toilet Rooms, Other Locations* *Explanation : Various Units, Between 15 - 100 Gallons*							
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%			2034	$2,100			
	Other Observation, Extent : Light, Area Affected : 100% *Location : Pantries, Various Toilets* *Explanation : Multiple Units*							
No Component	75%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : 4 Units From 1st To 10th Floor, 1 Unit From Sub-basement To 10th Floor* *Explanation : 5 Units*							
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$126,000	
Sprinkler								
Generic	100%			2044	* *	1-2	$70,000	
Fire Pump								
Generic	100%			2030	$264,900	1	$46,700	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Adjacent Shopping Mall Building - Fire Pump Room* *Explanation : Fire Pump Located Remotely, It Serves This Building Exclusively*							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CONCOURSE PLAZA

Asset # : 13871

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**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	* *			
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$235,800	
Masonry: Brick	88%	Now	$2,219,500	LIFE	* *	5	$531,300	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50% *Location : Throughout* *Vertical Cracks, Extent : Severe, Area Affected : 5%* *Location : Penthouse* *Other Observation, Extent : N/A, Area Affected : 10%* *Location : North, South And East Facades* *Explanation : Sidewalk Shed In Place*							
Masonry: Granite	3%			LIFE	* *	5	$13,600	
Masonry: Limestone	2%	Now	$193,000	LIFE	* *	5	$9,100	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% *Location : Lintels And Sills* *Worn/Erode, Extent : Severe, Area Affected : 50%* *Location : Window Sills And Lintels Penthouse*							
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								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

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								
Floors								
Carpet	35%			2029	$3,538,500	3	$295,800	
Cast in Place Concrete	10%	Now	$486,200	LIFE	* *	5	$123,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Stair Landing Between 23rd And 24th Floor Deflection Evident, Extent : Severe, Area Affected : 50% Location : Stair Landing Between 23rd And 24th 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/Missing Elements, Extent : Moderate, Area Affected : 15% Location : 22nd, 23rd And 24th Floors							
Under Construction	5%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : First Floor Explanation : Retail 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/Missing Elements, Extent : Moderate, Area Affected : 25% Location : 23rd, 24th Floors And Throughout Cracking/Crumbling, Extent : Severe, Area Affected : 50% Location : 22nd, 23rd And 24th Floors And Throughout							
Under Construction	5%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : 1st Floor Explanation : Retail Space							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

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								
Ceilings								
AcousTileConcealSpLn	25%			2038	* *	5	$176,100	
AcousTileSusp.Lay-In	42%			2046	* *	5	$236,600	
Exposed Struc: Concrete	5%	Now	$856,600	LIFE	* *	5	$4,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Steam Room							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Gypsum Board	10%			LIFE	* *	5	$70,400	
Plaster	13%	Now	$904,000	LIFE	* *	5	$45,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : 23rd, 24th Floors And Throughout							
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : 22nd, 23rd And 24th Floors							
Under Construction	5%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : 1st Floor							
	Explanation : Retail Space							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$7,300	2038	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Lafayette Street							
Pavers/Stone	5%	Now	$5,400	2036	$54,200			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Corner Of Lafayette And Reade Street							
On-Site Walkways								
Cast in Place Concrete	10%			2038	* *			
Pavers/Stone	90%	Now	$8,400	2036	$83,500			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Front Entry To Retail Space							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : These Are Actually Pre-cast Concrete Panels							

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2043	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : One 4,000 Ampere Main Disconnect Switch*								
Fused Disc Sw	40%			2033	$104,300	5	$600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Two 4,000 Ampere Main Disconnect Switches*								
Fused Disc Sw	20%			2033	$52,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : One 2,000 Ampere Main Disconnect Switch*								
Fused Disc Sw	20%			2033	$52,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : One 1,200 Ampere Main 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, Area Affected : 100% *Location : Throughout*								
Thermoplastic	80%			2043	* *	1		
Motor Controllers								
Locally Mounted	95%			2038	* *	5	$2,300	
Variable Frequency Drive	5%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$11,000	1	$110,300	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Automatic Transfer Switch Serves 400kw Mounted On Roof.*								
Generators								
Diesel	100%			2029	$81,800	1	$138,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof* *Explanation : Old 400kw Generator Mounted On The Roof.*								

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

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$13,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Batteries Are For The Roof Generator								
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	55%			2038	* *	10	$180,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	40%			2028	$2,482,600	10	$131,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
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								
Generic, Digital	100%			2038	* *	1-3	$220,900	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$317,100	2038	* *	1	$319,500	
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Boilers 3 And 4								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 4 Units								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
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			
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	55%	Now	$158,200	2027	$3,164,100	2	$9,700	
	Controller Not Working, Extent : Moderate, Area Affected : 100% *Location : Building Management System Not Connected To The Units In The Mechanical Rooms On Each Floor*							
Interior Pkg Unit - Cooling	40%	Now	$115,100	2034	$2,301,200	2	$7,000	
	Controller Not Working, Extent : Moderate, Area Affected : 100% *Location : Building Management System Not Connected To The Air Conditioning Units On Each Floor*							
Split Unit	5%			2033	$431,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$466,400	
Terminal Devices								
Air Handler/Dir Expansion	20%			2038	* *	1		
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2033	$333,900	2	$49,900	
Water Cooling Tower	50%	2-4	$459,300	2031	$918,700	2	$144,300	
	Corroded, Extent : Severe, Area Affected : 30% *Location : Roof* *Leak Evident, Extent : Severe, Area Affected : 60%* *Location : Roof* *On Extended Life, Extent : Moderate, Area Affected : 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								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	$14,600	2033	$72,800	4	$7,600	
	Broken, Extent : Severe, Area Affected : 10% *Location : 1 Of 2 Pump Sets In The Basement*							
Backflow Preventer								
Generic	100%			2041	* *	1	$22,000	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 2 Water Mains*							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : One Unit From Basement To 23rd Floor, Three Units From Lobby To 22nd Floor, Four Units From Lobby To 12th Floor* *Explanation : 8 Units*							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$180,800	
Sprinkler								
Generic	100%			2043	* *	1-2	$100,400	
Fire Pump								
Generic	100%			2048	* *	1	$67,000	
	Recent Installation, Extent : N/A, Area Affected : 100% *Location : 24th Floor* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : 24th Floor* *Explanation : Located In Penthouse On The 24th Floor*							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 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**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	$868,700	LIFE	* *	5	$123,000	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50% *Location : Throughout*							
Masonry: Brick	50%	Now	$695,300	LIFE	* *	5	$52,500	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20% *Location : North Facade* *Water Penetration, Extent : Severe, Area Affected : 20%* *Location : North Facade And Foundation*							
Masonry: Brick	15%	Now	$143,900	LIFE	* *	5	$15,700	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100% *Location : Chimney* *Spalling, Extent : Severe, Area Affected : 25%* *Location : Chimney* *Worn/Erode, Extent : Severe, Area Affected : 25%* *Location : Chimney*							
Masonry: Brownstone	10%	Now	$175,700	LIFE	* *	5	$7,900	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25% *Location : North Facade* *Staining/Discoloring, Extent : Severe, Area Affected : 20%* *Location : North Facade* *Water Penetration, Extent : Severe, Area Affected : 20%* *Location : North Facade And Tower Over Main Entrance Arch*							
Masonry: Granite	10%	Now	$275,200	LIFE	* *	5	$7,900	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30% *Location : North Facade* *Water Penetration, Extent : Severe, Area Affected : 15%* *Location : Lobby*							
Windows								
Wood	50%	Now	$107,300	2050	* *	5	$20,700	1
	Deteriorated Finish, Extent : Moderate, Area Affected : 25% *Location : Throughout* *Dry Rot/Decay, Extent : Severe, Area Affected : 40%* *Location : Auditorium At Arch Windows*							
Wood	50%			2050	* *	5	$41,500	
Parapets								
Copper/Terne	10%			2054	* *	5	$500	
Masonry: Brownstone	90%			LIFE	* *	5	$2,400	

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	65%	Now	$73,000	2054	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10% *Location : Throughout* *Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%* *Location : East Facade*								
Modified Bitumen	30%			2039	* *	10	$9,500	
Modified Bitumen	5%	Now	$19,300	2044	* *			1
Drains Inad/Misposn, Extent : Severe, Area Affected : 50% *Location : Roof Adjacent To Bulkhead And Over Main Entrance* *Ponding, Extent : Severe, Area Affected : 75%* *Location : Roof Adjacent To Bulkhead And Over Main Entrance* *Other Observation, Extent : Severe, Area Affected : 100%* *Location : Roof Adjacent To Bulkhead* *Explanation : Deflection Evident*								
Interior								
Floors								
Carpet	15%			2030	$113,300	3	$11,500	
Carpet	10%			2033	$75,500	3	$7,700	
Ceramic Tile	15%			2043	* *	5	$5,800	
Mosaic Tile	5%			2039	* *	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 Elements, Extent : Severe, Area Affected : 25% *Location : Old Caretakers Apartment* *Worn/Erode, Extent : Severe, Area Affected : 50%* *Location : Old Caretakers Apartment*								
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/Erode, Extent : Severe, Area Affected : 25% *Location : Basement* *Spalling, Extent : Severe, Area Affected : 25%* *Location : Basement*								
Plaster	20%	Now	$65,500	LIFE	* *	5	$7,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25% *Location : Old Caretakers Apartment And Main Stair* *Cracking/Crumbling, Extent : Severe, Area Affected : 25%* *Location : Old Caretakers Apartment And Main Stair*								
Plaster	35%			LIFE	* *	5	$12,700	
Wood	15%			LIFE	* *	5	$72,700	

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2047	* *	5	$7,700	
Exposed Struc: Wood	5%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 80% Location : Ceilings Of Old Caretakers Apartments Explanation : Exposed Wood Joist							
Gypsum Board	10%			LIFE	* *	5	$4,800	
Plaster	25%	Now	$64,900	LIFE	* *	5	$6,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50% Location : Old Caretakers Apartment Worn/Erode, Extent : Severe, Area Affected : 50% Location : Old Caretakers 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	* *			
	Misaligned/Bulging, Extent : Severe, Area Affected : 60% Location : South Wall Along Back Of Building Is Severely Leaning							
Retaining Walls								
Masonry: Brick	100%	Now	$33,800	2054	* *			
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10% Location : Areaways							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$14,500	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Sidewalks At Main Entrance							
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$34,800	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Interior Courtyards Have Cracking Pavements							
Parking/Driveway								
Asphalt	100%	Now	$135,800	2043	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Throughout Parking Area Ponding, Extent : Severe, Area Affected : 10% Location : Parking Area Potholes, Extent : Severe, Area Affected : 2% Location : Parking Area							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Main Service Switch Rated At 800 Amperes							
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	60%			2039	* *	5	$100	
Locally Mounted	40%			2032	$39,500	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Connected To Metal Water Pipe.							
Lighting								
Interior Lighting								
Fluorescent	5%			2034	$21,700	10	$1,200	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Staircase							
Fluorescent	5%			2029	$21,700	10	$1,200	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Attic							
Incandescent	20%			2029	$96,000	2	$100	
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Jail Area							
LED	70%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$23,900	10	$3,100	
Exit, LED	50%			2049	* *	1		
Exterior Lighting								
LED	20%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	$53,500	1	$9,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : Surveillance Cameras							

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

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$73,600	1-3	$15,800	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout The Building* *Explanation : Smoke Detector, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights*							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	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 : Moderate, Area Affected : 20% *Location : Boiler Room. Broken Boiler Plates* *Corroded, Extent : Moderate, Area Affected : 50%* *Location : Boiler Room. Corroded Boiler Plate* *Leak Evident, Extent : Moderate, Area Affected : 10%* *Location : Boiler Room. Boiler Is Leaking As A Result Of Cracks* *Not Energy Efficient, Extent : Moderate, Area Affected : 60%* *Location : Basement* *Other Observation, Extent : Severe, Area Affected : 60%* *Location : Basement* *Explanation : 4 Units. Outdated Heating System In The Building*							
Steam Boiler	40%	0-2	$49,700	2039	* *	1	$9,200	
	Not Energy Efficient, Extent : Moderate, Area Affected : 40% *Location : Basement* *Other Observation, Extent : Severe, Area Affected : 100%* *Location : Basement* *Explanation : 1 Unit. Outdated Heating System In The Building*							
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	$80,200	2044	* *	4	$1,300	
	Corroded, Extent : Moderate, Area Affected : 20% *Location : Boiler Room. Condensate Pump Corroded* *Leak Evident, Extent : Moderate, Area Affected : 20%* *Location : Boiler Room. Condensate Pump Leaking* *Steam Traps Faulty, Extent : Severe, Area Affected : 100%* *Location : Throughout* *Other Observation, Extent : Severe, Area Affected : 100%* *Location : Throughout* *Explanation : Outdated Heating System In The Building.*							

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

Mechanical System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	95%	2-4	$11,100	2039	* *	1	$7,100	
Corroded, Extent : Moderate, Area Affected : 50%								
Location : Various Locations. Corroded And Peeling Paints In Most Of The Units								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : 2nd And 3rd Floor Court Rooms								
Explanation : Lack Of Heating Devices In 2nd And 3rd Floor And Court Rooms								
Unit Heater - Steam	5%			2029	$8,100	4	$100	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2032	$22,600	2	$100	
Split Unit	20%			2042	* *			
Recent Installation, Extent : Light, Area Affected : 25%								
Location : 1st Floor								
Window/Wall Unit	60%			2027	$64,800	1		
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2034	$37,000	1	$400	
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2034	$5,600	2	$900	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$19,000	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 81 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	0-2	$100	2027	$900	4	$500	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement. Unit Is Not Working								
Sewage Ejector(s)								
Electric	100%			2034	$14,900	4	$1,000	
Fixtures								
Generic	100%							
Vertical Transport								

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

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement To 4th Floor
Explanation : One Unit

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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**

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

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								
Exterior Walls								
Bronze/Brass	1%			LIFE	* *	10	$33,300	
Masonry: Brick	10%			LIFE	* *	5	$42,600	
Recent Repair Evident, Extent : N/A, Area Affected : 100% *Location : Full Exterior Renovation In 2024*								
Masonry: Granite	69%			LIFE	* *	5	$220,400	
Recent Repair Evident, Extent : N/A, Area Affected : 100% *Location : Full Exterior Renovation In 2024*								
Masonry: Granite	20%			LIFE	* *	5	$63,900	
Windows								
Aluminum	90%	0-2	$1,129,600	2052	* *	5	$116,800	
Air Infiltration, Extent : Moderate, Area Affected : 20% *Location : Throughout*								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% *Location : Throughout*								
Aluminum w/ Guards	5%			2052	* *	5	$13,000	
Bronze/Brass	3%	Now	$140,600	2044	* *	5	$24,300	
Air Infiltration, Extent : Moderate, Area Affected : 50% *Location : Auditorium*								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20% *Location : Auditorium*								
Metal Louvers	2%			2045	* *	10	$32,400	
Parapets								
Masonry: Brick	40%			LIFE	* *	5-10	$63,100	
Recent Repair Evident, Extent : N/A, Area Affected : 100% *Location : Inner Parapet Face*								
Masonry: Granite	60%			LIFE	* *	5-10	$191,000	
Recent Repair Evident, Extent : N/A, Area Affected : 100% *Location : Full Exterior Renovation In 2024*								
Roof								
Copper/Terne	2%			2064	* *	10	$4,900	
Modified Bitumen	8%			2036	$86,600	10	$7,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Auditorium Roof In Courtyard* *Explanation : Location Noted*								
Modified Bitumen	88%	Now	$95,300	2046	* *			
Recent Installation, Extent : N/A, Area Affected : 100% *Location : Main Roof*								
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Various 10th Floor Locations*								
Skylight, Metal/Glass	2%	Now	$55,700	2046	* *			1
Water Penetration, Extent : Severe, Area Affected : 20% *Location : Courtyard Roof At Auditorium*								
Soffits								
Granite Panels	40%			LIFE	* *	5		
Marble Panels	60%			LIFE	* *	5		

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

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								
Floors								
Carpet	5%	0-2	$557,900	2038	* *	3	$46,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10% Location : Unoccupied 5th Floor Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Unoccupied 5th Floor Worn/Erode, Extent : Moderate, Area Affected : 100% Location : Unoccupied 5th Floor							
Ceramic Tile	1%			2045	* *	5	$6,200	
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Toilet Rooms Explanation : Location Noted							
Ceramic Tile	4%	0-2	$426,800	2039	* *	5	$12,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Typical Toilet Rooms Throughout Worn/Erode, Extent : Moderate, Area Affected : 25% Location : Typical Toilet Rooms Throughout							
Marble Panels	10%	0-2	$691,900	LIFE	* *	5	$46,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Main Lobby							
Quarry Tile	5%			2041	* *	5	$46,600	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement Explanation : Location Noted							
Raised Access Floor	5%	0-2	$91,100	2045	* *	5	$58,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout Various Server Rooms							
Terrazzo	20%			LIFE	* *	5	$194,300	
Vinyl Tile	35%	2-4	$1,829,900	2041	* *	3	$81,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Various Locations Throughout Worn/Erode, Extent : Moderate, Area Affected : 30% Location : Throughout							
Wood	15%			2064	* *	5	$174,900	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	2-4	$80,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5% Location : Various Basement Locations								
Ceramic Tile	4%	2-4	$187,300	2039	* *	5	$8,400	
Worn/Erode, Extent : Moderate, Area Affected : 20% Location : Typical Toilet Rooms Throughout								
Ceramic Tile	1%			2045	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Toilet Rooms Explanation : Location 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 Elements, Extent : Moderate, Area Affected : 2% Location : Main Lobby And Corridors Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5% Location : Main Lobby And Corridors								
Plaster	48%	Now	$248,500	LIFE	* *	5	$60,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various Location Throughout Basement Water Penetration, Extent : Moderate, Area Affected : 2% Location : Various Location Throughout Basement								
SGFT/Glazed Masonry	10%			LIFE	* *	10	$21,000	
Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement Explanation : Location Noted								
Wood	2%	Now	$89,900	LIFE	* *	5	$33,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : 2nd Floor Auditorium Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : 2nd Floor Auditorium Dry Rot/Decay, Extent : Severe, Area Affected : 10% Location : 2nd Floor Auditorium								

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

Architecture System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2041	* *	5	$62,200	
AcousTileSusp.Lay-In	40%	0-2	$83,900	2041	* *	5	$124,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Various Locations On 10th Floor								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Various 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/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby And 2nd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby And 2nd Floor								
Site Enclosure								
Retaining Walls								
Masonry: Brick	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Areaway Coping								
Explanation : Location Noted								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$219,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Along Lafayette And Centre Streets								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Along Lafayette And Centre Streets								
On-Site Walkways								
Masonry: Granite	100%	Now	$45,100	LIFE	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Areaway Landing At Centre Street								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2049	* *	5	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Machine Room, Sub-basement And Basement Electrical Room								
Explanation : Various Rated Capacities								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2056	* *	5	$10,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : 8 Sections								
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								
Thermoplastic	90%			2056	* *	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2034	$9,500	5	$600	
Variable Frequency Drive	80%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Main Near Basement Electrical Room								
Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$127,800	
Generators								
Diesel	100%	Now	$16,400	2045	* *	1	$144,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor Roof, Access Through Window								
Explanation : Two 1,875 Kva Emergency Generators, One Unit Is Not Operational								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$15,400	

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

Electrical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	15%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : 3rd Floor Roof, Access Through Window* *Explanation : No Available Nameplate Rating Capacity*								
Main Tank	85%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement* *Explanation : 14,000 Gallons Rated Capacity*								
Lighting								
Interior Lighting								
Fluorescent	20%			2041	* *	10	$76,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	70%			2041	* *	10	$266,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	37%			2041	* *	1		
Emergency, Battery	18%			2041	* *	10	$18,000	
Exit/Emergency Light Combo	8%			2044	* *			
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% *Location : Hallways And Other Public Spaces* *Explanation : Surveillance Cameras*								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$256,000	

Mechanical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement - Steam Room* *Explanation : Steam From Con Edison*								

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

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								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	99%			2039	* *	5	$24,400	
Steam Boiler	1%			2034	$36,700	1	$4,100	
	Abandoned in Place, Extent : Light, Area Affected : 100% *Location : 3 Coal Fired Units In Sub-basement Boiler Room*							
Distribution								
Steam Piping/Pump	100%			2036	$3,375,300			
Terminal Devices								
Convector/Radiator	95%			2034	$3,274,300	1	$127,500	
	On Extended Life, Extent : Light, Area Affected : 100% *Location : Throughout*							
Unit Heater - Steam	5%			2031	$119,800	4	$2,900	
Controls								
Digital	85%			2034	$10,289,700			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout* *Explanation : Digital Heat Timer System*							
Digital	15%	Now	$544,700	2031	$1,815,800			
	Malfunctioning, Extent : Severe, Area Affected : 70% *Location : 1st And 2nd Floor* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : 1st, 2nd, 10th Floors* *Explanation : Building Management System*							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

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								
Heat Pump Water Sourced	5%			2037	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 1st Floor, 3rd Floor							
Interior Pkg Unit - Cooling	10%			2034	$666,600	2	$2,500	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Mechanical Room 528 Explanation : R-407c Refrigerant							
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, Extent : N/A, Area Affected : 100% Location : Roof Near Emergency Power Generators Explanation : R-407c Refrigerant							
Reciprocating Compr/Chiller	10%			2036	$621,800	1	$19,300	
	Other Observation, Extent : N/A, Area Affected : 100% Location : 2nd Floor Roof Explanation : R-407c Refrigerant							
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, Extent : Light, Area Affected : 100% Location : 10th Floor Roof							
Split Unit	30%			2036	$3,002,700			
	R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Throughout							
Split Unit	1%			2031	$100,100			
	Abandoned in Place, Extent : Light, Area Affected : 100% Location : Roofs							
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	$12,900	2036	$642,900	1	$6,000	
	Corroded, Extent : Severe, Area Affected : 10% Location : Switchgear Room							
No Component	90%							

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

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								
Heat Rejection								
Air Cooled Condenser Unit	15%			2036	$183,000	2	$43,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$366,800	
	Insul. Deteriorating, Extent : Light, Area Affected : 5% *Location : Mechanical Rooms, 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	
Plumbing								
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								
Cast Iron	100%	Now	$106,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Light, Area Affected : 5% *Location : Janitor Closets* *Corroded, Extent : Light, Area Affected : 5%* *Location : Sub-basement* *On Extended Life, Extent : Light, Area Affected : 100%* *Location : Throughout*							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100% *Location : Throughout*							
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 : N/A, Area Affected : 100% *Location : Sub-basement - Steam Room* *Explanation : One Unit, 200 Gallons*							
Booster Pump w/Tank								
Generic	100%			2031	$36,700	1	$16,500	
Vertical Transport								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

HEALTH BUILDING

Asset # : 2050

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
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	

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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**

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	$5,100	LIFE	* *	5	$21,100	
	Exposed Reinforcement, Extent : Light, Area Affected : 1% Location : South Side Of Building							
Masonry: Brick	75%	0-2	$52,900	LIFE	* *	5	$31,700	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% Location : West Facade							
Masonry: Granite	2%			LIFE	* *	5	$1,300	
	Other Observation, Extent : Light, Area Affected : 100% Location : Front Entrance Explanation : Located On Kent Avenue							
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 : Moderate, Area Affected : 10% Location : Throughout Seams Open/Split, Extent : Moderate, Area Affected : 5% Location : Main Roof							
Interior								

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%	Now	$44,100	LIFE	* *	5	$55,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Boiler Room								
Mosaic Tile	5%			2041	* *	5	$16,000	
Vinyl Tile	25%	Now	$44,800	2041	* *	3	$12,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout Offices And Shop Areas								
Vinyl Tile 9" X 9"	10%	Now	$103,800	2046	* *	3	$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Lockers And 2nd Floor Offices								
Wood	5%	Now	$7,700	2051	* *	5	$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Truck Garage At Basement Level Loose Units, Extent : Light, Area Affected : 5% Location : Throughout								
Wood	35%			2071	* *	5	$83,900	
Interior Walls								
Cast in Place Concrete	25%	0-2	$24,700	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 10% Location : Basement								
Concrete Masonry Unit	25%	4+	$30,500	LIFE	* *	5	$6,400	
Vertical Cracks, Extent : Light, Area Affected : 2% Location : Freight Elevator Room In Basement								
Gypsum Board	25%	4+	$4,500	LIFE	* *	5	$9,600	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5% Location : Throughout								
Masonry: Brick	10%			LIFE	* *	10	$1,900	
SGFT/Glazed Masonry	15%			LIFE	* *	10	$4,800	
Ceilings								
AcousTile,Adhered	10%	Now	$8,400	2049	* *	5	$6,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : 2nd Floor								
AcousTileConcealSpLn	5%	Now	$12,000	2041	* *	5	$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Lockers And Corridors Staining/Discoloring, Extent : Light, Area Affected : 5% Location : 2nd Floor Spaces Water Penetration, Extent : Light, Area Affected : 5% Location : 2nd Floor Spaces								
AcousTileConcealSpLn	15%			2041	* *	5	$24,000	
Exposed Struc: Concrete	70%			LIFE	* *	5-10	$111,900	
Site Enclosure								

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

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 Enclosure								
Fence/Gates								
Chain Link	95%	Now	$97,000	2066	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50% *Location : West Side Of Building And Gates* *Impact Damage, Extent : Moderate, Area Affected : 30%* *Location : West Side Of Building And Gates* *Other Observation, Extent : Moderate, Area Affected : 50%* *Location : West Side Of Building* *Explanation : Concrete Post Bases Are Eroding 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								
Asphalt	100%	Now	$912,900	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 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 Observation, Extent : Moderate, Area Affected : 30%* *Location : West Side Of Building* *Explanation : Erosion At River Edge*							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	* *	5	$2,300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.*							
Transformers								
Dry Type	100%			2049	* *	5	$300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : 150 Kilovolt Amperes, 208 Volts Primary, 480/ 277 Volts Secondary*							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	* *	5	$2,300	
Raceway								
Conduit	50%			2036	$5,600	1		
Conduit	50%			2046	* *	1		
Panelboards								
Molded Case Bkrs	85%			2044	* *	5	$1,900	
Molded Case Bkrs	15%			2035	$6,100	5	$300	
Wiring								
Thermoplastic	50%			2046	* *	1		
Thermoplastic	50%			2036	$11,500	1		
Motor Controllers								
Locally Mounted	50%			2034	$52,400	5	$300	
Locally Mounted	50%			2041	* *	5	$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : Ground Connected To The Water Main Pipe							
Lighting								
Interior Lighting								
Fluorescent	25%			2036	$153,500	10	$19,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2nd Floor							
	Explanation : T-8 Lamps							
LED	75%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$72,800	10	$10,300	
Exit, LED	40%			2071	* *	1		
Exit, Battery	10%			2031	$10,000	10	$600	
Exterior Lighting								
LED	20%			2044	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$31,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways, Outside Perimeter							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Analog	100%			2031	$223,600	1-3	$54,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways							
	Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only.							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	$198,900	5	$26,500	
Conversion Equipment								
Steam Boiler	100%	Now	$75,600	2041	* *	1	$76,100	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room. Broken Boiler Cast Iron							
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Boiler Room							
	Leak Evident, Extent : Moderate, Area Affected : 10%							
	Location : Boiler Room							
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 2 Boilers							
Distribution								
Steam Piping/Pump	100%	0-2	$34,700	2036	$694,200			
	Leak Evident, Extent : Moderate, Area Affected : 10%							
	Location : Bolier Room. Vacuum Pump Leaking							
Terminal Devices								
Air Handler	15%	0-2	$122,400	2036	$244,700	1	$7,100	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : 2 Inefficient Old Units In Machine Shop.							
Convector/Radiator	25%			2034	$177,200	1	$6,900	
Fan Coil Unit/Heat	60%	0-2	$129,000	2036	$1,289,600	1	$14,900	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Inefficient Units, Machine Shop And First Floor.							
Controls								
Electrical	100%			2031	$481,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	20%	0-2	$6,600	2031	$65,700	1		
	Not in Service, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
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	2041	* *	2	$1,600	
	Not in Service, Extent : Moderate, Area Affected : 10%							
	Location : Roof							
Plumbing								

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

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								
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, Extent : Severe, Area Affected : 100% *Location : Basement 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, Area Affected : 100% *Location : Basement 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, Extent : Severe, Area Affected : 100%* *Location : Basement Boiler Room*							
Backflow Preventer								
Generic	100%			2031	$38,700	1	$5,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement To First Floor* *Explanation : One Unit*							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$43,100	

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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**
Program / Asset #	: **DGS0055.000 / 13877**	**Yr Built/Renovated**	: **1927 / 2007**
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**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

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								
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, Extent : Light, Area Affected : 12% *Location : Interior Courtyards*							
Masonry: Granite	42%			LIFE	* *	5	$330,500	
Masonry: Granite	8%	Now	$1,006,200	LIFE	* *	5	$31,500	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% *Location : Throughout* *Staining/Discoloring, Extent : Moderate, Area Affected : 15%* *Location : Penthouse And Window Sills* *Worn/Erode, Extent : Moderate, Area Affected : 20%* *Location : Window Sills In Courtyard And Penthouse*							
Windows								
Bronze/Brass	60%	4+	$754,200	2044	* *	5	$130,500	
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% *Location : Throughout* *Unit Inoperable, Extent : Moderate, Area Affected : 50%* *Location : Throughout*							
Metal Louvers	2%			2045	* *	10	$8,700	
Steel	38%	Now	$1,210,500	2058	* *	5	$165,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 40% *Location : Courtyards* *Thermally Inefficient, Extent : Moderate, Area Affected : 50%* *Location : Courtyards* *Caulking Deteriorated, Extent : Moderate, Area Affected : 40%* *Location : Courtyard Windows* *Worn/Erode, Extent : Moderate, Area Affected : 40%* *Location : Courtyard Windows*							
Parapets								
Copper/Terne	10%	Now	$8,700	2056	* *	5	$6,800	
	Open Joints, Extent : Moderate, Area Affected : 2% *Location : Coping* *Other Observation, Extent : Moderate, Area Affected : 100%* *Location : Coping* *Explanation : Covered With Tar*							
Masonry: Brick	45%			LIFE	* *	5-10	$86,500	
Masonry: Granite	35%			LIFE	* *	5-10	$135,900	
Masonry: Granite	10%			LIFE	* *	5-10	$38,800	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

LOUIS LEFKOWITZ BLDG.

Asset # : 13877

Architecture System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	80%	Now	$343,900	2041	* *			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over 9th Floor							
	Debris Present, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%							
	Location : Base Flashing Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 35%							
	Location : Over 9th Floor, Elevator Machine Room, Generator Room							
	Worn/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Over 9th Floor							
Modified Bitumen	20%			2044	* *	10	$36,300	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : South Of Main Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South Of Main Roof							
	Explanation : Roof Painted Over White							
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Car Ramp Ceiling Soffit							
	Explanation : Guastavino Terracotta Tile							
Interior								
Floors								
Carpet	7%	0-2	$21,200	2035	$1,059,000	3	$88,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 1%							
	Location : Second Floor							
	Worn/Erode, Extent : Moderate, Area Affected : 2%							
	Location : Second Floor							
Cast in Place Concrete	20%			LIFE	* *	5	$737,700	
Ceramic Tile	5%			2045	* *	5	$42,200	
Mosaic Tile	2%			2041	* *	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 : Moderate, Area Affected : 50%							
	Location : Throughout Corridors							
Vinyl Tile 9" X 9"	10%			2031	$6,841,000	3	$42,200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

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%			2039	* *	5	$49,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 2% Location : Basement							
Glass: Single Pane	5%			LIFE	* *	5	$74,300	
Gypsum Board	30%			LIFE	* *	5-10	$505,200	
Masonry: Brick	8%	Now	$306,300	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Steam Room							
Metal Panel	7%			LIFE	* *	10	$31,200	
Marble Panels	5%			LIFE	* *	10	$19,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Corridors							
Plaster	35%	Now	$856,000	LIFE	* *	5	$104,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : 9th Floor Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : 9th Floor Loose/Delam Surface, Extent : Moderate, Area Affected : 20% Location : 9th Floor Paint Peeling, Extent : Moderate, Area Affected : 100% Location : 9th Floor Water Penetration, Extent : Moderate, Area Affected : 5% Location : Electrical Room On 9th Floor							
Plaster	5%			LIFE	* *	5-10	$42,100	
Ceilings								
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%	Now	$104,100	LIFE	* *	5	$42,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : 9th Floor Paint Peeling, Extent : Moderate, Area Affected : 30% Location : 9th Floor Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : 9th Floor Water Penetration, Extent : Moderate, Area Affected : 30% Location : 9th Floor Electrical Room							
Plaster	5%	Now	$32,500	LIFE	* *	5	$26,300	
	Water Penetration, Extent : Moderate, Area Affected : 1% Location : Room 133 And Corridor Near Room 133, Entrance Lobby							
Site Enclosure								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

LOUIS LEFKOWITZ BLDG.

Asset # : 13877

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 Enclosure								
Retaining Walls								
Masonry: Brick	90%			2046	* *			
Masonry: Granite	10%			LIFE	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Areaway Coping Stones							
	Explanation : Location Noted							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	0-2	$75,800	2041	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Baxter Street							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Baxter Street							
	Tripping Hazard, Extent : Moderate, Area Affected : 10%							
	Location : Baxter Street							
Not Accessible	25%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Hogan Street, Baxter Street							
	Explanation : Blocked By Construction Barriers Due To Adjacent Road Work							
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Masonry: Granite	50%	Now	$10,900	LIFE	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
	Location : Entry Stairs							
Parking/Driveway								
Cast in Place Concrete	100%	0-2	$12,400	2041	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Courtyard Parking							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	* *	5	$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Electrical Room							
	Explanation : 4 Main Services (Low Voltage Power Breakers) Rated At 4,000 Amperes Each							
Transformers								
Dry Type	100%			2053	* *	5	$1,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 9th Floor Electrical Closet, Penthouse, Steam Room							
	Explanation : Various Capacities							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Electrical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2056	* *	5	$2,600	
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Electrical Room Explanation : 27 Sections								
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%			2035	$1,027,900	1		
Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout The Building								
Thermoplastic	40%			2062	* *	1		
Motor Controllers								
Locally Mounted	20%			2034	$9,500	5	$700	
Locally Mounted	65%			2049	* *	5	$2,200	
Variable Frequency Drive	10%			2049	* *			
Under Construction	5%							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$14,700	
Other Observation, Extent : Light, Area Affected : 100% Location : Steam Room, Basement Sprinkler Main Room In Print Shop Explanation : Location Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$153,800	
Generators								
Diesel	100%			2045	* *	1	$193,600	
Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Emergency Generator Rated At 1,500 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,500	5	$18,500	
Fuel Storage								
Day Tank	3%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Enclosure Explanation : 330 Gallons Rated Capacity								
Main Tank	97%			2064	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 10,800 Gallons Rated Capacity								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
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	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
Under Construction	85%							
Egress Lighting								
Emergency, Service	25%			2041	* *	1		
Emergency, Battery	25%			2041	* *	10	$30,200	
Exit/Emergency Light Combo	2%			2041	* *			
Exit, Battery	48%			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	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lobby And Other Public Spaces							
	Explanation : CCTV Surveillance Cameras							
Generic	50%			2036	$476,200	1	$93,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof Doors And Main Entrance							
	Explanation : Intrusion Alarm System							
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$308,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Alarm Bells, Smoke Detectors, Strobe Lights, Horns And Manual Pull Stations							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	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 Edison							
Electricity	5%			2046	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
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
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2039	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Steam Room Explanation : Two Units 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 Working, Extent : Moderate, Area Affected : 10% Location : 5th Floor Mechanical Rooms Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Rooms, Mechanical Rooms Explanation : Electric 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	$2,489,100	1	$96,900	
On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout								
Unit Heater - Hot Water	5%			2036	$150,400			
Unit Heater - Steam	5%			2036	$144,100	4	$3,400	
No Component	30%							
Controls								
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		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

LOUIS LEFKOWITZ BLDG.

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
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2037	* *	2	$3,100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 5th Floor Mechanical Rooms								
Reciprocating Compr/Chiller	10%			2031	$748,400	1	$23,200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof. Two Units Serve Marriage Bureau.								
Reciprocating Compr/Chiller	5%			2036	$374,200	1	$11,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof. One Unit Serves Print Shop.								
Exterior Pkg Unit - Cooling	10%			2031	$556,300	2	$3,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof. Three Units Serve 8th Floor.								
Split Unit	5%			2036	$602,400			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Elevator Machine Rooms								
Split Unit	15%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Electrical Rooms, Telecom Rooms, Lobby, 6th Floor, Various Offices								
Split Unit	3%			2031	$361,400			
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Coffee Shop, Roofs								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Storage Rooms, Telecom Room								
Window/Wall Unit	37%			2031	$711,100	1		
Window/Wall Unit	5%	Now	$28,800	2036	$96,100	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Various Offices								
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2036	$123,000	4	$5,500	
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	$984,400	1	$30,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Marriage Bureau								
Explanation : Location Noted								
Air Handler/Cool/Ht	5%			2036	$492,200	1	$15,500	
No Component	85%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
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
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	$146,900	2	$34,800	
Air Cooled Condenser Unit	10%			2041	* *	2	$34,800	
Air Cooled Condenser Unit	5%			2036	$73,400	2	$17,400	
Water Cooling Tower	1%			2030	$25,600	2	$5,000	
	Abandoned in Place, Extent : Light, Area Affected : 100%							
	Location : Roof							
No Component	74%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$441,400	
Exhaust Fans								
Interior	60%	Now	$27,000	2031	$1,350,000	2	$7,300	
	Malfunctioning, Extent : Moderate, Area Affected : 5%							
	Location : 5th Floor Purge Fan							
Roof	40%	Now	$7,900	2031	$393,800	2	$4,900	
	Noisy/Vibrating, Extent : Moderate, Area Affected : 10%							
	Location : Roof							
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%			2031	$24,000	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : One Unit, 3kwt 10 Gallons							
Electric	75%			2031	$72,000	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Marriage Bureau Toilet Rooms Above Ceiling							
	Explanation : Three Units Above Ceiling, Size Unknown.							
HW Heat Exchanger								
Steam Fired	100%			2036	$2,453,200	4	$74,200	
Sanitary Piping								
Cast Iron	10%	Now	$63,900	LIFE	* *	1		
	Leak Evident, Extent : Light, Area Affected : 5%							
	Location : Basement							
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$101,600	4	$15,800	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
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, Extent : Moderate, Area Affected : 10%							
	Location : Basement Steam Room, Penthouse Tank Room							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2 From Basement To 9th Floor, 6 From 1st To 8th Floor, 2 Are Not In Use. Sidewalk Elevator Is Broken							
	Explanation : 10units							
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**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$161,500		$39,800	
Interior Architecture	$75,200			$54,900
Electrical	$84,500	$48,800	$56,900	$48,400
Mechanical	$421,200	$133,500	$229,100	$108,700
Elevators/Escalators	$103,000	$103,000	$103,000	$103,000
Total	**$845,300**	**$285,300**	**$428,800**	**$314,900**
Importance Code A	$161,500		$53,200	
Importance Code B	$639,500	$285,300	$375,600	$314,900
Importance Code C	$44,300			
Total	**$845,300**	**$285,300**	**$428,800**	**$314,900**

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

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								
Exterior Walls								
Masonry: Brick	11%			LIFE	* *	5	$75,500	
Masonry: Limestone	45%	Now	$369,900	LIFE	* *	5	$115,700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
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%	Now	$48,900	LIFE	* *	5	$5,100	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Ground Floor Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Perimeter At Ground Level							
Window Wall	5%	Now	$211,300	2056	* *	5	$32,200	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Ground Floor Lobby							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
	Location : Ground Floor Lobby							
	Weather Strip Missing, Extent : Moderate, Area Affected : 10%							
	Location : Ground Floor Lobby							
Windows								
Aluminum	95%			2044	* *	5	$79,600	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 9th Floor Office 933b							
Metal Louvers	5%	4+	$4,700	2039	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Penthouse							
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%	Now	$17,200	2036	$86,100	5	$5,700	
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Switchgear Room							
Modified Bitumen	80%	4+	$229,200	2036	$763,900			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Penthouse							
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : At Corners							

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

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								
Soffits								
Stucco Cement	10%	0-2	$22,400	2041	* *	5	$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Outside Of Main Lobby*								
Stucco Cement	90%			2041	* *	5	$28,800	
Interior								
Floors								
Cast in Place Concrete	5%	4+	$58,300	LIFE	* *	5	$73,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Garage, Garage Ramp To Exit*								
Ceramic Tile	4%	0-2	$30,900	2039	* *	5	$13,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Toilets At 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/Erode, Extent : Light, Area Affected : 10% *Location : Throughout*								
Vinyl Tile 9" X 9"	35%	4+	$383,700	2031	$19,184,800	3	$88,700	
Patching Evident, Extent : Light, Area Affected : 5% *Location : Throughout* *Worn/Erode, Extent : Moderate, Area Affected : 20%* *Location : Throughout*								
Interior Walls								
Ceramic Tile	4%	0-2	$38,800	2039	* *	5	$17,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : 9th Floor 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/Crumbling, Extent : Moderate, Area Affected : 5% *Location : 3rd Floor Back Corridor*								
SGFT/Glazed Masonry	10%	Now	$158,600	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : Ramp To Exterior*								
Wood	25%	4+	$621,200	LIFE	* *	5	$869,800	
Deteriorated Finish, Extent : Light, Area Affected : 10% *Location : Court Rooms Throughout*								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

MANHATTAN CIVIL COURT

Asset # : 2049

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								
Ceilings								
AcousTileConcealSpLn	40%	0-2	$220,600	2034	$4,411,600	5	$168,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Throughout* *Staining/Discoloring, Extent : Moderate, Area Affected : 15%* *Location : Throughout* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Rooms 1121, 1127*								
AcousTileSusp.Lay-In	15%			2041	* *	5	$101,300	
Staining/Discoloring, Extent : Light, Area Affected : 5% *Location : 12th Floor Court Room And Office And Throughout*								
Exposed Struc: Concrete	10%	Now	$205,400	LIFE	* *	5	$10,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Parking Garage, 10th And 12th Floor Mechanical Rooms*								
Plaster	35%			LIFE	* *	5-10	$406,300	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2% *Location : 12th Floor*								
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 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	85%			2046	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room B15* *Explanation : Two Main Service And One Bus Tie Disconnect Switches Rated At 4,000 Amperes Each*								
Molded Case Bkrs	15%			2046	* *	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement Electrical Room* *Explanation : One Main Service Disconnect Rated At 1,600 Amperes*								

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	35%			2041	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Penthouse Elevator Machine Rooms								
Explanation : Six 65 Kva And 4 40 Kva Rated Units								
Dry Type	65%			2053	* *	5	$1,100	
Other Observation, Extent : N/A, Area 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, Area Affected : 100%								
Location : Electrical Room B15 And 13 Floor Mechanical Room								
Explanation : 12 Sections								
Molded Case Bkrs	10%			2046	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub Basement Electrical Room								
Explanation : 1 Section								
Raceway								
Conduit	15%			2036	$104,300	1		
Conduit	80%			2056	* *	1		
Conduit	5%			2062	* *	1		
Panelboards								
Molded Case Bkrs	98%			2044	* *	5	$11,600	
Molded Case Bkrs	2%			2035	$14,600	5	$200	
Wiring								
Thermoplastic	93%			2046	* *	1		
Thermoplastic	2%			2036	$20,700	1		
Thermoplastic	5%			2062	* *	1		
Motor Controllers								
Locally Mounted	5%			2049	* *	5	$200	
Motor Control Center	5%			2034	$66,500	5	$600	
Motor Control Center	80%	Now	$21,300	2049	* *	5	$4,900	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 13th Floor								
Explanation : One Compartment Not Operational								
Variable Frequency Drive	10%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$13,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Steamfitter Shop, Basement Chiller Room								
Explanation : Locations Noted								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$138,900	

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	$174,800	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof* *Explanation : 1250 Kilowatt Rating*							
Batteries								
Lead/Acid	100%			2029	$2,500	5	$16,700	
Fuel Storage								
Day Tank	50%			2044	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof* *Explanation : 275 Gallon Capacity*							
Main Tank	50%			2051	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 2,000 Gallon Capacity*							
Lighting								
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 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								
Generic	100%			2041	* *	1	$168,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Public Interior And Exterior Spaces* *Explanation : CCTV Surveillance System*							
Fire/Smoke Detection								
Under Construction	100%							

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

MANHATTAN CIVIL COURT

Asset # : 2049

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%; Location : Basement; Explanation : Steam From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	* *	5	$26,800	
Distribution								
Steam Piping/Pump	10%	Now	$36,700	2036	$366,700			
Leak Evident, Extent : Moderate, Area Affected : 5%; Location : 13th Floor Mechanical Room								
Malfunctioning, Extent : Light, Area Affected : 2%; Location : Basement Steam Room								
Steam Piping/Pump	90%			2036	$3,300,200			
Terminal Devices								
Air Handler	5%	Now	$21,500	2031	$430,900	1	$12,600	
Broken, Extent : Light, Area Affected : 5%; Location : Sub-basement								
On Extended Life, Extent : Light, Area Affected : 100%; Location : Sub-basement, Basement								
Convector/Radiator	5%			2034	$187,200	1	$7,300	
Unit Heater - Steam	5%			2031	$130,100	4	$3,100	
No Component	85%							
Other Observation, Extent : N/A, Area Affected : 0%; Location : 1st Floor Mechanical Room, 13th Floor Mechanical Room; Explanation : Reported Under Air Conditioning								
Controls								
Digital	80%			2034	$10,521,300			
Digital	20%			2031	$2,630,300			
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		

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

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								
Centrifugal, Elec Chiller	70%			2045	* *	1	$341,900	
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Steam Room Explanation : R-514a Refrigerant								
Reciprocating Compr/Chiller	10%			2031	$675,600	1	$20,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1st Floor Mechanical Room								
Exterior Pkg Unit - Cooling	5%			2031	$251,000	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Elevator Machine Room Roof								
Split Unit	10%			2031	$1,087,400			
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof								
Air Cooled interior Pkg Unit	5%			2030	$373,000	2	$1,400	
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 3rd Floor Telecom Room								
Distribution								
CW & CHW Wtr Pipe/Pump	7%	Now	$5,200	2036	$51,800	4	$1,600	
Malfunctioning, Extent : Moderate, Area Affected : 5% Location : Valves At Condenser Water Pumps Not Holding								
CW & CHW Wtr Pipe/Pump	78%			2036	$577,500	4	$26,000	
No Component	15%							
Terminal Devices								
Air Handler/Cool/Ht	85%			2031	$7,552,500	1	$237,200	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	$132,600	2	$31,400	
Dry Cooler	5%			2031	$105,100	2	$15,700	
Water Cooling Tower	80%	Now	$185,000	2030	$1,850,400	2	$290,700	
Corroded, Extent : Light, Area Affected : 5% Location : Roof Leak Evident, Extent : Light, Area Affected : 10% Location : Roof								
No Component	5%							
Ventilation								

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

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
Ventilation								
Distribution								
Ductwork/Diffusers	15%	Now	$60,300	LIFE	* *	2-5	$37,700	
	Damaged, Extent : Light, Area Affected : 5% *Location : 3rd Floor* *Insul. Deteriorating, Extent : Light, Area Affected : 5%* *Location : 13th Floor Mechanical Room*							
Ductwork/Diffusers	85%			LIFE	* *	2-5	$338,700	
Exhaust Fans								
Interior	100%			2031	$2,030,900	2	$13,800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	$5,293,100	1		
Galvanized Steel	10%			2034	$584,600	1		
Water Heater With Tanks								
Electric	100%			2034	$24,000	4		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement* *Explanation : 40 Gallons*							
HW Heat Exchanger								
Steam Fired	100%			2036	$2,214,300	4	$66,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	Leak Evident, Extent : Light, Area Affected : 5% *Location : Basement*							
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)								
Compressed Air	100%			2036	$148,100	4	$6,800	
Backflow Preventer								
Generic	100%			2036	$204,500	1	$27,600	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2031	$36,700	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 9 Units From 1st To 12th Floor, 2 Units From Basement To 12th Floor* *Explanation : 11 Units*							
Fire Suppression								

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

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
Fire Suppression								
Standpipe								
Generic	100%	Now	$42,200	2036	$2,108,500	1-5	$160,100	
	Leak Evident, Extent : Light, Area Affected : 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 : Light, Area Affected : 5%							
	Location : 13th Floor Mechanical Room							
	Leak Evident, Extent : Light, Area Affected : 5%							
	Location : 13th Floor Mechanical Room							

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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**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN CRIMINAL COURTS BLDG.
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
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	$2,538,900	LIFE	* *	5	$476,600	
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								
Metal Panel	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								
Granite Panels	15%			LIFE	* *	5	$102,100	
Windows								
Aluminum	97%			2049	* *	5	$203,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Metal Louvers	3%			2042	* *	10	$39,400	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$39,200	
Masonry: Limestone	15%			LIFE	* *	5	$8,700	
Roof								
Modified Bitumen	100%			2033	$1,495,800	10	$134,900	
Interior								
Floors								
Carpet	14%			2029	$3,612,300	3	$301,900	
Cast in Place Concrete	10%	4+	$248,200	LIFE	* *	5	$314,500	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Ceramic Tile	3%			2042	* *	5	$43,100	
Marble Panels	5%			LIFE	* *	5	$53,900	
Quarry Tile	3%	Now	$161,000	2038	* *	5	$32,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Sub-basement								
Terrazzo	25%			LIFE	* *	5	$280,800	
Vinyl Tile	40%	Now	$806,000	2033	$16,120,600	3	$215,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor								

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

Architecture

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	$112,600	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 10% *Location : Sub-basement Foundation Wall*								
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Stairs E, F At Penthouse* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : Stairs E, 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	
Cracking/Crumbling, Extent : Severe, Area Affected : 20% *Location : Stairs E, F At Penthouse* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : Stairs E, F At Penthouse*								
Plaster	55%			LIFE	* *	5	$494,200	
Plaster	8%			LIFE	* *	5	$71,900	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	* *	5		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: 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 Switches Rated At 4,000 Amperes Each*								

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance 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		
	Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout 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 Drive	10%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$14,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	$211,900	1	$295,500	
Generators								
Diesel	100%			2029		1	$372,000	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Emergency Generator Rated At 1250 Kilowatts							
Batteries								
Lead/Acid	100%			2027	$2,500	5	$35,600	
Fuel Storage								
Day Tank	50%			2032	$13,000	5		
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : 275 Gallon Capacity							
Main Tank	50%			2036	$39,000	5		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 75,000 Gallon Capacity							
Lighting								

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

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								
Fluorescent	97%			2033	$14,384,900	10	$854,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
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 Observed*								
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, Area 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* *Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells False Alarm And Trouble Alarms*								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		

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

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								
Conversion Equipment								
Steam Boiler	100%	Now	$1,699,100	2038	* *	1	$856,200	
	Not Energy Efficient, Extent : Moderate, Area Affected : 50% Location : No.1 And No.2 Burners Not in Service, Extent : Severe, Area Affected : 25% Location : 2 Of 4 Boilers Are Out Of Service In Sub-basement On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement. Boilers On Extended Life Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 4 Units							
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$2,740,800	2043	* *	4	$47,300	
	Corroded, Extent : Moderate, Area Affected : 20% Location : Condensate Drain Pipe, Sub-basement Damaged, Extent : Severe, Area Affected : 10% Location : Condensate Surge Tank Needs Replacement Steam Traps Faulty, Extent : Moderate, Area Affected : 15% Location : Various Locations							
Terminal Devices								
Air Handler	5%	Now	$917,100	2043	* *	1	$26,700	
	Malfunctioning, Extent : Severe, Area Affected : 100% Location : 18th Floor Fan Room On Extended Life, Extent : Light, Area Affected : 100% Location : 18th Floor Fan Room							
Air Handler	20%	0-2	$3,668,400	2043	* *	1	$106,900	
	On Extended Life, Extent : Severe, Area Affected : 100% Location : Fan Rooms							
Convector/Radiator	75%			2031	$5,977,700	1	$232,700	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2042	* *	1	$363,800	
	R-134a Refrigerant, Extent : Light, Area Affected : 35% Location : Basement							
Exterior Pkg Unit - Cooling	5%			2028	$534,400	2	$2,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : 18th Floor Roof							
Window/Wall Unit	50%			2028	$1,846,200	1		
No Component	10%							

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

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								
Distribution								
CW & CHW Wtr Pipe/Pump	35%	Now	$24,800	2043	* *	4	$16,600	
	Malfunctioning, Extent : Severe, Area Affected : 30% *Location : Zone Valves, Various Locations*							
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%	0-2	$5,957,400	2043	* *	1	$187,100	
	Controller Not Working, Extent : Severe, Area Affected : 95% *Location : Various Locations. 95 Percent Of The Unit Variable Frequenct Drive Is Not Working* *On Extended Life, Extent : Moderate, Area Affected : 100%* *Location : Fan Room*							
No Component	65%							
Heat Rejection								
Water Cooling Tower	35%	Now	$155,100	2034	$1,550,800	2	$270,700	
	Malfunctioning, Extent : Severe, Area Affected : 100% *Location : Insufficient Air Flow Causing Water Damage At Upper Roof*							
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$2,140,400	LIFE	* *	2-5	$535,700	
	Damaged, Extent : Severe, Area Affected : 5% *Location : Air Intake, 18th Floor Roof*							
Exhaust Fans								
Interior	90%	0-2	$3,890,600	2043	* *	2	$21,200	
	On Extended Life, Extent : Moderate, Area Affected : 100% *Location : Penthouse*							
Interior	10%	Now	$432,300	2043	* *	2	$2,400	
	Malfunctioning, Extent : Severe, Area Affected : 10% *Location : 18th Floor Fan Room*							
Plumbing								
H/C Water Piping								
Brass/Copper	14%	Now	$87,600	2033	$1,752,600	1		
	Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20% *Location : 1 Of 2 Pumps Is Not Functioning*							
Brass/Copper	86%			2053	* *	1		
HW Heat Exchanger								
Steam Fired	100%	Now	$471,300	2043	* *	4	$95,000	
	Corroded, Extent : Severe, Area Affected : 20% *Location : Basement*							
Sanitary Piping								
Cast Iron	100%	Now	$613,900	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5% *Location : Sub-basement And Basement*							

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

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								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	88%	0-2	$68,700	2043	* *	4	$17,900	
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Basement							
Non-Submersible	12%			2043	* *	4	$3,700	
Sewage Ejector(s)								
Electric	94%	0-2	$95,900	2043	* *	4	$35,900	
	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Basement Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 3 Duplex Units							
Electric	6%			2043	* *	4	$3,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% Location : 19 Units From 1st To 17th Floor, 1 Unit From Basement To 17th Floor, 2 Units From Basement To 16th Floor Explanation : 22 Units							
Fire Suppression								
Standpipe								
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	

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Print Date : 18-Aug-2025

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name	: **MANHATTAN FAMILY COURT**		
Address	: **60 LAFAYETTE STREET @ LEONARD ST.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **312-136**
Program / Asset #	: **DGS0003.000 / 2048**	**Yr Built/Renovated**	: **1975 / 2010**
Area Sq Ft	: **491,000**	**Project Type**	: **REAL PROPERTY**
Date of Survey	: **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**

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**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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
Importance Code C	$11,400			
Total	**$651,700**	**$387,700**	**$500,000**	**$358,200**

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	$206,900	LIFE	* *	5	$170,400	
Water Penetration, Extent : Moderate, Area Affected : 2% *Location : Foundation At B Level, Garage, Judges Exit*								
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								
Metal Panel	85%			2053	* *	5	$34,400	
Metal Rail	15%			2046	* *	5-10	$28,400	
Roof								
IRMA/Protected Membrane	35%			2038	* *	10	$46,500	
Other Observation, Extent : Light, Area Affected : 100% *Location : Outdoor Balcony Areas* *Explanation : Cast Stone Paver Ballasted*								
Modified Bitumen	65%	4+	$47,900	2038	* *			
Water Penetration, Extent : Light, Area Affected : 5% *Location : At Roof Penetrations*								
Soffits								
Metal Panel	100%			2053	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	5%	Now	$841,400	LIFE	* *	5	$71,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : Loading Dock* *Water Penetration, Extent : Moderate, Area Affected : 15%* *Location : Loading Dock* *Other Observation, Extent : Severe, Area Affected : 100%* *Location : Loading Dock* *Explanation : 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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Offices And Waiting Areas Throughout*								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN FAMILY COURT
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	10%	Now	$73,600	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 20% *Location : West Wall In Basements*								
Ceramic Tile	5%			2042	* *	5	$22,700	
Concrete Masonry Unit	10%	Now	$86,700	LIFE	* *	5	$18,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 20% *Location : Various Basement Locations, 11th Floor Mechanical. Penthouse* *Loose Units, Extent : Moderate, Area Affected : 10%* *Location : Loading Dock* *Vertical Cracks, Extent : Moderate, Area Affected : 5%* *Location : Parking Area In Basement*								
Concrete Masonry Unit	5%			LIFE	* *	5	$9,100	
Gypsum Board	30%			LIFE	* *	5	$81,800	
Marble Panels	5%			LIFE	* *			
Travertine Panels	15%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$20,500	
Wood	5%			LIFE	* *	5	$90,900	
Ceilings								
AcousTileConcealSpLn	25%	4+	$132,600	2046	* *	5	$101,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30% *Location : Basement* *Cracking/Crumbling, Extent : Severe, Area Affected : 25%* *Location : Basement*								
AcousTileSusp.Lay-In	35%			2046	* *	5	$227,500	
Exposed Struc: Concrete	15%			LIFE	* *	5	$15,200	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$40,600	
Other Observation, Extent : Light, Area Affected : 5% *Location : Entrance Lobby Area* *Explanation : Staining From Water Leak*								
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	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2% *Location : Southeast Corner On Lafayette Street*								
On-Site Walkways								
Cast in Place Concrete	20%			2046	* *			
Masonry: Granite	80%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2038	* *			

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2033	$461,800	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : 2 Main Service Disconnect Switches Rated At 3,000 Amperes Each.*								
Fused Disc Sw	30%			2043	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*								
Transformers								
Dry Type	100%			2031	$27,100	5	$1,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 30 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary*								
Switchgear / Switchboard								
Fused Disc Sw	20%			2043	* *	5	$400	
Molded Case Bkrs	80%			2033	$527,800	5	$10,300	
Raceway								
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 Drive	10%			2050	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$7,200	
Stand-by Power								
Transfer Switches								
Automatic	50%			2038	* *	1	$75,500	
Automatic	50%			2031	$53,000	1	$75,500	
Generators								
Diesel	100%			2029	$211,500	1	$190,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Generator Room* *Explanation : Emergency Generator Rated At 250 Kilowatts*								
Batteries								
Nickel Cadmium	100%			2027	$2,500	5	$109,400	

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	30%			2032	$7,800	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Rated Capacity							
Main Tank	70%			2036	$54,600	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 400 Gallons Rated Capacity							
Lighting								
Interior Lighting								
Fluorescent	2%			2033	$151,600	10	$9,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Lights							
Fluorescent	17%			2033	$1,288,600	10	$76,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 12th Floor							
	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		
Emergency, Battery	5%			2033	$41,800	10	$5,900	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
LED	20%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$935,200	1	$183,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement, Hallways, Lobby, Outside Perimeter							
	Explanation : CCTV Surveillance Cameras							
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 Stations, Alarm Bells, Smoke Detectors, Horns							

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Steam From Con Edison								
Conversion Equipment								
Under Construction	100%							
Other Observation, Extent : N/A, Area Affected : 0% Location : Sub-basement Explanation : Pressure Reducing Valves Replacement Is In Progress. Two Brand New Heat Exchangers Are In Place.								
Distribution								
Hot Wtr Piping/Pump	95%	0-2	$20,700	2041	* *	4	$23,000	
Corroded, Extent : Moderate, Area Affected : 10% Location : Basement Controller Not Working, Extent : Moderate, Area Affected : 100% Location : Building Management System.								
Steam Piping/Pump	5%	Now	$10,000	2043	* *			
Damaged, Extent : Moderate, Area Affected : 50% Location : Valves In Basement Repairs In Progress, Extent : N/A, Area Affected : 10% Location : Steam Traps, Basement								
Terminal Devices								
Air Handler	11%	Now	$20,600	2028	$1,031,300	1	$30,100	
Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Mechanical Rooms								
Air Handler	64%			2028	$6,000,100	1	$194,300	
Convector/Radiator	25%			2031	$1,018,500	1	$39,600	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2036	$10,157,700	1	$531,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : Three Units								
Distribution								
CW & CHW Wtr Pipe/Pump	70%	0-2	$11,300	2043	* *	4	$16,900	
Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Roof And Various Locations Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Valves In Mechanical Room								
CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	$10,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	$9,666,700	1	$303,600	

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	50%	0-2	$25,200	2031	$1,258,200	2	$197,700	
	Leak Evident, Extent : Moderate, Area Affected : 5% *Location : Roof*							
Water Cooling Tower	50%			2031	$1,258,200	2	$247,100	
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	$21,900	LIFE	* *	2-5	$13,700	
	Damaged, Extent : Moderate, Area Affected : 15% *Location : The Actuators In Basement*							
Ductwork/Diffusers	95%			LIFE	* *	2-5	$260,100	
Exhaust Fans								
Interior	100%			2033	$2,209,500	2	$15,000	
Plumbing								
H/C Water Piping								
Brass/Copper	1%	0-2	$1,300	2053	* *	1		
	Not Insulated, Extent : Moderate, Area Affected : 10% *Location : Water Main Valve And Piping, Basement*							
Brass/Copper	99%			2053	* *	1		
HW Heat Exchanger								
Under Construction	100%							
	Other Observation, Extent : N/A, Area Affected : 0% *Location : Basement* *Explanation : Heat Exchanger Replacement Is In Progress.*							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%	0-2	$7,000	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 2% *Location : At West South Of Basement*							
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	$99,700	4	$15,600	
Sewage Ejector(s)								
Electric	100%			2043	* *	4	$29,300	
	Recent Replace Evident, Extent : N/A, Area Affected : 100% *Location : Sub-basement*							
Backflow Preventer								
Generic	100%			2043	* *	1	$30,100	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : New Installation.*							
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Seven Units. Basement To 11th Floor, One Unit. 1st To 11th Floor, One Unit. 1st To 7th Floor* *Explanation : 9 Units*								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : N/A, 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	

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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**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$127,300	
Masonry: Brick	30%			LIFE	* *	5	$244,400	
Masonry: Granite	65%	Now	$1,388,700	LIFE	* *	5	$397,200	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% *Location : Upper Floors, Pediment*							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25% *Location : Pediment, Cornice, Throughout*							
	Water Penetration, Extent : Moderate, Area Affected : 10% *Location : At Ground Level East Side*							
Metal Panel	3%			2044	* *	5-10	$168,000	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Intermittent Panels Between Windows. Street Facades* *Explanation : Lead Panels*							
Windows								
Bronze/Brass	25%	4+	$453,200	2042	* *	5	$143,400	
	Deteriorated Finish, Extent : Light, Area Affected : 2% *Location : Main Entrance*							
Metal Louvers	5%			2043	* *	10	$57,400	
Steel	70%	4+	$535,900	2042	* *	5	$803,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10% *Location : Throughout*							
	Caulking Deteriorated, Extent : Severe, Area Affected : 80% *Location : Windows*							
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : 5th Floor Corridor, Basement Toilet, 7th Floor*							
Parapets								
Masonry: Brick	35%			LIFE	* *	5	$6,600	
Masonry: Granite	53%	Now	$222,100	LIFE	* *	5	$12,600	
	Caulking Deteriorated, Extent : Severe, Area Affected : 100% *Location : Coping*							
	Water Penetration, Extent : Severe, Area Affected : 20% *Location : Coping*							
Metal Panel	2%			2054	* *	5	$1,500	
Metal Rail	5%	0-2	$3,500	2047	* *	5	$6,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10% *Location : Throughout*							
Marble Panels	5%			LIFE	* *	5	$1,000	

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MANHATTAN SUPREME COURT
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Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	$5,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 30% *Location : Throughout Areaways*								
Copper/Terne	35%	Now	$34,800	2049	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5% *Location : Portico* *Water Penetration, Extent : Light, Area Affected : 5%* *Location : Rotunda*								
Modified Bitumen	45%	Now	$931,000	2044	* *			1
Blisters, Extent : Moderate, Area Affected : 30% *Location : Throughout* *Ponding, Extent : Moderate, Area Affected : 10%* *Location : Throughout* *Water Penetration, Extent : Severe, Area Affected : 25%* *Location : 6th Floor. Rooms 615, 624, 626, 629, 5th Floor Library, 2nd Floor Corridors* *Other Observation, Extent : Moderate, Area Affected : 35%* *Location : 6th Floor Roof* *Explanation : Water Penetration At Bracing Anchors For Parapet Walls*								
Skylight, Metal/Glass	5%	Now	$398,900	2044	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10% *Location : Various Areas* *Unit Inoperable, Extent : Moderate, Area Affected : 50%* *Location : Throughout 6th Floor* *Water Penetration, Extent : Moderate, Area Affected : 50%* *Location : Solarium Area*								
Sloped Glazing	10%	Now	$944,700	LIFE	* *	5	$227,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15% *Location : Steel Supports For Glazing* *Water Penetration, Extent : Severe, Area Affected : 15%* *Location : Area Above Portico*								
Soffits								
Masonry: Granite	100%			LIFE	* *	5		
Interior								

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Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%	0-2	$253,500	2027	$2,535,100	3	$193,700	
	Worn/Erode, Extent : Moderate, Area Affected : 25% Location : Offices Throughout 5th And 6th Floors							
Cast in Place Concrete	10%	0-2	$162,600	LIFE	* *	5	$188,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout Sub-basement Water Penetration, Extent : Severe, Area Affected : 10% Location : Sub-basement Other Observation, Extent : Severe, Area Affected : 80% Location : Sub-basement Explanation : Ground Water Penetration							
Ceramic Tile	3%	0-2	$32,300	2043	* *	5	$12,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Toilets Throughout 5th And 6th Floor							
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/Crumbling, Extent : Moderate, Area Affected : 15% Location : Basement							
Vinyl Tile	35%	4+	$184,800	2034	$9,239,200	3	$113,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Offices At Basement Level							
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 Loose/Delam Surface, Extent : Moderate, Area Affected : 10% Location : Corridors, Stairs, Various Offices And Lobbies Water Penetration, Extent : Moderate, Area Affected : 10% Location : Corridors, Stairs, Various Offices And Lobbies							
Wood	15%			LIFE	* *	5	$406,200	

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Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	10%	Now	$286,400	LIFE	* *	5	$13,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5% *Location : Sub-basement Boiler Room* *Exposed Reinforcement, Extent : Moderate, Area Affected : 10%* *Location : Throughout Sub-basement Mechanical Rooms* *Spalling, Extent : Moderate, Area Affected : 10%* *Location : Throughout Sub-basement Mechanical Rooms*							
Masonry: Infill Arch	3%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : Main Entrance* *Explanation : Underside Of Portico*							
Masonry: Marble	10%			LIFE	* *	1		
Plaster	15%			LIFE	* *	5	$80,700	
Plaster	62%	Now	$360,400	LIFE	* *	5	$333,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Corridors Throughout* *Water Penetration, Extent : Light, Area Affected : 20%* *Location : Corridors, Waiting Areas, File Room, 6th Floor Rooms 615, 624, 626, 629, 5th Floor Library, Basement Level Offices*							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2044	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout* *Explanation : Material Is Granite*							
Retaining Walls								
Masonry: Fieldstone	100%			2044	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout* *Explanation : Material Is Granite*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	$31,600	2047	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 5% *Location : Centre Street In Front Of Building*							
Pavers/Stone	10%	Now	$3,900	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : West Side Of Building*							

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Asset # : 2051

Architecture

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

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Under 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 Disconnect Switch Rated At 3,000 Amperes.							
Fused Disc Sw	60%			2054	* *	5	$1,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.							
Transformers								
Dry Type	100%			2051	* *	5	$2,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three 300 Kilovolt Amperes, 480 Volts Primary , 277/ 208 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	

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MANHATTAN SUPREME COURT
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Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	$113,200	2059	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100% *Location : Throughout The Building*							
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 Drive	5%			2051	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$8,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$177,000	
Generators								
Diesel	100%			2043	* *	1	$222,800	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Generator Room* *Explanation : Emergency Generator Rated At 600 Kilowatts*							
Batteries								
Nickel Cadmium	100%			2027	$2,700	5	$128,200	
Fuel Storage								
Main Tank	100%			2062	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 500 Gallons Rated Capacity*							
Lighting								
Interior Lighting								
Fluorescent	60%			2034	$5,828,100	10	$316,500	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : T-8 Lamps*							
Fluorescent	20%			2034	$1,942,700	10	$105,500	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Hallways* *Explanation : Compact Fluorescent Lights*							
LED	20%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
HID	25%			2034	$744,700	10	$400	
No Component	75%							

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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
Alarm								
Security System								
Generic	100%			2039	* *	1	$214,800	
	Other Observation, Extent : N/A, Area 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 Building* *Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2044	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Sub-basement* *Explanation : Steam From Con Edison*							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2037	* *	5	$34,200	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : 2 Heating Exchangers For Hot Water Heating Devices*							
Distribution								
Central Plant Steam Piping/Pmp	75%	4+	$4,039,300	2054	* *	4	$21,300	
	Leak Evident, Extent : Moderate, Area Affected : 20% *Location : Various Locations. Leaking Steam Riser Piping* *On Extended Life, Extent : Moderate, Area Affected : 100%* *Location : Steam Line, Supply/return On Extended Life*							
Central Plant Steam Piping/Pmp	25%	2-4	$448,800	2044	* *	4	$7,100	
	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%* *Location : Throughout. New Steam Traps*							

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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								
Terminal Devices								
Air Handler	60%	2-4	$1,441,700	2029	$7,208,500	1	$192,100	
	Leak Evident, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations. 4 Steam Coils Leaking							
Convector/Radiator	30%	0-2	$313,200	2032	$1,566,200	1	$50,200	
	Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations. Cracked And Peeling Paints On Radiator							
No Component	10%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Mechanical Rooms. Penthouse							
	Explanation : Covered Under Air Conditioning Section							
Controls								
Pneumatic	95%			2032	$11,721,600			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Control Also On Building Management System							
Pneumatic	5%	0-2	$308,500	2032	$616,900			
	Malfunctioning, Extent : Moderate, Area Affected : 5%							
	Location : Compresssor For Perimeter Heating Malfunctioning							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2047	* *	1	$435,800	
	Other Observation, Extent : Light, Area Affected : 70%							
	Location : Basement							
	Explanation : Refrigerant R-13a							
Exterior Pkg Unit - Cooling	5%			2034	$350,000	2	$1,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Roof							
Window/Wall Unit	10%	0-2	$24,200	2029	$241,900	1		
	Malfunctioning, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations. 15 Percent Not Woking							
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2060	* *	4	$29,800	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2029	$7,370,700	1	$249,000	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Various Locations							
	Explanation : 80 Percent Of Units On Constant Speed. Few On Variable Frequency Drive							
No Component	30%							

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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								
Heat Rejection								
Water Cooling Tower	70%			2038	* *	2	$405,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$320,800	
Exhaust Fans								
Interior	85%			2029	$2,406,800	2	$15,000	
Roof	15%			2029	$185,800	2	$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2044	* *	1		
Galvanized Steel	10%	Now	$40,800	2032	$815,000	1		
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Basement And Sub-basement							
HW Heat Exchanger								
Steam Fired	100%	0-2	$308,700	2044	* *	4	$56,900	
	Broken, Extent : Moderate, Area Affected : 100%							
	Location : Broken Control For Heat Exxhange							
Sanitary Piping								
Cast Iron	100%	Now	$160,800	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Storm Drain Piping								
Cast Iron	100%	Now	$45,000	LIFE	* *	1		
	Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Sub-basement							
	Damaged, Extent : Light, Area Affected : 10%							
	Location : Basement And Sub-basement							
Sump Pump(s)								
Non-Submersible	100%	0-2	$63,900	2034	$127,800	4	$12,200	
	Broken, Extent : Moderate, Area Affected : 100%							
	Location : Throughout. Drainage Problem In The Building							
Sewage Ejector(s)								
Electric	100%	0-2	$100,300	2039	* *	4	$22,900	
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Sub-basement							
	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, Extent : Moderate, Area Affected : 100%							
	Location : Malfunctioning Hot Wate Stoage Pump							
Vertical Transport								

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

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Ten Units From Basement To 4th Floor, One Unit From Basement To 7th Floor, One Unit From Mezzanine To 6th Floor* *Explanation : 12 Units*								
Fire 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*								

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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**
Program / Asset # : **DGS0016.000 / 2057** **Yr Built/Renovated** : **1933 / 2012**
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**

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

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								
Exterior Walls								
Copper/Terne	3%			2056	* *	10	$51,300	
Masonry: Brick	12%			LIFE	* *	5	$175,000	
	Repairs in Progress, Extent : N/A, Area Affected : 100% *Location : Courtyard*							
Masonry: Granite	3%			LIFE	* *	5	$32,800	
	Repairs in Progress, Extent : N/A, Area Affected : 100% *Location : Throughout*							
Masonry: Limestone	16%			LIFE	* *	5	$175,000	
	Repairs in Progress, Extent : N/A, Area Affected : 100% *Location : Throughout*							
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	$333,100	2052	* *	5	$158,100	
	Hardware Missing, Extent : Moderate, Area Affected : 5% *Location : Various Locations Throughout*							
Steel	5%	Now	$253,200	2061	* *	5	$31,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% *Location : Chiller Room* *Thermally Inefficient, Extent : Moderate, Area Affected : 100%* *Location : Chiller Room*							
Parapets								
Masonry: Brick	16%			LIFE	* *	5-10	$100,300	
	Repairs in Progress, Extent : N/A, Area Affected : 100% *Location : Throughout*							
Masonry: Granite	4%			LIFE	* *	5-10	$50,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout* *Explanation : Repairs In Progress*							
Masonry: Limestone	18%			LIFE	* *	5-10	$201,100	
	Repairs in Progress, Extent : N/A, Area Affected : 100% *Location : Throughout*							
Metal Panel	2%			2056	* *	5	$7,100	
	Repairs in Progress, Extent : N/A, Area Affected : 100% *Location : Throughout*							
Under Construction	60%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

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								
IRMA/Protected Membrane	20%			2041	* *	10	$40,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Green Roof At West Side* *Explanation : Location Noted*								
Under Construction	80%							
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	5%	2-4	$81,500	2035	$815,100	3	$62,300	
Worn/Erode, Extent : Moderate, Area Affected : 10% *Location : Various Offices*								
Cast in Place Concrete	5%			LIFE	* *	5	$181,700	
Ceramic Tile	3%	2-4	$467,700	2039	* *	5	$12,500	
Worn/Erode, Extent : Moderate, Area Affected : 30% *Location : Throughout Public Toilet Rooms*								
Marble Panels	15%	2-4	$606,500	LIFE	* *	5	$93,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Various 1st Floor Locations* *Worn/Erode, Extent : Moderate, Area Affected : 5%* *Location : Various Stair Landings*								
Terrazzo	25%	2-4	$430,900	LIFE	* *	5	$162,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Throughout 1st Floor*								
Vinyl Tile	42%	2-4	$534,800	2036	$10,695,100	3	$130,800	
Cracking/Crumbling, Extent : Light, Area Affected : 15% *Location : Throughout* *Worn/Erode, Extent : Moderate, Area Affected : 10%* *Location : Throughout*								
Vinyl Tile 9" X 9"	5%	Now	$3,685,900	2046	* *	3	$15,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10% *Location : 9th Floor Corridor* *Cracking/Crumbling, Extent : Moderate, Area Affected : 100%* *Location : 9th Floor Corridor* *Worn/Erode, Extent : Moderate, Area Affected : 100%* *Location : 9th Floor Corridor*								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	4+	$138,400	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	20%	2-4	$101,900	LIFE	* *	5	$196,800	
	Worn/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Various Offices Throughout							
Masonry: Brick	5%			LIFE	* *	10	$24,600	
Metal Panel	5%			LIFE	* *	10	$36,900	
Marble Panels	20%	2-4	$1,284,200	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Various Corridors Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Various Corridors Throughout							
Plaster	35%	0-2	$309,900	LIFE	* *	5	$172,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Various 8th And 9th Floor Locations							
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations Throughout							
Wood	10%	Now	$320,300	LIFE	* *	5	$655,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Various 8th Floor Courtrooms							
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
	Location : Various 8th Floor Courtrooms							
Ceilings								
AcousTileConcealSpLn	5%	2-4	$74,200	2041	* *	5	$26,000	
	Worn/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout							
AcousTileSusp.Lay-In	40%	2-4	$613,000	2041	* *	5	$166,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations Throughout							
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$51,900	
Plaster	50%	Now	$1,401,700	LIFE	* *	5	$259,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Law Library And Various 8th Floor Court Rooms							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Various 8th And 9th Floor Rooms							
Site Enclosure								

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

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 Enclosure								
Retaining Walls								
Masonry: Granite	25%	Now	$49,200	LIFE	* *	5	$140,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Plaza Walls And Balustrades Along Grand Concourse* *Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%* *Location : Plaza Walls And Balustrades Along Grand Concourse*							
Under Construction	75%							
	Other Observation, Extent : N/A, Area Affected : 0% *Location : Plaza Walls And Balustrades At North And South Slides* *Explanation : Inaccessible Due To Construction Fencing*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	$119,700	2041	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20% *Location : Throughout* *Misaligned/Bulging, Extent : Severe, Area Affected : 5%* *Location : Various Locations Throughout* *Tripping Hazard, Extent : Severe, Area Affected : 3%* *Location : Along Walton Avenue*							
Pavers/Stone	10%	0-2	$74,700	2045	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Various Tree Pits* *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 Joints*							
On-Site Walkways								
Masonry: Granite	25%	Now	$423,900	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Plaza And Steps At Grand Concourse* *Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%* *Location : Plaza And Steps At Grand Concourse*							
Under Construction	75%							
	Other Observation, Extent : N/A, Area Affected : 0% *Location : Plaza And Steps At North And South Sides* *Explanation : Inaccessible Due To Construction Fencing*							

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

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

Electrical System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	* *	5	$2,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three 4,000 Ampere Main Services And 2,000 Ampere Sub-service Disconnect Switches							
Transformers								
Dry Type	60%			2049	* *	5	$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 500 Kilovolt-ampere Transformer							
Dry Type	40%			2034	$11,900	5	$800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room - Penthouse							
	Explanation : Two 51 Kva Transformer, Two 63 Kva Transformer							
Switchgear / Switchboard								
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 Drive	15%			2053	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$16,300	
	Corroded, Extent : Light, Area Affected : 100%							
	Location : Basement							
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							

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

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
Stand-by Power								
Batteries								
Lead/Acid	100%			2030	$2,700	5	$20,600	
Fuel Storage								
Day Tank	100%			2052	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Generator Room - Roof* *Explanation : One 275 Gallons*							
Lighting								
Interior Lighting								
Fluorescent	80%			2041	* *	10	$407,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
Fluorescent	5%			2041	* *	10	$25,500	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Ground Floor And Hallways* *Explanation : Compact Fluorescent Lamps*							
LED	15%			2044	* *			
Egress Lighting								
Emergency, Battery	20%			2041	* *	10	$26,800	
Exit/Emergency Light Combo	20%			2044	* *			
Exit, Battery	40%			2041	* *	10	$15,000	
Exit, Battery	20%			2031	$174,700	10	$7,500	
Exterior Lighting								
Incandescent	30%			2031	$991,400	2	$300	
No Component	70%							
Alarm								
Security System								
Generic	100%			2041	* *	1	$207,500	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : CCTV Surveillance Camera System*							
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$342,400	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Bell, Strobe Lights, Smoke Detector, Manual Pull Box, Fire Alarm Panel*							

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								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	* *	5	$172,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement - Oil Tank Room* *Explanation : Two Oil Tanks, 20000 Gallons Each*								
Conversion Equipment								
Heat Exchanger, Shell & Tube	5%			2032	$131,500			
Steam Boiler	95%	Now	$255,300	2034	$5,106,000	1	$470,400	
Broken, Extent : Light, Area Affected : 5% *Location : Boiler Room* *Corroded, Extent : Severe, Area Affected : 100%* *Location : Roof* *Leak Evident, Extent : Severe, Area Affected : 30%* *Location : No.3 Boiler Tubes* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Basement Boiler Room* *Explanation : 3 Units*								
Distribution								
Steam Piping/Pump	70%	Now	$69,100	2036	$3,456,600			
Steam Traps Faulty, Extent : Moderate, Area Affected : 20% *Location : Various Locations*								
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Mechanical Rooms* *Explanation : Reported Under Air Conditioning As Dual Temperature System*								
Terminal Devices								
Convector/Radiator	65%			2034	$3,277,600	1	$116,600	
On Extended Life, Extent : Light, Area Affected : 100% *Location : Throughout*								
Unit Heater - Steam	5%			2036	$175,200	4	$3,800	
No Component	30%							
Controls								
Pneumatic	100%	Now	$595,900	2030	$11,917,500			
Malfunctioning, Extent : Light, Area Affected : 5% *Location : Mechanical Rooms*								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

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								
Centrifugal, Elec Chiller	20%	Now	$50,300	2045	* *	1	$108,200	
	Controller Not Working, Extent : Light, Area Affected : 50% *Location : Chiller Room* *R-134a Refrigerant, Extent : Light, Area Affected : 100%* *Location : Chiller Room*							
Centrifugal, Elec Chiller	60%			2045	* *	1	$360,800	
Interior Pkg Unit - Cooling	5%			2030	$487,600	2	$1,700	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% *Location : Elevator Machine Rooms*							
Split Unit	10%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100% *Location : Electrical Rooms, Elevator Machine Rooms, Lobby, Offices*							
Window/Wall Unit	5%			2031	$116,800	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$99,700	2036	$997,100	4	$27,400	
	Corroded, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
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	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Mechanical Rooms* *Explanation : Dual Temperature System*							
Heat Rejection								
Water Cooling Tower	80%	Now	$498,400	2030	$2,491,800	2	$357,900	
	Corroded, Extent : Moderate, Area Affected : 10% *Location : Roof* *Damaged, Extent : Moderate, Area Affected : 25%* *Location : Roof*							
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	$54,200	LIFE	* *	2-5	$31,000	
	Insul. Deteriorating, Extent : Light, Area Affected : 5% *Location : 4th Floor Mezzanine*							
Ductwork/Diffusers	90%			LIFE	* *	2-5	$441,500	
Exhaust Fans								
Interior	60%			2031	$1,640,900	2	$10,200	
Roof	40%			2036	$478,600	2	$6,800	
Plumbing								

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

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

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								
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, Extent : N/A, Area Affected : 100% *Location : Boiler Room* *Explanation : 3 Units, 6kwt 119 Gallons*							
Gas Fired	43%			2029	$48,900	2		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Boiler Room* *Explanation : One Unit, 800mbh 215 Gallons*							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	$43,500	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 5% *Location : 8th Floor 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	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 8 Units From Ground Floor To 9th Floor, 11 Units From 1st To 8th Floor, 1 Unit From 1st Floor To 6m* *Explanation : 20 Units*							
Fire Suppression								
Standpipe								
Generic	100%			2036	$2,839,300	1-5	$290,500	

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

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**
Program / Asset #	**: DGS0058.000 / 13880**	**Yr Built/Renovated**	**: 1896 / 2012**
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**

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	$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	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Upper Roof							
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 Observation, Extent : Light, Area Affected : 20% Location : North And East Walls Explanation : Stucco 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	* *			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Stair Bulkhead							
Soffits								
Cement - Fiber Panel	50%			2040	* *	10		
Granite Panels	50%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

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								
Floors								
Carpet	15%	0-2	$34,200	2031	$170,900	3	$13,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 100% *Location : Throughout* *Worn/Erode, Extent : Moderate, Area Affected : 25%* *Location : Throughout*							
Cast in Place Concrete	5%			LIFE	* *	5	$6,300	
	Paint Peeling, Extent : Light, Area Affected : 25% *Location : Basement And Sub-basement*							
Ceramic Tile	5%			2038	* *	5	$2,900	
Marble Panels	5%	Now	$53,000	LIFE	* *	5	$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% *Location : Main Stair And 4th Floor Theater* *Cracking/Crumbling, Extent : Moderate, Area Affected : 20%* *Location : Main Stair And 4th Floor Theater*							
Quarry Tile	10%	Now	$23,700	2040	* *	5	$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Ground Floor Lobby*							
Terrazzo	15%			LIFE	* *	5	$6,800	
Vinyl Tile	45%			2035	$800,900	3	$9,800	
Interior Walls								
Cast in Place Concrete	5%	Now	$12,500	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Basement*							
Ceramic Tile	10%	Now	$90,100	2038	* *	5	$7,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Main Stair And Toilets*							
Concrete Masonry Unit	5%			LIFE	* *	5	$3,000	
Gypsum Board	40%			LIFE	* *	5	$35,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	30%	Now	$59,800	LIFE	* *	5	$13,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25% *Location : Main Stair* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : 6th Floor Offices*							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	60%			2048	* *	5	$34,200	
	Staining/Discoloring, Extent : Light, Area Affected : 2% *Location : Throughout 5th And 6th Floors*							
Glass: Susp Panels	2%	Now	$19,700	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Main Stairs* *Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%* *Location : Main Stairs* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Over Main Stair* *Explanation : Decorative Infill Panels At Skylight*							
Masonry: Vault Struct	10%			LIFE	* *			
Plaster	28%			LIFE	* *	5	$10,000	
	Paint Peeling, Extent : Light, Area Affected : 2% *Location : Main Stair*							
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	* *			

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$200	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Electrical Room* *Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.*							
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	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2048	* *	5		
Variable Frequency Drive	80%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	90%			2040	* *	10	$29,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
Fluorescent	2%			2040	* *	10	$700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Hallways*							
Fluorescent	3%			2030	$18,200	10	$1,000	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% *Location : Theater*							
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								
Generic	100%			2040	* *	1	$13,500	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Courtyard, First, Fifth And Sixth Floors* *Explanation : CCTV Surveillance System.*							
Fire/Smoke Detection								
Generic, Analog	100%			2043	* *	1-3	$22,200	

Mechanical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

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								
Conversion Equipment								
Furnace	15%			2040	* *	1	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Package Units								
Hot Water Boiler	85%			2048	* *	1	$15,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 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 Observation, Extent : Light, Area Affected : 100%								
Location : Various								
Explanation : See 4 Pipe Units Under Cooling Terminal Units								
Unit Heater - Hot Water	5%			2040	* *			
No Component	15%							
Controls								
Electrical	100%	0-2	$11,100	2030	$222,100			
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

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	70%	0-2	$41,300	2040	* *	1	$10,500	
Not in Service, Extent : Moderate, Area Affected : 100% Location : Roof Other Observation, Extent : Light, Area Affected : 70% Location : Roof Explanation : 1 New Unit. R-410a.								
Ext Pkg Unit - Heating/Cooling	20%	0-2	$13,400	2040	* *	2	$400	
Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Rooftop Package Units. R-410a Refrigerant								
Split Unit	5%			2040	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Various								
Window/Wall Unit	5%			2033	$7,600	1		
Other Observation, Extent : Light, Area Affected : 100% Location : Theaters Explanation : Tenant Provided								
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2055	* *	4	$1,900	
No Component	30%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2035	$121,900	1	$1,200	
Fan Coil - 4 Pipe	60%			2040	* *	1	$7,000	
No Component	30%							
Ventilation								
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		
Corroded, Extent : Moderate, Area Affected : 100% Location : Sidewalk Vault In Basement, Gate Valve On Waster Piping								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (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, Extent : Moderate, Area Affected : 100% Location : Basement. Units Are Not Connected Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 25 Gallons								
Gas Fired	80%			2030	$30,300	2		
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 100 Gallons								
Sanitary Piping								
Cast Iron	100%	4+	$50,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 100% Location : Sidewalk Vault In Basement Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement								
Storm Drain Piping								
Cast Iron	100%	2-4	$7,000	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 100% Location : Sidewalk Vault In Basement								
Sump Pump(s)								
Non-Submersible	100%			2030	$8,000	4	$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100% Location : 1 Unit From Basement To Sixth Floor, 1 Unit From Ground To Sixth Floor Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2055	* *	1-5	$18,100	
Sprinkler								
Generic	100%			2055	* *	1-2	$10,100	
Fire Pump								
Generic	100%			2044	* *	1	$6,700	

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

Print Date : 18-Aug-2025

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name	**: MUNICIPAL BUILDING**		
Address	**: 1 CENTRE STREET**		
Borough	**: MANHATTAN**	**Agency's Number**	**: 312-101**
Program / Asset #	**: DGS0001.000 / 2071**	**Yr Built/Renovated**	**: 1913 / 2012**
Area Sq Ft	**: 984,949**	**Project Type**	**: REAL PROPERTY**
Date of Survey	**: 17-Mar-2025**	**Landmark Status**	**: EXTERIOR LANDMARK**
Areas Surveyed	**: Basement, Sub Basement, Roof, Floors 1,4,6,10,12,13,14,16,19,Twr**		
Block	**: 121 Lot : 1**	**BIN**	**: 1001394**

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
Importance Code C	$2,548,200	$283,800
Total	**$37,942,100**	**$135,536,100**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$32,100			
Interior Architecture	$354,500		$14,500	$291,200
Electrical	$200,200	$160,400	$188,000	$166,200
Mechanical	$1,047,800	$253,300	$317,500	$247,800
Site Pavements	$17,100		$32,700	
Elevators/Escalators	$476,200	$476,200	$476,200	$476,200
Total	**$2,127,800**	**$889,800**	**$1,028,800**	**$1,181,300**
Importance Code A	$61,400			
Importance Code B	$2,004,500	$889,800	$981,600	$1,181,300
Importance Code C	$61,900		$47,200	
Total	**$2,127,800**	**$889,800**	**$1,028,800**	**$1,181,300**

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

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

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								
Exterior Walls								
Bronze/Brass	1%			LIFE	* *	10	$145,900	
Cast Stone/Terra Cotta	2%			LIFE	* *	5	$291,900	
Masonry: Granite	97%	Now	$2,375,700	LIFE	* *	5	$679,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Base Of Tower At Main Roof							
	Spalling, Extent : Severe, Area Affected : 2%							
	Location : Various Columns And Elements At 1st Floor							
Windows								
Aluminum	95%	0-2	$563,000	2044	* *	5	$106,400	
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations Throughout							
Bronze/Brass	5%	0-2	$110,600	2044	* *	5	$35,000	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : First Floor Lobbies							
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10	$99,600	
Masonry: Granite	60%	0-2	$110,500	LIFE	* *	5	$31,400	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Decorative Elements And Colonnades At Tower							
Masonry: Granite	5%	0-2	$15,400	LIFE	* *	5	$2,600	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
	Location : Copings At Main Roof							
Roof								
Metal Panel	15%			2041	* *	10	$29,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Bulkheads							
	Explanation : Painted Surface							
Modified Bitumen	5%	2-4	$13,200	2036	$65,800			
	Worn/Erode, Extent : Moderate, Area Affected : 30%							
	Location : South Roof							
Modified Bitumen	10%			2044	* *	10	$10,800	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Roofs On Tower							
Modified Bitumen	50%			2041	* *	10	$54,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : North Roof							
	Explanation : Coated Surface							
Panel/Paver: Cer/Brk	20%	Now	$64,800	2046	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Sub-basement At Con Edison Vault							
	Worn/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Plaza Deck Over Sub-basement							

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

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								
Soffits								
Cast Stone/Terra Cotta	45%			LIFE	* *	5	$1,184,100	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Guastavino Tiles At South Entrance* *Explanation : Material 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/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : Mechanical Areas Throughout* *Cracking/Crumbling, Extent : Moderate, Area Affected : 5%* *Location : Mechanical Areas Throughout*							
Ceramic Tile	2%			2045	* *	5	$29,500	
Mosaic Tile	15%	2-4	$8,060,200	2041	* *	5	$276,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20% *Location : Throughout Corridors*							
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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MUNICIPAL BUILDING
Asset # : 2071

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	3%	Now	$488,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Various Basement And Sub-basement Locations* *Spalling, Extent : Severe, Area Affected : 15%* *Location : Various Basement And Sub-basement Locations* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Various Basement And Sub-basement Locations*								
Ceramic Tile	3%			2039	* *	5	$29,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$38,600	
Glass: Single Pane	3%			LIFE	* *	5	$43,400	
Gypsum Board	29%			LIFE	* *	5-10	$475,800	
Masonry: Brick	5%	2-4	$510,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2% *Location : Various Basement Locations* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%* *Location : Throughout Basement*								
Metal: Cage/Fence	2%			LIFE	* *	10	$3,900	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Decorative Metal Gates At Elevator Lobbies* *Explanation : Location Noted*								
Marble Panels	10%	2-4	$567,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Lobbies And Corridors* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%* *Location : Lobbies And Corridors* *Worn/Erode, Extent : Moderate, Area Affected : 25%* *Location : Lobbies And Corridors*								
Plaster	40%	Now	$521,300	LIFE	* *	5	$115,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50% *Location : Throughout Tower* *Deteriorated Finish, Extent : Moderate, Area Affected : 100%* *Location : Throughout Tower* *Water Penetration, Extent : Moderate, Area Affected : 30%* *Location : Throughout Tower*								

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

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								
Ceilings								
AcousTileConcealSpLn	14%			2041	* *	5	$258,000	
AcousTileSusp.Lay-In	2%	Now	$544,100	2056	* *	5	$14,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50% *Location : Throughout Tower* *Water Penetration, Extent : Severe, Area Affected : 50%* *Location : Throughout Tower* *Worn/Erode, Extent : Severe, Area Affected : 100%* *Location : Throughout Tower*							
AcousTileSusp.Lay-In	33%	2-4	$179,500	2049	* *	5	$243,200	
	Staining/Discoloring, Extent : Light, Area Affected : 2% *Location : Various Corridors And Offices* *Worn/Erode, Extent : Light, Area Affected : 5%* *Location : Various Corridors And Offices*							
Exposed Struc: Concrete	8%	Now	$1,961,400	LIFE	* *	5	$18,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Various Areas In Sub-basement* *Exposed Reinforcement, Extent : Moderate, Area Affected : 10%* *Location : Various Areas In Sub-basement* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Various Areas In Sub-basement*							
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* *Loose/Delam Surface, Extent : Moderate, Area Affected : 1%* *Location : Throughout Tower* *Staining/Discoloring, Extent : Moderate, Area Affected : 5%* *Location : Throughout Tower*							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2046	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Colonnade Along Centre Street* *Explanation : Material Clarification: Granite*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Along Centre Street*							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

MUNICIPAL BUILDING

Asset # : 2071

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	40%	2-4	$17,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : South Side Near Subway Entrance*								
Masonry: Granite	20%	Now	$77,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : Various Entrance Steps* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%* *Location : Various Entrance Steps*								
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 : Center Drive Thru* *Explanation : Material Clarification: Granite Panels*								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement Electrical Room* *Explanation : Three 6,000 Ampere, Four 4,000 Ampere Main Disconnects.*								
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	
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	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Busway	5%			2041	* *	1		
Conduit	35%			2036	$715,000	1		
Conduit	50%			2056	* *	1		
Conduit	5%	0-2	$102,100	2066	* *	1		
	Corroded, Extent : Moderate, Area Affected : 100%							
	Location : Sub-basement Corridor Near Diesel Tank And Sub-basement Mechanical Room							
Under Construction	5%							
Panelboards								
Fused Disc Sw	5%			2052	* *	5	$1,100	
Molded Case Bkrs	45%			2035	$827,300	5	$11,700	
Molded Case Bkrs	50%			2052	* *	5	$13,000	
Wiring								
Braided Cloth	10%			2035	$312,300	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Busway	5%			2041	* *	1		
Thermoplastic	25%			2046	* *	1		
Thermoplastic	55%			2056	* *	1		
Under Construction	5%							
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 Drive	20%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$28,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : Grounding System Installed In 2019.							
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$303,000	
Generators								
Diesel	100%			2045	* *	1	$381,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sub-basement Generator Room							
	Explanation : Emergency Generator Rated At 1,250 Kva							
Batteries								
Lead/Acid	100%			2029	$2,700	5	$36,500	

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

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	4%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room In Sub-basement								
Explanation : 550 Gallon Capacity								
Main Tank	96%			2064	* *	5		
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 : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2036	$1,865,200	10	$90,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
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

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement - Mechanical Room								
Explanation : From Con Edison								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	$658,100	5	$58,500	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Sub-basement - Mechanical Room* *Explanation : Two Units For Dual Temperature Loop Serving Adjacent Buildings*								
Distribution								
Steam Piping/Pump	100%	Now	$437,700	2036	$8,753,800			
Corroded, Extent : Severe, Area Affected : 10% *Location : Sub-basement, Basement*								
Leak Evident, Extent : Light, Area Affected : 5% *Location : 4th Floor*								
Terminal Devices								
Convector/Radiator	97%			2034	$8,670,800	1	$308,600	
On Extended Life, Extent : Light, Area Affected : 100% *Location : Throughout*								
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			
Malfunctioning, Extent : Light, Area Affected : 10% *Location : Various Locations*								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	15%			2032	$5,320,500	1	$159,900	
Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-basement - Mechanical Room Explanation : Three Units								
Centrifugal, Elec Chiller	10%			2039	* *	1	$106,600	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Sub-basement - Mechanical Room, 10th Floor Mechanical Room, 16th Floor Mechanical Room And Other Locations								
Heat Pump Water Sourced	20%			2030	$3,811,300			
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 14th Floor Mechanical Room, Tower Mechanical Rooms And Other Locations Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room, 19th Floor Mechanical Room And Other Locations Explanation : R-407c Refrigerant								
Reciprocating Compr/Chiller	10%			2036	$1,612,700	1	$45,700	
R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 12th Floor Mechanical Room And Other Locations								
Reciprocating Compr/Chiller	5%			2041	* *	1	$22,800	
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Rooms On 19th And 23rd Floors								
Reciprocating Compr/Chiller	20%	Now	$161,300	2031	$3,225,400	1	$82,200	
Broken, Extent : Light, Area Affected : 10% Location : Mechanical Room On 12th Floor R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 6th Floor Mechanical Room, 14th Floor Mechanical Room And Other Locations								
Exterior Pkg Unit - Cooling	5%			2036	$599,300	2	$3,000	
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof								
Split Unit	5%			2036	$1,297,900			
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Various Locations								
Window/Wall Unit	10%			2031	$414,100	1		
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2036	$1,414,100	4	$58,300	
No Component	20%							

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MUNICIPAL BUILDING
Asset # : 2071

Mechanical	**Current Repair**			**Future Replacement**		**Maintenance**		
System / Component / Type	**% of Total**	**Fail Date (Years)**	**Estimated Cost**	**Year FY**	**Estimated Cost**	**Cycle (Yrs)**	**Estimated Cost**	**Priority**
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	45%	Now	$248,500	2030	$2,484,700	2	$356,900	
	Leak Evident, Extent : Moderate, Area Affected : 40% *Location : Roof*							
Water Cooling Tower	35%			2034	$1,932,600	2	$346,900	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$869,600	
Exhaust Fans								
Interior	80%			2031	$3,878,600	2	$24,100	
	On Extended Life, Extent : Light, Area Affected : 100% *Location : Mechanical Rooms, Toilet Rooms And Other Locations*							
Interior	20%			2036	$969,700	2	$6,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$14,039,800	1		
HW Heat Exchanger								
Steam Fired	100%	Now	$264,300	2036	$5,286,000	4	$97,400	
	Corroded, Extent : Moderate, Area Affected : 5% *Location : Sub-basement - Pump Room*							
Sanitary Piping								
Cast Iron	100%	Now	$688,500	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 5% *Location : Sub-basement, Basement* *On Extended Life, Extent : Light, Area Affected : 100%* *Location : Throughout*							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Light, Area Affected : 100% *Location : Throughout*							
Sump Pump(s)								
Non-Submersible	60%	Now	$131,300	2046	* *	4	$12,500	
	Broken, Extent : Severe, Area Affected : 100% *Location : Sub-basement - Pump Room, Fallout Shelter - Vault*							
Non-Submersible	30%			2036	$65,700	4	$9,400	
Submersible	10%			2027	$3,400	4	$3,100	
Sewage Ejector(s)								
Electric	100%	Now	$171,700	2036	$572,400	4	$39,200	
	Broken, Extent : Moderate, Area Affected : 20% *Location : Sub-basement - Sewage Pump Room*							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, One B To 15th, Thirteen 1st To 15th, Eight 15th To 24th, Four 16th To 25th, Two 1st To 25th, One Tower Unit 24th To 36th							
	Explanation : 31 Units							
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**

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal, Corrugated	10%			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, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : South Facade, East Facade							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Third Floor Cafeteria, Commissioner Office							
Windows								
Aluminum	97%			2051	* *	5	$15,700	
Metal Louvers	3%			2044	* *	10	$3,000	
Parapets								
Metal/Glass Curt Wall	5%			2055	* *	5	$4,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Balconies. South Facade							
	Explanation : Actually Single Pane Glass							
Metal Panel	60%			2055	* *	5	$53,400	
Metal Rail	25%			2048	* *	5-10	$103,900	
Panel: Limestone	10%			LIFE	* *	5	$2,500	
Roof								
IRMA/Protected Membrane	100%			2035	$1,430,300	10	$47,700	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : At Downspouts And Within Paver Joints							
Soffits								
Metal Panel	60%			2055	* *	5-10		
Stucco Cement	40%			2048	* *	5		
Interior								
Floors								
Carpet	25%			2034	$453,500	3	$37,900	
Cast in Place Concrete	10%			LIFE	* *	5	$22,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	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	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

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%			2044	* *	5	$3,400	
Glass: Single Pane	10%			LIFE	* *	5	$5,100	
Gypsum Board	75%	Now	$14,500	LIFE	* *	5	$30,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Lobby							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Cafeteria, Commissioner Office							
Granite Panels	5%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : First Floor, Lobby							
	Explanation : Component Is Actually Slate Panels							
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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Lobby Airlock							
Site Enclosure								
Fence/Gates								
Aluminum Picket	85%			2055	* *			
Aluminum Rail	15%			2048	* *	5-10		
Free Standing Walls								
Masonry: Fieldstone	100%			2055	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Rear Loading Dock Area							
	Explanation : Limestone Clad Wall							
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	75%			2038	* *			
Cast in Place Concrete	25%			2048	* *			

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes								
Transformers								
Dry Type	100%			2055	* *	5	$200	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Electrical 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 Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Water Meter Room								
Explanation : Connected To The Water Main Oioe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	* *	1	$20,800	
Generators								
Diesel	100%			2044	* *	1	$26,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 1,750 Kilovolt Amperes, 1,400 Kilowatts Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis								
Batteries								
Nickel Cadmium	100%			2030	$2,500	5	$15,100	
Fuel Storage								
Main Tank	100%			2063	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 8,000 Gallons Rated Capacity								
Lighting								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	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 : Light, Area 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								
HID	20%			2035	$63,900	10		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Outside Perimeter* *Explanation : Operated Via Timer*							
No Component	80%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$25,200	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Public Spaces And Outside* *Explanation : Surveillance Cameras*							
Fire/Smoke Detection								
Generic, Digital	100%			2040	* *	1-3	$41,600	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout The Building* *Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*							

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2055	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Basement With Retaining Wall Around The Tank* *Explanation : One 8,000 Gallon Oil Tank*							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

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								
Conversion Equipment								
Hot Water Boiler	100%	0-2	$72,800	2048	* *	1	$30,100	
	Cracked, Extent : Moderate, Area Affected : 50% *Location : Basement. No. 2 Boiler Leaking* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Basement Boiler Room* *Explanation : Two Dual Fuel Hot Water Boilers*							
Distribution								
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	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Computer Room* *Explanation : 2 Units*							
Ext Pkg Unit - Heating/Cooling	90%	0-2	$51,800	2040	* *	2	$3,000	
	Corroded, Extent : Moderate, Area Affected : 5% *Location : Roof. No. 1 And 2 Rooftop Unit Evaporator Pan Corroded* *Other Observation, Extent : Moderate, Area Affected : 100%* *Location : Roof* *Explanation : 3 Units. On Extended Life*							
Split Unit	5%	0-2	$4,100	2035	$81,400			
	Broken, Extent : Moderate, Area Affected : 100% *Location : Elevator Room Air Condition Unit Broken* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Audio Visual Rooms And Roof* *Explanation : 2 Units Serve Audio Visual Rooms*							
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2055	* *	4	$200	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : Glycol Water Pumps Associated With Dry Cooler*							
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2035	$15,700	2	$2,400	
No Component	95%							
Ventilation								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

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
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 : Light, Area Affected : 100% Location : Basement Explanation : Two 150 Gallon 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, Extent : Light, Area Affected : 100% Location : Throughout							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement To Third 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	

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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**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$16,900	$9,700		$13,400
Interior Architecture	$44,800	$39,800	$7,300	$14,200
Electrical	$24,400	$44,300	$27,300	$26,600
Mechanical	$89,000	$43,600	$79,300	$63,000
Site Enclosure	$5,500			
Site Pavements	$22,400			
Elevators/Escalators	$25,200	$25,200	$25,200	$25,200
Total	**$228,300**	**$162,500**	**$139,100**	**$142,400**
Importance Code A	$16,900	$9,700		$13,700
Importance Code B	$144,200	$152,900	$131,900	$128,700
Importance Code C	$67,300		$7,300	
Total	**$228,300**	**$162,500**	**$139,100**	**$142,400**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$46,400	
Repairs in Progress, Extent : N/A, Area Affected : 50%; Location : Rear Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 30%; Location : West Elevation								
Spalling, Extent : Moderate, Area Affected : 10%; Location : North And South Elevations Of Penthouse								
Metal/Glass Curt Wall	73%			LIFE	* *	5	$317,400	
Other Observation, Extent : N/A, Area Affected : 100%; Location : Front Facade; Explanation : Sidewalk Shed Installed								
Metal Coiling Doors	2%			2040	* *	5	$14,500	
Marble Panels	5%			LIFE	* *	5	$8,700	
Windows								
Aluminum	95%			2043	* *	5	$17,100	
Metal Louvers	4%			2044	* *	10	$4,500	
Steel	1%			2043	* *	5	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%; Location : Penthouse; Explanation : Penthouse Windows								
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%			LIFE	* *			
Repairs in Progress, Extent : N/A, Area Affected : 100%; Location : 3rd Floor Parking Roof								
Modified Bitumen	80%			2045	* *	10	$59,100	
Recent Installation, Extent : N/A, Area Affected : 100%; Location : Roof								
Soffits								
Glass: Special Gauge	10%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%; Location : East Elevation; Explanation : Awning Over Entry Area								
Stucco Cement	90%			2040	* *	5		
Other Observation, Extent : Light, Area Affected : 100%; Location : West Elevation; Explanation : Exterior Balcony Soffits								
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%			2031	$1,223,900	3	$102,300	
	Staining/Discoloring, Extent : Light, Area Affected : 20%							
	Location : 9th Floor Throughout							
Cast in Place Concrete	15%			LIFE	* *	5	$74,600	
Ceramic Tile	5%			2038	* *	5	$11,400	
Vinyl Tile	50%	2-4	$63,700	2035	$3,186,200	3	$42,600	
	Worn/Erode, Extent : Light, Area Affected : 20%							
	Location : Lobby							
Interior Walls								
Cast in Place Concrete	10%	Now	$44,800	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : West Wall In Boiler Room							
Ceramic Tile	5%			2044	* *	5	$14,500	
Concrete Masonry Unit	20%	Now	$110,800	LIFE	* *	5	$23,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Stairwells, Basement							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Basement, 3rd Floor Stair D And 2nd Floor Stair A							
Gypsum Board	50%			LIFE	* *	5	$87,200	
Plaster	15%			LIFE	* *	5	$13,100	
Ceilings								
AcousTileSusp.Lay-In	65%			2040	* *	5	$147,800	
Exposed Struc: Concrete	20%			LIFE	* *	5	$7,100	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$28,400	
Site Enclosure								
Fence/Gates								
Chain Link	75%			2045	* *			
Chain Link	25%			2065	* *			
	Other Observation, Extent : N/A, Area Affected : 25%							
	Location : Parking Lot Entrance							
	Explanation : Recent Installation							
Retaining Walls								
Cast in Place Concrete	100%	Now	$5,500	2055	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Various Walls At Parking Area And Adjacent To Generator							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$22,400	2040	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : East Elevation At Entry							
Parking/Driveway								
Under Construction	100%							

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$104,300	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3,000 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
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 Drive	10%			2048	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Water Main Room								
Explanation : Ground Connected To The Main Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	$46,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Automatic Transfer Switch								
Generators								
Diesel	100%			2038	* *	1	$58,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside								
Explanation : One 343 Kilovolt Amperes, 275 Kilowatts								
Batteries								
Nickel Cadmium	100%			2028	$2,500	5	$33,400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	100%			2043	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100% *Location : Outside* *Explanation : 275 Gallon Capacity*								
Lighting								
Interior Lighting								
Fluorescent	45%			2035	$1,168,600	10	$61,900	
Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout The Building* *Explanation : T-8 Lamps*								
Fluorescent	5%			2035	$129,800	10	$6,900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% *Location : Lobby And Some Areas*								
LED	50%			2043	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Looby, 2nd 5th 8th And 7th Floor And 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 : Moderate, Area Affected : 100% *Location : Internal Only* *Explanation : CCTV System*								
Fire/Smoke Detection								
Generic, Digital	100%			2035	$392,600	1-3	$92,400	

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	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 Affected : 100% *Location : Basement* *Explanation : 3 Pump Sets For Air Handling Units And 3 Pump Sets For Perimeter Heat.*								

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
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 Affected : 60% Location : Serves Perimeter Of Building Explanation : Dual Temperature Fan Coil Units							
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	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 3 Units. Double Effect Chiller Heaters. Unit No.2 Is In Repair.							
Interior Pkg Unit - Cooling	10%			2029	$240,700	2	$900	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2035	$246,100	4	$11,100	
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	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$83,600	
Exhaust Fans								
Interior	90%			2030	$607,500	2	$4,100	
Roof	10%			2040	* *	2	$500	
Plumbing								
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 : Moderate, Area Affected : 50% Location : 1 Out Of 2 Booster Pump Is Down.							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Gas Fired	60%	Now	$6,200	2035	$31,200	2		
Malfunctioning, Extent : Severe, Area Affected : 100% Location : Basement Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : One 125 Gallon Unit								
Gas Fired	40%			2034	$20,800	2		
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Boiler Room Explanation : One 100 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
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								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : 1 Unit From Basement To 9th Floor, 2 Units From 1st To 9th Floor Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$78,400	
Sprinkler								
Generic	100%			2045	* *	1-2	$42,000	
Fire Pump								
Generic	100%			2038	* *	1	$28,000	

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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**

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

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								
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 : Moderate, Area Affected : 5% *Location : Main Entrance* *Staining/Discoloring, Extent : Moderate, Area Affected : 10%* *Location : Main Entrance*							
Granite Panels	3%			LIFE	* *	5	$9,800	
Windows								
Aluminum	100%	Now	$69,200	2052	* *	5	$35,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : At Penthouse Level*							
Parapets								
Masonry: Brick	83%	Now	$572,600	LIFE	* *	5	$22,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 40% *Location : Throughout* *Painted Surfaces, Extent : Light, Area Affected : 50%* *Location : Interior Face* *Spalling, Extent : Moderate, Area Affected : 25%* *Location : Interior Face*							
Masonry: Limestone	10%	Now	$16,900	LIFE	* *	5	$3,400	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25% *Location : Coping* *Caulking Deteriorated, Extent : Moderate, Area Affected : 50%* *Location : Coping*							
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 Flashings, Extent : Moderate, Area Affected : 40% *Location : Throughout*							
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								

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

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								
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	
	Worn/Erode, Extent : Light, Area Affected : 5%							
	Location : Custodian 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%	2-4	$84,900	LIFE	* *	5	$51,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : Near Room 318							
Wood	10%			LIFE	* *	5	$250,100	
Ceilings								
AcousTileSusp.Lay-In	25%	2-4	$30,500	2049	* *	5	$45,100	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Throughout							
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 Peeling, Extent : Light, Area Affected : 2%							
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Aluminum Picket	2%			2056	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Generator Enclosure							
	Explanation : Location Noted							
Iron Picket	98%	4+	$9,700	2056	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
	Location : Northwest Corner Of Building							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

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

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 Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%			2071	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Rear Of Building							
	Explanation : Generator Enclosure							
Masonry: Brick	50%			2056	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Rear Of Building							
	Explanation : Generator Enclosure							
Retaining Walls								
Cast in Place Concrete	10%			2056	* *			
Masonry: Brick	65%	Now	$5,800	2046	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Cheek Walls At Various Ramps And Exterior Steps							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
	Location : Cheek Walls At Various Ramps And Exterior Steps							
Masonry: Fieldstone	25%	2-4	$3,000	2046	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Cheek Walls At Various Ramps And Exterior Steps							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Cheek Walls At Various Ramps And Exterior Steps							
	Explanation : This Is Actually Limestone							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%	4+	$55,400	2041	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Throughout							
Pavers/Stone	2%			2045	* *			
On-Site Walkways								
Asphalt	25%	0-2	$8,000	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Rear Of Building							
Cast in Place Concrete	45%			2041	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	25%	Now	$20,000	2039	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Front Entrance Area							
Parking/Driveway								
Asphalt	100%	Now	$170,900	2039	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Loading Dock Area							

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QUEENS BOROUGH HALL
Asset # : 2039

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2036	$208,600	5	$900	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Two 4,000 Amperes Rated Switch*								
Fused Disc Sw	20%			2062	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Main Service Switch Rated At 4,000 Amperes*								
Transformers								
Dry Type	10%			2053	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 10% *Location : Outside The Building* *Explanation : Two 150 Kva Transformer Is Located Outside The Building For Car Charging*								
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 Affected : 100% *Location : Boiler Room - Basement*								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$80,300	
Generators								
Diesel	100%			2045	* *	1	$101,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Outside The Building* *Explanation : 810 Kilowatts Diesel Generator*								

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QUEENS BOROUGH HALL
Asset # : 2039

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
Stand-by Power								
Batteries								
Nickel Cadmium	100%			2031	$2,500	5	$58,200	
Fuel Storage								
Main Tank	100%			2064	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Outside							
	Explanation : 4,800 Gallon Capacity							
Lighting								
Interior Lighting								
Fluorescent	60%			2036	$2,711,200	10	$143,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	37%			2041	* *	10	$88,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Hallways And New Additions							
Fluorescent	3%			2041	* *	10	$7,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Hallways							
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
HID	5%	Now	$6,200	2041	* *			
	Malfunctioning, Extent : Moderate, Area Affected : 100%							
	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 Building							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2044	* *	1-3	$160,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm, Fire Alarm Panel							

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								

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building Exterior - Vault								
Explanation : Two 20,000 Gallons Tanks Shared Emergency Power Generator								
Conversion Equipment								
Heat Exchanger, Shell & Tube	1%			2039	* *			
Steam Boiler Central Plant	99%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sub-basement Boiler Room								
Explanation : Four Units								
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%			2034	$866,200	1	$33,700	
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Reported Under Air Conditioning								
Controls								
Digital	19%			2031	$1,445,100			
Pneumatic	80%	Now	$409,400	2030	$4,094,500			
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Under Construction	1%							
Air Conditioning								
Energy Source								
Electricity	80%			2044	* *	1		
Natural Gas	20%			2036	$41,900	1		

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal,Compressor Turbine	20%	Now	$205,900	2039	* *	1	$50,800	
	Damaged, Extent : Severe, Area Affected : 50% *Location : Sub-basement Chiller Room* *On Extended Life, Extent : Light, Area Affected : 100%* *Location : Sub-basement Chiller Room* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Sub-basement Chiller Room*							
Reciprocating Compr/Chiller	20%	Now	$390,700	2036	$781,400	1	$21,800	
	Broken, Extent : Severe, Area Affected : 50% *Location : Sub-basement Chiller Room* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Sub-basement Chiller Room* *Explanation : R-407c Refrigerant. Two Units*							
Reciprocating Compr/Chiller	20%	Now	$39,100	2041	* *	1	$21,800	
	Broken, Extent : Light, Area Affected : 10% *Location : Lower Roof* *R-410a Refrigerant, Extent : Light, Area Affected : 100%* *Location : Lower Roof*							
Ext Pkg Unit - Heating/Cooling	20%	Now	$355,900	2036	$889,900	2	$2,600	
	Malfunctioning, Extent : Severe, Area Affected : 100% *Location : Lower Roof* *R-22 Refrigerant, Extent : Light, Area Affected : 100%* *Location : Lower Roof* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Lower Roof* *Explanation : Two 40 Ton Units*							
Split Unit	10%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100% *Location : Telecom Rooms, Offices*							
Window/Wall Unit	10%			2031	$100,300	1		
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2036	$171,300	4	$7,700	
CW & CHW Wtr Pipe/Pump	20%			2056	* *	4	$3,900	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2031	$2,055,400	1	$64,600	
Air Handler/Cool/Ht	20%			2041	* *	1	$32,300	
No Component	40%							

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	20%			2041	* *	2	$36,400	
Dry Cooler	20%			2031	$243,100	2	$36,400	
Water Cooling Tower	40%	Now	$214,000	2034	$535,100	2	$84,100	
	Broken, Extent : Severe, Area Affected : 30%							
	Location : Roof							
	Leak Evident, Extent : Severe, Area Affected : 100%							
	Location : Roof							
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%	Now	$34,000	2046	* *	1		
	Leak Evident, Extent : Light, Area Affected : 5%							
	Location : Sub-basement Boiler Room							
Brass/Copper	90%			2046	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	$1,280,500	4	$38,700	
Sanitary Piping								
Cast Iron	100%	0-2	$66,700	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
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	
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To 3rd Floor							
	Explanation : One Freight Unit							
Hydraulic	50%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To 3rd Floor							
	Explanation : One Passenger Unit							
Fire Suppression								

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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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	

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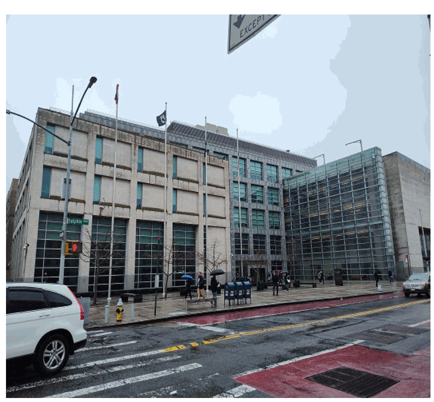
Print Date : 18-Aug-2025

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**



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

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								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	$23,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5% *Location : Parking Entry*								
Masonry: Granite	10%	Now	$94,900	LIFE	* *	5	$17,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5% *Location : South And West Facades*								
Metal/Glass Curt Wall	25%			LIFE	* *	5	$222,600	
Metal Panel	10%	Now	$32,000	2046	* *	5	$44,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5% *Location : Penthouse* *Deformed/Dented, Extent : Light, Area Affected : 2%* *Location : Penthouse*								
Metal Coiling Doors	5%	0-2	$25,700	2041	* *	5	$18,600	
Corrosion/Rusting, Extent : Light, Area Affected : 5% *Location : 90th Avenue*								
Panel: Limestone	45%	Now	$976,800	LIFE	* *	5	$80,100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15% *Location : Throughout*								
Windows								
Aluminum	80%	Now	$14,600	2044	* *	5	$7,500	
Water Penetration, Extent : Moderate, Area Affected : 2% *Location : 4th Floor Elevator Lobby*								
Metal Louvers	20%			2039	* *	10	$23,600	

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Granite	10%			LIFE	* *	5-10	$15,900	
Metal Panel	10%	Now	$9,500	2046	* *	5	$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Equipment Screen Corrosion/Rusting, Extent : Light, Area Affected : 5% Location : Equipment Screen Deformed/Dented, Extent : Severe, Area Affected : 2% Location : Equipment Screen Door							
Metal Panel	5%	0-2	$4,800	2046	* *	5	$1,100	
	Other Observation, Extent : Moderate, Area Affected : 80% Location : Equipment Screens Explanation : Corrosion Of Non Weathering Steel							
Metal Rail	10%	0-2	$7,800	2041	* *	5	$8,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30% Location : Throughout							
Panel: Limestone	65%	Now	$169,000	LIFE	* *	5	$8,200	
	Diagonal Cracks, Extent : Light, Area Affected : 1% Location : Main Roof Caulking Deteriorated, Extent : Moderate, Area Affected : 20% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 40% Location : Throughout							
Roof								
IRMA/Protected Membrane	60%	Now	$189,700	2036	$1,897,400			
	Insul Miss/Displaced, Extent : Light, Area Affected : 2% Location : Lower Roof Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% Location : Penthouse Vegetation Growth, Extent : Moderate, Area Affected : 1% Location : Main Roof							
Plaza Roof: Stone Panels	25%	Now	$85,900	2046	* *			
	Water Penetration, Extent : Severe, Area Affected : 10% Location : Over Basement Parking Garage Other Observation, Extent : Moderate, Area Affected : 5% Location : Entry Plaza Explanation : Broken And Misaligned Pavers							
Sloped Glazing	15%	Now	$667,100	LIFE	* *	5	$263,400	
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20% Location : Atrium Water Penetration, Extent : Moderate, Area Affected : 20% Location : Atrium							
Soffits								
Masonry: Limestone	75%			LIFE	* *	5	$7,200	
Metal Panel	25%			2046	* *	5-10	$10,900	

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

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								
Floors								
Carpet	15%	Now	$127,700	2032	$1,276,900	3	$106,700	
	Worn/Erode, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
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	
	Worn/Erode, Extent : Moderate, Area Affected : 15%							
	Location : Various Courtrooms							
Terrazzo	15%	Now	$135,000	LIFE	* *	5	$55,600	
	Worn/Erode, Extent : Severe, Area Affected : 1%							
	Location : Stairs In Atrium							
Traffic Topping	5%	Now	$23,000	2036	$1,148,400	5	$14,800	
	Wrinkling, Extent : Moderate, Area Affected : 5%							
	Location : Parking Garage							
Vinyl Tile	35%	Now	$1,396,100	2036	$4,653,800	3	$62,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : 1st Floor Jury Room							
	Worn/Erode, Extent : Severe, Area Affected : 40%							
	Location : Back Of House And Throughout							
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	

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

Architecture System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	$193,600	2041	* *	5	$74,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20% *Location : Courtroom Ceilings And Throughout*								
AcousTileSusp.Lay-In	35%			2041	* *	5	$166,000	
Staining/Discoloring, Extent : Light, Area Affected : 5% *Location : Throughout*								
Exposed Struc: Concrete	20%	Now	$721,200	LIFE	* *	5	$14,800	
Water Penetration, Extent : Severe, Area Affected : 5% *Location : Garage Under Entry Plaza*								
Exposed Struc: Steel	5%			LIFE	* *	10	$47,400	
Gypsum Board	15%	Now	$126,300	LIFE	* *	5	$88,900	
Loose/Delam Surface, Extent : Severe, Area Affected : 1% *Location : Atrium, And Back Of House Exit By Courtroom 101* *Water Penetration, Extent : Severe, Area Affected : 10%* *Location : Atrium, And Back Of House Exit By Courtroom 101* *Other Observation, Extent : Light, Area Affected : 1%* *Location : 4th Floor Corridor* *Explanation : Staining*								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$9,800	2056	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10% *Location : Throughout*								
Retaining Walls								
Cast in Place Concrete	100%	Now	$7,800	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Ramp To Lower Garage*								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$19,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : Throughout*								
On-Site Walkways								
Cast in Place Concrete	25%	Now	$12,500	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : 90th Avenue* *Tripping Hazard, Extent : Moderate, Area Affected : 5%* *Location : 90th Avenue And 148th Street*								
Masonry: Granite	75%	Now	$339,900	LIFE	* *			
Loose Units, Extent : Moderate, Area Affected : 5% *Location : Sutphin Boulevard* *Misaligned/Bulging, Extent : Moderate, Area Affected : 5%* *Location : Sutphin Boulevard* *Sinking/Subsiding, Extent : Light, Area Affected : 5%* *Location : Sutphin Boulevard*								

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

Architecture

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

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	Current Repair			Future Replacement		Maintenance		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$1,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Three Main Disconnect Switches Rated At 4,000 Amperes Each.*								
Transformers								
Dry Type	100%			2041	* *	5	$1,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room, Mechanical Rooms, Electrical Closets, Elevator Machine Rooms* *Explanation : Various Capacity Ratings*								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2046	* *	5	$1,700	
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2044	* *	5	$700	
Molded Case Bkrs	90%			2044	* *	5	$7,600	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	5%			2041	* *	5	$100	
Motor Control Center	70%			2041	* *	5	$6,100	
Variable Frequency Drive	25%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$9,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Water Meter Room And Fire Pump Room* *Explanation : Five Water Mains With Five Separate Ground Connections.*								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$98,200	

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2039	* *	1	$123,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof Generator Enclosure* *Explanation : Emergency Generator Rated At 1,250 Kilowatts*							
Batteries								
Lead/Acid	100%			2029	$2,500	5	$11,800	
Fuel Storage								
Day Tank	50%			2044	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Generator Enclosure* *Explanation : 250 Gallons Rated Capacity*							
Main Tank	50%			2051	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 4,500 Gallons Rated Capacity*							
Lighting								
Interior Lighting								
Fluorescent	70%			2036	$3,448,700	10	$204,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
Fluorescent	20%			2036	$985,300	10	$58,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
LED	10%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2036	$99,700	1		
Exit, Battery	50%			2036	$229,400	10	$10,800	
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2036	$607,900	1	$119,200	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Interior And Exterior Spaces* *Explanation : CCTV Surveillance System*							
Fire/Smoke Detection								
Under Construction	100%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Other Observation, Extent : Light, Area Affected : 100% Location : Lower Level 2 Explanation : One 4,500 Gallon Oil Tank								
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 Dual Fuel Hot Water Boilers								
HTHW/HW Exchanger	10%			2032	$8,500	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 100% Location : Fifth Floor Penthouse Explanation : Hot Water To Glycol Unit Serving 2 Rooftop Air Conditioning 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 : Reported Under Conditioning								
Controls								
Digital	100%			2034	$9,299,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%	0-2	$256,100	2041	* *	2	$800	
Malfunctioning, Extent : Moderate, Area Affected : 100% *Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5*								
Interior Pkg Unit - Cooling	5%			2030	$256,100	2	$1,000	
Ext Pkg Unit - Heating/Cooling	5%			2031	$272,000	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 10% *Location : Penthouse Roof* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Penthouse Roof* *Explanation : 1 Rooftop Package Unit*								
Ext Pkg Unit - Heating/Cooling	5%			2031	$272,000	2	$1,000	
Abandoned in Place, Extent : Light, Area Affected : 100% *Location : Roof*								
Window/Wall Unit	1%	0-2	$200	2029	$12,300	1		
Other Observation, Extent : Moderate, Area Affected : 100% *Location : Basement* *Explanation : AC - 3 Serving Elevator Car 11 Equipment Room. Unit Freezes; Appears Not To Be Suited For Year Round Cooling*								
No Component	9%							
Under Construction	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2062	* *	4	$11,000	
Recent Installation, Extent : N/A, Area Affected : 100% *Location : Sub-basement*								
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2036	$2,858,800	1	$98,700	
Fan Coil - 4 Pipe	10%			2031	$1,120,800	1	$10,300	
No Component	40%							
Heat Rejection								
Water Cooling Tower	80%			2040	* *	2	$256,900	
Recent Installation, Extent : N/A, Area Affected : 100% *Location : Roof*								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$281,800	
Exhaust Fans								
Roof	20%			2036	$125,700	2	$2,000	
No Component	80%							

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

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								
H/C Water Piping								
Brass/Copper	95%			2046	* *	1		
Brass/Copper	5%	0-2	$62,400	2066	* *	1		
	Corroded, Extent : Severe, Area Affected : 70% *Location : Basement, Corroded 5 Inch Main Valve Train* *Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 30%* *Location : Faulty Regulating Valve At House Pump. Basement*							
Water Heater With Tanks								
Gas Fired	100%			2034	$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : Two 100 Gallon Tanks*							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$57,100	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20% *Location : Sub-basement*							
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$6,700	
Sewage Ejector(s)								
Electric	100%			2041	* *	4	$12,700	
Backflow Preventer								
Generic	100%			2036	$144,600	1	$19,500	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2036	$36,700	1	$16,500	
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 75% *Location : 1st To 5th Floor* *Explanation : 8 Units*							
Hydraulic	25%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 25% *Location : 1 Unit From 1st To 3rd Floor, 2 Units From Basement To 1st Floor* *Explanation : 3 Units*							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$160,900	
Sprinkler								
Generic	100%	2-4	$447,800	2046	* *	1-2	$77,500	
	Corroded, Extent : Moderate, Area Affected : 10% *Location : Dry Pipe System Piping In Parking Garage. Sub-basement*							
Fire Pump								
Generic	100%			2045	* *	1	$59,600	

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

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**

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

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								
Exterior Walls								
Masonry: Brick	30%	Now	$1,933,000	LIFE	* *	5	$231,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 75% Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30% Location : Throughout							
Masonry: Granite	2%	Now	$246,500	LIFE	* *	5	$11,600	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% Location : Throughout							
Masonry: Limestone	55%	Now	$1,694,700	LIFE	* *	5	$318,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25% Location : 1961 Wing							
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								
Aluminum	95%	Now	$2,369,900	2052	* *	5	$81,700	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Weather Strip Missing, Extent : Light, Area Affected : 2% Location : West Facade							
Metal Louvers	5%			2045	* *	10	$53,700	
Parapets								
Concrete Masonry Unit	20%	2-4	$10,500	LIFE	* *	5	$9,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20% Location : Throughout							
Masonry: Brick	40%	Now	$214,000	LIFE	* *	5	$16,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Throughout							
Masonry: Limestone	30%			LIFE	* *	5-10	$152,400	
Metal Rail	10%			2049	* *	5-10	$75,300	

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

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								
Built-Up (BUR)	10%	Now	$35,400	2036	$353,500			
	Embedded Gravel Surface, Extent : Light, Area Affected : 15%							
	Location : 3rd Floor Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Modified Bitumen	65%	2-4	$107,600	2036	$2,152,000			
	Ponding, Extent : Light, Area Affected : 15%							
	Location : 3rd Floor Roof							
Plaza Roof: Stone Panels	20%	Now	$155,700	2046	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Annex							
Skylight, Metal/Glass	5%	Now	$85,100	2056	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : 3rd Floor Roof							
Soffits								
Metal Panel	100%			2056	* *	5-10	$89,000	
Interior								

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

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								
Floors								
Carpet	15%	0-2	$2,706,000	2038	* *	3	$226,200	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% *Location : Throughout*							
Cast in Place Concrete	7%	0-2	$121,500	LIFE	* *	5	$153,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Throughout Basement* *Paint Peeling, Extent : Light, Area Affected : 15%* *Location : Throughout Basement*							
Ceramic Tile	3%	Now	$86,300	2045	* *	5	$15,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Toilets Throughout* *Patching Evident, Extent : Light, Area Affected : 10%* *Location : Toilets Throughout*							
Granite Panels	5%	0-2	$226,000	LIFE	* *	5	$37,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% *Location : Throughout*							
Terrazzo	5%	Now	$95,400	LIFE	* *	5	$39,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*							
Vinyl Tile	45%	Now	$253,600	2036	$12,679,700	3	$169,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% *Location : Observed In 8th Floor Corridor And Reported In 5th Floor Corridor Throughout* *Patching Evident, Extent : Light, Area Affected : 15%* *Location : Observed In 8th Floor Corridor And Reported In 5th Floor Corridor Throughout*							
Vinyl Tile 9" X 9"	20%	Now	$326,300	2031	$16,314,400	3	$75,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40% *Location : Observed Throughout 8th Floor And Reported On 3rd And 5th Floors Throughout*							

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

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%	0-2	$139,000	2045	* *	5	$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
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%	2-4	$54,300	LIFE	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Near Court Room 190								
Explanation : Staining								
Marble Panels	5%			LIFE	* *	10	$14,800	
Plaster	53%	Now	$193,100	LIFE	* *	5	$117,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 8th Floor Room 812 And Throughout								
SGFT/Glazed Masonry	5%	2-4	$67,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			LIFE	* *	5	$295,100	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	3%	0-2	$197,000	2041	* *	5	$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
AcousTile,Adhered	2%	2-4	$13,100	2041	* *	5	$10,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileConcealSpLn	47%			2049	* *	5	$590,600	
Exposed Struc: Steel	3%	Now	$367,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room Penthouse - 1994 Wing								
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%	0-2	$558,400	LIFE	* *	5	$113,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Rooms 190, 825, 856, 812 And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 190, 825, 856, 812								
Site Enclosure								

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

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 Enclosure								
Fence/Gates								
Chain Link	10%			2056	* *			
Iron Picket	90%	2-4	$6,500	2056	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10% *Location : Throughout*							
	Impact Damage, Extent : Light, Area Affected : 5% *Location : Throughout*							
Free Standing Walls								
Cast in Place Concrete	70%			2071	* *			
Masonry: Brick	30%	Now	$1,800	2046	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : South Side Parking Lot*							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% *Location : South Side Parking Lot*							
	Other Observation, Extent : Light, Area Affected : 5% *Location : At Rooftop* *Explanation : Cracked/missing Brick*							
Retaining Walls								
Cast in Place Concrete	95%	2-4	$35,100	2071	* *			
	Spalling, Extent : Light, Area Affected : 5% *Location : Near Drive Entrance*							
	Other Observation, Extent : Light, Area Affected : 5% *Location : Near Drive Entrance* *Explanation : Inflorescence*							
Masonry: Granite	5%	Now	$3,000	LIFE	* *	5	$23,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Near Entrance*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	4+	$47,400	2049	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*							
Pavers/Stone	5%	0-2	$2,800	2045	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 5% *Location : Throughout*							
	Loose/Delam Surface, Extent : Light, Area Affected : 5% *Location : Throughout*							
On-Site Walkways								
Cast in Place Concrete	90%	0-2	$11,900	2049	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : South Entrance And Throughout*							
Masonry: Granite	10%	4+	$12,000	LIFE	* *			
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20% *Location : Main Entrance Stair*							
Parking/Driveway								
Asphalt	100%			2039	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2036	$428,800	5	$1,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room 1* *Explanation : Two 4,000 Ampere Main Disconnect Switches*							
Fused Disc Sw	50%			2056	* *	5	$1,300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room 2* *Explanation : Two 3,000 Ampere Main Disconnect Switches*							
Transformers								
Dry Type	100%			2049	* *	5	$2,300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room 2* *Explanation : 150 Kilovolt-ampere, 480/208/120 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								
Fused Disc Sw	3%			2052	* *	5	$400	
Fused Disc Sw	7%			2035	$68,000	5	$1,000	
Molded Case Bkrs	70%			2035	$680,400	5	$11,400	
Molded Case Bkrs	20%			2052	* *	5	$3,300	
Wiring								
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 Functioning, Extent : Moderate, Area Affected : 100% *Location : Reported On 5th Floor*							
Ground								

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

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
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$9,100	
Corroded, Extent : Light, Area Affected : 100%								
Location : Pump Room - Basement								
Generic	50%			LIFE	* *	5	$9,100	
Corroded, Extent : Light, Area Affected : 100%								
Location : Pump Room - Basement								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$190,400	
Generators								
Diesel	100%			2045	* *	1	$239,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room - Penthouse								
Explanation : One 400 Kilowatts								
Batteries								
Nickel Cadmium	100%			2031	$2,500	5	$138,000	
Fuel Storage								
Day Tank	100%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Room - Penthouse. Note That One 10,000 Gallon Tank In Basement Reported Under Mechanical								
Explanation : One 300 Gallon								
Lighting								
Interior Lighting								
Fluorescent	20%			2031	$1,911,200	10	$113,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2041	* *	10	$28,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	15%			2044	* *	10	$85,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 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								

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

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2041	* *	1	$231,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Surveillance Camera System*								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$381,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout The Building* *Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors, Fire Alarm Panel*								

Mechanical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	60%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 80% *Location : Basement Steam Room* *Explanation : Steam Supplied By Borough Hall Building*								
Interruptible Gas/Dual Fuel	40%			2046	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement Oil Tank Room* *Explanation : Two 10,000 Gallon Tanks For Q1 Annex Shared With Emergency Power Generator*								
Conversion Equipment								
Hot Water Boiler	40%	Now	$533,900	2041	* *	1	$110,200	
Controller Not Working, Extent : Moderate, Area Affected : 10% *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 Units*								
Pres. Reducing Valve/LP Steam	60%			2039	* *	5	$22,100	

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

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								
Distribution								
Hot Wtr Piping/Pump	40%			2044	* *	4	$18,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout Q1 Annex							
	Explanation : Location Noted							
Steam Piping/Pump	60%			2036	$3,017,700			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout Main Building							
	Explanation : Location Noted							
Terminal Devices								
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	5%	Now	$3,700	2036	$186,200			
	Broken, Extent : Severe, Area Affected : 5%							
	Location : Basement							
Unit Heater - Steam	5%			2031	$178,400	4	$4,200	
No Component	65%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Throughout							
	Explanation : Reported Under Air Conditioning							
Controls								
Digital	5%			2034	$901,900			
Electrical	5%			2029	$174,600			
Pneumatic	90%			2030	$10,924,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		

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

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								
Centrifugal, Elec Chiller	80%			2039	* *	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 : Light, Area Affected : 100%							
	Location : Roof							
Exterior Pkg Unit - Cooling	5%			2031	$344,300	2	$1,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Split Unit	5%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Various Offices							
Split Unit	2%			2031	$298,300			
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roofs							
Window/Wall Unit	7%			2031	$166,600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2036	$812,400	4	$36,600	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	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%							

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

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								
Heat Rejection								
Air Cooled Condenser Unit	1%			2031	$18,200	2	$4,300	
Abandoned in Place, Extent : Light, Area Affected : 100% Location : Roof								
Air Cooled Condenser Unit	5%			2041	* *	2	$21,600	
Air Cooled Condenser Unit	2%			2031	$36,400	2	$8,600	
Water Cooling Tower	80%	Now	$1,015,200	2034	$2,537,900	2	$398,700	
Corroded, Extent : Severe, Area Affected : 80% Location : Roofs Leak Evident, Extent : Severe, Area Affected : 100% Location : Roofs Other Observation, Extent : N/A, Area Affected : 100% Location : Roofs Explanation : Two Units. One At Main Building And One At Q1 Annex.								
No Component	12%							
Ventilation								
Distribution								
Ductwork/Diffusers	11%	0-2	$151,700	LIFE	* *	2-5	$38,000	
Corroded, Extent : Moderate, Area Affected : 5% Location : Room Ce-22, Penthouse Mechanical Room								
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	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2034	$69,300	2		
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Boiler Room Explanation : Two Units, 400mbh 150 Gallon Each								
HW Heat Exchanger								
Steam Fired	100%	Now	$60,700	2036	$3,037,000	4	$61,200	
Corroded, Extent : Moderate, Area Affected : 5% Location : Basement Mechanical Room Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : One 2,000 Gallon Unit.								
Sanitary Piping								
Cast Iron	100%	0-2	$158,200	LIFE	* *	1		
Corroded, Extent : Light, Area Affected : 5% Location : Basement								

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QUEENS CRIMINAL COURTS
Asset # : 2764

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								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	$125,700	4	$19,600	
Sewage Ejector(s)								
Electric	100%			2031	$328,800	4	$37,000	
Backflow Preventer								
Generic	100%			2041	* *	1	$37,900	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	10%	Now	$1,100	2036	$3,700	1	$1,500	
	Broken, Extent : Moderate, Area Affected : 50% *Location : Basement Pump Room*							
Generic	90%			2041	* *	1	$14,900	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 5 From Basement To 8th Floor, 7 From 1st Floor To 4th Floor, 6 From Basement To 4th Floor, 1 From Basement To Penthouse* *Explanation : 19 Units*							
Fire Suppression								
Standpipe								
Generic	100%			2036	$2,891,900	1-5	$323,700	
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100% *Location : Throughout*							
Sprinkler								
No Component	70%							
Generic	30%			2036	$2,605,600	1-2	$52,000	
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100% *Location : Throughout*							
Fire Pump								
Generic	100%			2045	* *	1	$115,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement Pump Room* *Explanation : Located In Q1 Annex.*							

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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**

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

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								
Exterior Walls								
Masonry: Brick	84%	Now	$1,302,900	LIFE	* *	5	$155,900	
	Efflorescence, Extent : Moderate, Area Affected : 5% Location : Penthouse Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20% Location : Throughout Repointing Failure, Extent : Severe, Area Affected : 5% Location : Throughout Penthouses Water Penetration, Extent : Severe, Area Affected : 5% Location : Various 5th Floor Locations And Penthouses							
Metal Panel	3%			2056	* *	5-10	$38,300	
Metal Coiling Doors	2%			2049	* *	5	$11,600	
Granite Panels	1%			LIFE	* *	5	$2,800	
Pre-Cast Concrete	5%			LIFE	* *	5	$60,300	
Window Wall	5%			2056	* *	5	$34,800	
Windows								
Aluminum	97%	0-2	$30,300	2052	* *	5	$15,700	
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Various 4th Floor Offices							
Metal Louvers	3%			2045	* *	10	$6,100	
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$19,700	LIFE	* *	5	$8,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 1% Location : 4th Floor Roof Along 153rd Street Caulking Deteriorated, Extent : Severe, Area Affected : 10% Location : Throughout Copings							
Masonry: Brick	50%	2-4	$68,700	LIFE	* *	5	$10,700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% Location : Throughout							
Metal Rail	1%			2049	* *	5-10	$3,900	
Stucco Cement	44%	2-4	$11,800	2049	* *	5	$12,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Various Locations Throughout							
Roof								
IRMA/Protected Membrane	93%	Now	$289,700	2041	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Various 4th And 5th Floor Locations And Childrens Center							
Skylight, Metal/Glass	3%	0-2	$22,200	2056	* *			
	Water Penetration, Extent : Light, Area Affected : 5% Location : Main Lobby							
Sloped Glazing	4%	0-2	$87,600	LIFE	* *	5	$69,200	
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Glazing Above Atrium							

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

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								
Soffits								
Metal Panel	100%	Now	$19,600	2056	* *	5	$6,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Above Garage Doors							
Interior								
Floors								
Carpet	10%	2-4	$60,600	2035	$606,000	3	$50,700	
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Office Spaces							
Cast in Place Concrete	7%			LIFE	* *	5	$103,400	
Cast in Place Concrete	3%	2-4	$21,000	LIFE	* *	5	$22,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Parking Garage							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Parking Garage							
	Explanation : Material Clarification: Polished Concrete							
Mosaic Tile	5%			2049	* *	5	$42,200	
Terrazzo	15%	4+	$96,100	LIFE	* *	5	$39,600	
	Uneven Surface, Extent : Light, Area Affected : 2%							
	Location : Lobby							
Vinyl Tile	60%	2-4	$113,600	2041	* *	3	$76,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%							
	Location : Basement							
	Cracking/Crumbling, Extent : Light, Area Affected : 1%							
	Location : Basement							
	Worn/Erode, Extent : Light, Area Affected : 10%							
	Location : Corridors Throughout							
Interior Walls								
Ceramic Tile	5%			2045	* *	5	$14,900	
Concrete Masonry Unit	5%			LIFE	* *	5	$11,900	
Folding Partition	1%			2052	* *	5	$7,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Corridor							
	Explanation : Abandoned In Place							
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	62%	Now	$52,500	LIFE	* *	5	$111,000	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 5th Floor Offices							
Masonry: Brick	12%			LIFE	* *	10	$10,700	
Metal Panel	3%			LIFE	* *	10	$4,000	
Wood	10%			LIFE	* *	5	$238,600	

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	4%	0-2	$22,800	2049	* *	5	$6,800	
Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Various Locations Throughout Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 2% Location : Various 5th Floor Locations Worn/Erode, Extent : Moderate, Area Affected : 20% Location : Throughout								
AcousTileSusp.Lay-In	76%			2049	* *	5	$256,700	
Exposed Struc: Steel	10%	2-4	$164,700	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Basement Below Entry Plaza								
Gypsum Board	10%	0-2	$30,000	LIFE	* *	5	$42,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Basement Below Entry Plaza And Childrens Center Water Penetration, Extent : Moderate, Area Affected : 1% Location : Childrens Center								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	25%	0-2	$39,900	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Along Archer Avenue Sinking/Subsiding, Extent : Moderate, Area Affected : 2% Location : Along Archer Avenue Tripping Hazard, Extent : Moderate, Area Affected : 1% Location : Near Garage Entrance								
Pavers/Stone	30%	2-4	$134,400	2045	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 20% Location : Throughout Tree Pit Areas Other Observation, Extent : N/A, Area Affected : 100% Location : Stone Pavers Along Tree Pits Explanation : Material Clarification								
Pavers/Stone	45%	2-4	$50,400	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Various Locations Throughout Misaligned/Bulging, Extent : Light, Area Affected : 2% Location : Various Locations Throughout Other Observation, Extent : N/A, Area Affected : 100% Location : Brick Pavers Explanation : Material Clarification								

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

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								
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, Extent : Moderate, Area Affected : 5%							
	Location : Entry Area At Jamaica Avenue							
	Uneven Surface, Extent : Light, Area Affected : 10%							
	Location : Entry Areas At Jamaica And Archer Avenues							

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Four Main Service Switches Rated At 1,200 Amperes.							
Transformers								
Dry Type	100%			2041	* *	5	$600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical, Penthouse, Electrical Closets							
	Explanation : Various Capacity Ratings							
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 Drive	15%	Now	$17,400	2049	* *			
	Not Functioning, Extent : Moderate, Area Affected : 30%							
	Location : Mechanical Equipment Rooms							
Variable Frequency Drive	15%			2034	$58,100			
Ground								

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

Electrical System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Water Meter Room B36 And Electrical Room* *Explanation : Location Noted*								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	$53,800	
Generators								
Diesel	100%			2039	* *	1	$67,800	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : Emergency Generator Rated At 1,100 Kilowatts*								
Batteries								
Lead/Acid	100%			2029	$2,500	5	$6,500	
Fuel Storage								
Day Tank	100%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse* *Explanation : 275 Gallon Capacity*								
Lighting								
Interior Lighting								
Fluorescent	35%			2036	$945,600	10	$56,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	5%			2036	$135,100	10	$8,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
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	2036	$248,600			
Malfunctioning, Extent : Moderate, Area Affected : 100% *Location : Building Perimeters*								
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,400	
Alarm								
Security System								
Generic	100%			2041	* *	1	$65,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Interior And Exterior Spaces* *Explanation : CCTV Surveillance System*								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

QUEENS FAMILY COURT

Asset # : 13663

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
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$107,800	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2046	* *	1		
Interruptible Gas/Dual Fuel	95%	0-2	$7,700	2046	* *	1		
	Leak Evident, Extent : Light, Area Affected : 5% Location : Basement Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Oil Tank Room Explanation : Two 5,000 Gallon Tanks Shared With Emergency Power Generator							
Conversion Equipment								
Hot Water Boiler	95%			2041	* *	1	$82,200	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Boiler Room Explanation : 2 Units							
Radiant Heater	5%			2036	$231,100	2	$4,100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Stairs, Elevator Machine Rooms, Emergency Generator Room Explanation : Electric Baseboard Heaters And Unit Heaters							
Distribution								
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	
Unit Heater - Hot Water	5%			2036	$52,600			
Controls								
Digital	100%	Now	$1,019,900	2029	$5,099,700			
	Malfunctioning, Extent : Severe, Area Affected : 50% Location : Various Locations							
Air Conditioning								
Energy Source								
Electricity	20%			2044	* *	1		
Natural Gas	80%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Building Exterior Explanation : Temporary Chiller							

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

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Direct Fire	80%	Now	$780,900	2031	$3,904,700	1	$136,400	
Other Observation, Extent : Severe, Area Affected : 100% Location : Basement Boiler Room Explanation : Broken								
Reciprocating Compr/Chiller	15%	Now	$78,600	2031	$392,900	1	$11,000	
Broken, Extent : Severe, Area Affected : 100% Location : Roof R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof								
Split Unit	2%			2041	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Offices, Elevator Machine Rooms								
Air Cooled interior Pkg Unit	1%			2030	$28,900	2	$100	
Abandoned in Place, Extent : Light, Area Affected : 100% Location : Elevator Machine Rooms								
Water Cooled interior Pkg Unit	2%			2030	$63,800	2		
R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Telecom Rooms								
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 Unit	10%			2031	$51,400	2	$12,200	
Water Cooling Tower	80%	Now	$71,800	2030	$717,500	2	$112,700	
Corroded, Extent : Moderate, Area Affected : 20% Location : Roof Leak Evident, Extent : Severe, Area Affected : 10% Location : Roof								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$154,500	
Exhaust Fans								
Interior	90%			2036	$708,800	2	$4,800	
Roof	10%			2036	$34,500	2	$500	

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

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								
H/C Water Piping								
Brass/Copper	100%			2056	* *	1		
Water Heater With Tanks								
Gas Fired	50%	Now	$5,200	2029	$52,000	2		
Broken, Extent : Moderate, Area Affected : 50% *Location : Penthouse Pump Room Aph08* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Penthouse Pump Room Aph08* *Explanation : Two Units, 270mbh 125 Gallons Each*								
Gas Fired	50%			2035	$52,000	2		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Penthouse Mechanical Room* *Explanation : Two Units, 80mbh 100 Gallons Each*								
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 : Moderate, Area Affected : 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 : Moderate, Area Affected : 50% *Location : Pump Room B33*								
Backflow Preventer								
Generic	100%			2036	$79,300	1	$10,700	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%	Now	$3,700	2031	$36,700	1	$14,900	
Corroded, Extent : Moderate, Area Affected : 10% *Location : Water Meter Room B36* *Leak Evident, Extent : Light, Area Affected : 5%* *Location : Water Meter Room B36*								
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : 1 Unit From Basement To Penthouse, 4 Units From Basement To 5th Floor, 3 Units From Basement To 4th Floor* *Explanation : 8 Units*								
Hydraulic	30%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : From Basement To 4th Floor* *Explanation : 4 Units*								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

QUEENS FAMILY COURT

Asset # : 13663

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
Vertical Transport								
Escalators								
Over 20' Rise	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From First 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 Affected : 5%								
Location : Fire Pump Room B37								

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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**

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

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								
Exterior Walls								
Bronze/Brass	2%			LIFE	* *	10	$131,800	
Masonry: Brick	3%	0-2	$21,100	LIFE	* *	5	$12,700	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5% Location : Penthouse Staining/Discoloring, Extent : Light, Area Affected : 10% Location : Penthouse							
Masonry: Granite	8%	0-2	$269,700	LIFE	* *	5	$25,300	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5% Location : Throughout							
Masonry: Limestone	87%	Now	$586,500	LIFE	* *	5	$275,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 15% Location : Balconies, Penthouse And Throughout							
Windows								
Aluminum	98%	Now	$342,800	2044	* *	5	$35,400	
	Air Infiltration, Extent : Moderate, Area Affected : 10% Location : Throughout Deteriorated Finish, Extent : Light, Area Affected : 20% Location : Throughout							
Metal Louvers	2%			2039	* *	10	$9,000	
Parapets								
Masonry: Limestone	65%	Now	$315,900	LIFE	* *	5	$21,100	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Throughout Other Observation, Extent : N/A, Area Affected : 80% Location : Throughout Explanation : Protective Netting Installed							
Metal Panel	5%			2046	* *	5	$5,000	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Equipment Screen On Main Roof Explanation : Location Noted							
Metal Rail	25%			2041	* *	5-10	$116,400	
	Corrosion/Rusting, Extent : Light, Area Affected : 2% Location : Throughout							
Weathering Steel	5%			LIFE	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Equipment Screen Structural Supports Explanation : Location Noted							

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

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								
Cast in Place Concrete	1%			LIFE	* *	10	$2,300	
Other Observation, Extent : N/A, Area Affected : 100% Location : Balconies Explanation : Location Noted								
IRMA/Protected Membrane	2%			2036	$66,100	10	$2,800	
Metal Panel	57%			2041	* *	10	$143,800	
Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Painted Surfaces								
Modified Bitumen	35%	Now	$10,700	2036	$534,300			
Blisters, Extent : Light, Area Affected : 5% Location : Main Roof								
Skylight, Metal/Glass	5%			2056	* *	10	$22,900	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% Location : Front Entablature Explanation : Protective Netting Installed								
Interior								
Floors								
Carpet	5%			2032	$421,600	3	$47,000	
Cast in Place Concrete	5%	0-2	$101,400	LIFE	* *	5	$51,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Penthouse								
Ceramic Tile	5%			2039	* *	5	$23,500	
Cork Tile	2%	Now	$19,200	2046	* *	5	$4,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Library Worn/Erode, Extent : Moderate, Area Affected : 20% Location : Library								
Marble Panels	5%			LIFE	* *	5	$35,200	
Terrazzo	30%			LIFE	* *	5	$220,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : 6th Floor								
Vinyl Tile	48%			2036	$6,322,200	3	$112,800	

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

Architecture System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$119,300	
Concrete Masonry Unit	5%	Now	$91,000	LIFE	* *	5	$19,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1% Location : Electrical Room							
Gypsum Board	20%			LIFE	* *	5-10	$324,600	
Marble Panels	15%	0-2	$769,000	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Entry Lobby Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2% Location : Entry Lobby							
Plaster	20%	Now	$235,700	LIFE	* *	5	$57,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Basement Loose/Delam Surface, Extent : Moderate, Area Affected : 1% Location : Locker Room Water Penetration, Extent : Light, Area Affected : 2% Location : Office 714 And Locker Room							
Plaster	15%			LIFE	* *	5-10	$121,700	
SGFT/Glazed Masonry	5%	Now	$87,100	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Stairs In Front Of Custodial Office To Sub-basement Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Chiller Room Loose/Delam Surface, Extent : Moderate, Area Affected : 1% Location : Electrical Room							
Wood	15%	Now	$102,300	LIFE	* *	5	$572,800	
	Misaligned/Bulging, Extent : Light, Area Affected : 1% Location : 6th Floor Courtroom Water Penetration, Extent : Light, Area Affected : 1% Location : 6th Floor Courtroom							
Ceilings								
AcousTileSusp.Lay-In	20%			2041	* *	5	$94,000	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	$29,400	
Gypsum Board	5%			LIFE	* *	5-10	$80,800	
	Loose/Delam Surface, Extent : Light, Area Affected : 1% Location : Courtroom 116							
Plaster	20%			LIFE	* *	5-10	$161,500	
Plaster	50%	Now	$362,500	LIFE	* *	5	$146,800	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 2% Location : Rooms 61, 714 And Library Paint Peeling, Extent : Light, Area Affected : 2% Location : Rooms 61, 714 And Library Water Penetration, Extent : Light, Area Affected : 1% Location : Room 714							
Site Enclosure								

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

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 Enclosure								
Fence/Gates								
Chain Link	10%			2046	* *			
Iron Picket	90%	Now	$121,000	2056	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60% *Location : Throughout*							
	Deteriorated Finish, Extent : Moderate, Area Affected : 80% *Location : Throughout*							
	Impact Damage, Extent : Moderate, Area Affected : 2% *Location : Corner Of 89th Avenue And 148th Street*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	$51,000	2041	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : 88th Avenue*							
	Tripping Hazard, Extent : Severe, Area Affected : 5% *Location : 88th Avenue*							
Pavers/Stone	5%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	77%	Now	$72,900	2041	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% *Location : Throughout*							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% *Location : Throughout*							
	Tripping Hazard, Extent : Moderate, Area Affected : 5% *Location : Throughout*							
Masonry: Granite	23%	Now	$197,500	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : Throughout*							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% *Location : Entry Stairs*							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5% *Location : Front Plaza*							
	Tripping Hazard, Extent : Moderate, Area Affected : 2% *Location : Front Plaza*							
Parking/Driveway								
Asphalt	100%	Now	$88,300	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Throughout*							
	Potholes, Extent : Light, Area Affected : 2% *Location : Throughout*							

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2046	* *	5	$800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room 2							
	Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each. One Main Service Disconnect Switch Rated At 3000 Amperes For The Fire Pump							
Fused Disc Sw	40%			2046	* *	5	$500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room 1							
	Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes And 1,200 Amperes							
Transformers								
Dry Type	100%			2041	* *	5	$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Chiller Room, Elevator Machinery Rooms							
	Explanation : Two 750 Kilovolt Amperes, 480 Volts Primary, 277/208 Volts Secondary And Six 30 Kilovolt Amperes 480/277/208 Volts							
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	* *	5	$1,300	
Raceway								
Conduit	50%			2036	$231,700	1		
Conduit	50%			2046	* *	1		
Panelboards								
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								
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 Drive	20%			2049	* *			
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	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof Generator Enclosure							
	Explanation : Generator Rated At 1000 Kilowatts							
Batteries								
Lead/Acid	100%			2030	$2,500	5	$11,400	

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

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
Stand-by Power								
Fuel Storage								
Day Tank	10%			2044	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof Generator Enclosure* *Explanation : 275 Gallons Rated Capacity*								
Main Tank	90%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Underground* *Explanation : 2,000 Gallons Rated Capacity*								
Lighting								
Interior Lighting								
Fluorescent	40%			2036	$1,903,200	10	$113,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	10%			2036	$475,800	10	$28,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Corridors, Court Rooms, Bathrooms*								
Incandescent	40%			2031	$2,105,400	2	$2,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Corridors, Lobbies, Court Rooms, Library* *Explanation : Decorative Fixtures / Chandeliers*								
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%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2051	* *	5	$1,400	
Alarm								
Security System								
Generic	100%			2036	$587,000	1	$115,100	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Interior Spaces And Outside Perimeter* *Explanation : CCTV Surveillance System*								
Fire/Smoke Detection								
Generic, Digital	100%			2036	$806,600	1-3	$195,700	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2056	* *	5	$95,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : Two 10,000 Gallon Tanks							
Conversion Equipment								
Steam Boiler	100%			2049	* *	1	$305,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sub-basement Boiler Room							
	Explanation : 2 Low Pressure Steam Units							
Distribution								
Hot Wtr Piping/Pump	5%	0-2	$1,700	2052	* *	4	$800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Control Valves Are Not Operating							
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	
Controls								
Digital	100%	Now	$1,796,300	2035	$8,981,300			
	Malfunctioning, Extent : Severe, Area Affected : 100%							
	Location : Basement							
Air Conditioning								
Energy Source								
Electricity	80%			2044	* *	1		
Steam/HW System	20%			2046	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	15%			2039	* *	1	$50,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : 1 Unit							
Centrifugal, Elec Chiller	70%			2045	* *	1	$233,500	
	R-134a Refrigerant, Extent : Light, Area Affected : 40%							
	Location : 2 Units In Basement Air Conditioning Room							
Split Unit	5%			2036	$371,300			
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	85%			2056	* *	4	$19,400	
No Component	15%							

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

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								
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%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$108,800	
Ductwork/Diffusers	60%			LIFE	* *	2-5	$163,300	
Exhaust Fans								
Interior	98%			2041	* *	2	$9,200	
Roof	2%			2036	$12,100	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : One 75 Gallon Unit							
HW Heat Exchanger								
Steam Fired	100%			2036	$1,512,100	4	$45,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : One 300 Gallon Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	0-2	$2,200	LIFE	* *	1		
	Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
Cast Iron	90%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2041	* *	4	$6,500	
Sewage Ejector(s)								
Electric	100%			2031	$163,700	4	$18,400	
Backflow Preventer								
Generic	100%			2036	$139,700	1	$18,900	
Fixtures								
Generic	100%							
Booster Pump w/Tank								
Generic	100%			2044	* *	1	$16,500	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
Vertical Transport								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

QUEENS SUPREME COURT

Asset # : 2038

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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Units From Sub-basement To 7th Floor, 6 Units From 1st To 7th Floor								
Explanation : 10 New Units.								
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	

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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**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

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								
Exterior Walls								
Masonry: Brick	60%	Now	$585,300	LIFE	* *	5	$64,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%	Now	$23,300	LIFE	* *	5	$4,000	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	32%	Now	$223,900	LIFE	* *	5	$25,600	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	3%			2043	* *	5-10	$22,000	
Windows								
Wood	100%	Now	$286,000	2041	* *	5	$110,600	
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Limestone	95%			LIFE	* *	5	$200	
Metal Rail	5%			2038	* *	5-10	$100	
Roof								
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	* *			
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%							
	Location : 4th Floor							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : 4th Floor							
Slate	40%			LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2032	$364,100	3	$27,800	
Cast in Place Concrete	10%			LIFE	* *	5	$27,100	
Ceramic Tile	5%	Now	$77,400	2042	* *	5	$3,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 15%							
	Location : Throughout							
Marble Panels	15%			LIFE	* *	5	$13,900	
Terrazzo	25%	0-2	$320,800	LIFE	* *	5	$24,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Corridors							
Vinyl Tile	30%			2033	$1,137,400	3	$18,500	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

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								
Gypsum Board	13%			LIFE	* *	5	$8,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	20%			LIFE	* *			
Plaster	10%	Now	$88,700	LIFE	* *	5	$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Tower, Room 218, Basement Paint Peeling, Extent : Moderate, Area Affected : 60% Location : Tower Water Penetration, Extent : Moderate, Area Affected : 10% Location : Tower							
Plaster	45%			LIFE	* *	5	$14,800	
Wood	2%			LIFE	* *	5	$8,800	
Ceilings								
AcousTile,Adhered	5%	Now	$220,900	2053	* *	5	$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : Throughout							
AcousTileSusp.Lay-In	20%	0-2	$22,800	2046	* *	5	$12,400	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% Location : Throughout							
Plaster	10%	0-2	$52,200	LIFE	* *	5	$7,700	
	Loose/Delam Surface, Extent : Severe, Area Affected : 25% Location : Around Skylights							
Plaster	50%			LIFE	* *	5	$38,600	
Plaster	15%	Now	$62,600	LIFE	* *	5	$11,600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : Tower And Throughout Paint Peeling, Extent : Moderate, Area Affected : 25% Location : Tower And Throughout							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	* *			
Free Standing Walls								
Concrete Masonry Unit	100%	0-2	$135,700	2053	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Throughout Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50% Location : Throughout							
Retaining Walls								
Concrete Masonry Unit	100%	Now	$241,300	2053	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Throughout							
Site Pavements								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Architecture

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$60,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front Walk								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	$190,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Side Yard								
Pavers/Stone	50%	Now	$1,518,600	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2043	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Two 4,000 Ampere Circuit Breakers								
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	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2036	$89,400	1	$29,600	
Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : One 450 Kilowatts								
Batteries								
Lead/Acid	100%			2027	$2,700	5	$2,800	
Fuel Storage								
Day Tank	50%			2041	* *	5		
Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : One 23 Gallons								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 10,000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	5%			2033	$72,200	10	$3,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout								
Fluorescent	10%			2038	* *	10	$7,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building								
Incandescent	5%			2028	$61,900	2	$100	
Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Borough President 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								
Incandescent	10%			2028	$45,400	2		
LED	10%			2043	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	$26,100	5	$600	
Alarm								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2033	$159,000	1	$28,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$218,400	1-3	$48,400	

Mechanical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	$147,600	2038	* *	1	$68,000	
Broken, Extent : Severe, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	$119,100	2043	* *	4	$3,800	
Insul. Deteriorating, Extent : Severe, Area Affected : 5%								
Location : Basement								
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	$24,600	
Air Conditioning								
Energy Source								
Electricity	100%			2049	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	$256,600	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$42,500	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement, 1st Floor, 2nd Floor								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$108,100	2038	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

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								
Water Heater With Tanks								
Gas Fired	100%			2028	$19,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Backflow Preventer								
Generic	100%			2038	* *	1	$4,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Ground Floor							
	Explanation : Located On Ground Floor							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Two Unit. Basement To 4th Floor And Basement To Ground							
	Explanation : Two Units							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	$38,500	
Sprinkler								
No Component	70%							
Generic	30%			2043	* *	1-2	$6,400	

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*** 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**		
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**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$30,900		$1,800	
Interior Architecture	$141,000		$2,300	$5,300
Electrical	$700	$700	$900	$700
Mechanical	$6,600	$2,600	$3,200	$2,400
Site Enclosure	$6,300			
Site Pavements	$18,100			
Total	**$203,600**	**$3,200**	**$8,200**	**$8,400**
Importance Code A	$32,700	$1,800	$3,600	$1,800
Importance Code B	$105,900	$1,500	$3,600	$6,600
Importance Code C	$65,100		$1,000	
Total	**$203,600**	**$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.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$166,700	LIFE	* *	5	$39,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : North Facade Basement Level* *Cracking/Crumbling, Extent : Light, Area Affected : 5%* *Location : Throughout*							
Masonry: Limestone	15%	Now	$89,700	LIFE	* *	5	$5,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5% *Location : East Facade Cornice* *Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%* *Location : Throughout* *Staining/Discoloring, Extent : Light, Area Affected : 15%* *Location : Limestone Horizontal Banding*							
Wood	5%	Now	$20,500	2041	* *	5	$6,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20% *Location : Courtroom Paneled Window Surrounds* *Paint Peeling, Extent : Moderate, Area Affected : 20%* *Location : Courtroom Paneled Window Surrounds*							
Windows								
Aluminum	80%			2044	* *	5	$3,600	
Aluminum	20%	0-2	$2,200	2044	* *	5	$500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5% *Location : Throughout*							
Roof								
Asphalt Shingle	100%	Now	$8,100	2039	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Courtroom Ceilings*							
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

STATEN ISLAND CIVIL COURT

Asset # : 4166

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								
Floors								
Carpet	25%	0-2	$6,000	2032	$120,900	3	$10,100	
Worn/Erode, Extent : Moderate, Area Affected : 10% *Location : Basement*								
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 Exterior Stairs*								
Terrazzo	5%	2-4	$6,400	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Lobby*								
Vinyl Tile	56%	Now	$42,300	2036	$422,900	3	$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : Basement And East Courtroom* *Cracking/Crumbling, Extent : Moderate, Area Affected : 10%* *Location : Throughout*								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$2,000	
Masonry: Brick	5%			LIFE	* *	10	$600	
Plaster	70%	Now	$14,000	LIFE	* *	5	$8,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 2% *Location : Main Stair And Rear Entrance In Basement* *Water Penetration, Extent : Moderate, Area Affected : 2%* *Location : Main Stair And Rear Entrance In Basement*								
Wood	20%			LIFE	* *	5	$64,800	
Ceilings								
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	
Loose/Delam Surface, Extent : Light, Area Affected : 5% *Location : 1st Floor Courtrooms* *Water Penetration, Extent : Light, Area Affected : 5%* *Location : 1st Floor Courtrooms*								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CIVIL COURT
Asset # : 4166

Architecture

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	95%	Now	$3,000	2056	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Retaining Wall Located At Rear Property Line							
Masonry: Fieldstone	5%	Now	$3,300	2046	* *			
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 80% Location : Front Entry Cheek Walls Other Observation, Extent : N/A, Area Affected : 100% Location : Front Entry Cheek Walls Explanation : This Is Actually Limestone							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	40%			2041	* *			
Pavers/Stone	50%			2039	* *			
Pavers/Stone	10%	Now	$2,900	2039	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60% Location : Front Entry Stair Other Observation, Extent : N/A, Area Affected : 100% Location : Front Entry Stair Explanation : This Is Actually Limestone							
Parking/Driveway								
Cast in Place Concrete	100%	Now	$15,200	2041	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Rear Yard Ponding, Extent : Moderate, Area Affected : 5% Location : Center Rear Of Lot							

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Year FY	Future Replacement Estimated Cost	Cycle (Yrs)	Maintenance Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	$100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Electrical Room Explanation : Main Disconnect Switch Rated At 600 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		

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

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

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Lighting								
Interior Lighting								
Incandescent	10%			2031	$30,700	2		
Other Observation, Extent : N/A, Area Affected : 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 System								

Mechanical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$17,800	
Other Observation, Extent : 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%							

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

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
Ventilation								
Exhaust Fans								
Interior	60%			2036	$48,600	2	$300	
No Component	40%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	$233,200	1		
Water Heater With Tanks								
Gas Fired	100%			2035	$34,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : One Hybrid 80 Gallon Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$600	4	$600	
Fixtures								
Generic	100%							

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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**

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	$55,100		$42,400	
Interior Architecture	$149,600		$83,400	$13,600
Electrical	$41,700	$32,600	$37,400	$35,000
Mechanical	$105,700	$64,200	$117,100	$59,200
Site Pavements	$17,500			
Elevators/Escalators	$47,500	$47,500	$47,500	$47,500
Total	**$417,000**	**$144,200**	**$327,700**	**$155,400**
Importance Code A	$65,400	$9,400	$52,700	$9,400
Importance Code B	$236,000	$134,800	$275,000	$139,900
Importance Code C	$115,500			$6,100
Total	**$417,000**	**$144,200**	**$327,700**	**$155,400**

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856

STATEN ISLAND COURTHOUSE

Asset # : 14812

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								
Exterior Walls								
Copper/Terne	25%			2071	* *	10	$161,700	
Metal/Glass Curt Wall	5%	Now	$118,000	LIFE	* *	5	$25,900	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 1st Floor Jury Section And 5th Floor By Elevators							
Metal/Glass Curt Wall	33%			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%			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 Membrane	15%			2041	* *	10	$16,300	
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	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Entry							
	Explanation : Canopy							
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%			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	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

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								
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 Affected : 2%							
	Location : 1st Floor Jury Section And 5th Floor By Elevators							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 1st Floor Jury Section And 5th Floor By Elevators							
Site Enclosure								
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, Area Affected : 2%							
	Location : Bottom Of Ramp Area Adjacent To Cemetery							
Parking/Driveway								
Asphalt	100%			2045	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	* *	5	$900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 5,000 Ampere Main Switches And One 600 Ampere Main Switch For The Fire Pump							
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 Drive	20%			2049	* *			
Ground								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,900	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Main Switchboard Room And Water Service Room* *Explanation : Location Noted*								
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$61,500	
Generators								
Diesel	100%			2045	* *	1	$77,400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Outdoor Enclosure In Loading Dock Area* *Explanation : 120 Volts 3 Phase 1,250 Kilovolt-ampere, 1000 Kilowatts*								
Batteries								
Lead/Acid	100%			2030	$2,500	5	$7,400	
Fuel Storage								
Day Tank	100%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Adjacent To Generator. Note That One 8,000 Gallon Underground Tank Shared With Boilers Reported Under Mechanical* *Explanation : 500 Gallons*								
Lighting								
Interior Lighting								
Fluorescent	20%			2041	* *	10	$36,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*								
Fluorescent	75%			2041	* *	10	$137,500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : Lobbies, Corridors, Bathrooms, Court Rooms*								
LED	5%			2041	* *			
Egress Lighting								
Emergency, Service	50%			2041	* *	1		
Exit, Battery	50%			2041	* *	10	$6,700	
Exterior Lighting								
LED	30%			2041	* *			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2064	* *	5	$1,100	
Alarm								
Security System								
Generic	100%			2041	* *	1	$74,600	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Interior And Exterior Spaces* *Explanation : CCTV Surveillance System*								
Fire/Smoke Detection								
Generic, Digital	100%			2041	* *	1-3	$123,200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2056	* *	1		
Interruptible Gas/Dual Fuel	95%			2056	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Receiving Room - Oil Tank Room* *Explanation : One Tank, 8000 Gallons*							
Conversion Equipment								
Hot Water Boiler	95%			2049	* *	1	$93,900	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Boiler Room Ll57* *Explanation : 3 Units*							
Radiant Heater	5%			2041	* *	2	$4,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Boiler Room, Main Electrical Room, Receiving Room* *Explanation : Make-up Air Unit, Electric Unit Heaters*							
Distribution								
Hot Wtr Piping/Pump	100%			2052	* *	4	$14,800	
Terminal Devices								
Convector/Radiator	20%			2049	* *	1	$12,900	
Unit Heater - Hot Water	5%			2041	* *			
No Component	75%							
	Other Observation, Extent : N/A, Area Affected : 0% *Location : Throughout* *Explanation : Reported Under Air Conditioning*							
Controls								
Digital	100%	Now	$1,164,800	2031	$5,824,200			
	Broken, Extent : Severe, Area Affected : 30% *Location : Various Locations*							
Air Conditioning								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2045	* *	1	$183,800	
	R-134a Refrigerant, Extent : Light, Area Affected : 100% *Location : Chiller Room Ll49*							
Split Unit	5%			2041	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100% *Location : Elevator Machine Room, Maintenance Rooms, Offices*							
Water Cooled interior Pkg Unit	10%			2034	$364,100	2		
	R-410a Refrigerant, Extent : Light, Area Affected : 100% *Location : Telecom Rooms, Elevator Machine Rooms, Radio Control Room, Electrical Room*							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

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								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	$6,600	2056	* *	4	$9,900	
	Leak Evident, Extent : Light, Area Affected : 5% Location : Chiller Room Ll49							
Terminal Devices								
Air Handler/Cool/Ht	100%			2041	* *	1	$123,600	
Heat Rejection								
Water Cooling Tower	100%	Now	$20,500	2037	* *	2	$160,900	
	Broken, Extent : Light, Area Affected : 5% Location : Lower Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Lower Roof Explanation : 2 Units							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$176,500	
Exhaust Fans								
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								
Electric	5%			2031	$10,800	4		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Explanation : One Unit, 6kwt 10 Gallons							
Gas Fired	95%			2034	$148,200	2		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Ll57 Explanation : Two Units, 300mbh 300 Gallons Each.							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%	Now	$5,300	2036	$106,200	4	$8,000	
	Broken, Extent : Light, Area Affected : 100% Location : Mechanical Room Ll37							
Backflow Preventer								
Generic	100%			2041	* *	1	$12,200	
Fixtures								
Generic	100%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

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								
Booster Pump w/Tank								
Generic	100%	Now	$1,800	2036	$36,700	1	$14,900	
	Corroded, Extent : Moderate, Area Affected : 5% *Location : Pump Room* *Leak Evident, Extent : Moderate, Area Affected : 10%* *Location : Water Service Room Ll56*							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 1 Unit From Basement To 6th Floor, 4 Units From Basement To 5th Floor, 1 Unit From Basement To 4th Floor* *Explanation : 6 Units*							
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	

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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**

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

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								
Exterior Walls								
Masonry: Brick	90%	Now	$375,000	LIFE	* *	5	$44,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : 1st Floor Level At South Facade, East Facade And West Facade* *Efflorescence, Extent : Moderate, Area Affected : 10%* *Location : East Facade At Entry* *Misaligned/Bulging, Extent : Moderate, Area Affected : 10%* *Location : 1st Floor Window Lintels At Southeast And West Sides* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Building* *Explanation : Building Is Not Occupied*								
Masonry: Limestone	10%	Now	$59,800	LIFE	* *	5	$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% *Location : Main Entrance* *Staining/Discoloring, Extent : Moderate, Area Affected : 15%* *Location : Main Entrance*								
Windows								
Aluminum	100%	Now	$43,700	2051	* *	5	$2,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30% *Location : Throughout*								
Parapets								
Masonry: Brick	90%	Now	$85,400	LIFE	* *	5	$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50% *Location : Inside Face* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%* *Location : North Facade, South Facade, East Facade And West Facade* *Spalling, Extent : Moderate, Area Affected : 40%* *Location : North Facade, South Facade, East Facade And West Facade* *Worn/Erode, Extent : Moderate, Area Affected : 60%* *Location : Inside Face*								
Masonry: Limestone	10%	Now	$9,300	LIFE	* *	5	$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Throughout* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%* *Location : Throughout*								

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

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	80%	Now	$281,800	2045	* *			
Alligatoring, Extent : Moderate, Area Affected : 30% Location : Throughout								
Embedded Gravel Surface, Extent : Moderate, Area Affected : 70% Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30% Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30% Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20% Location : Above Courtrooms								
Copper/Terne	20%			2050	* *	10	$14,900	
Soffits								
Stucco Cement	100%			2040	* *	5		
Interior								
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	
Vinyl Tile	45%	Now	$45,100	2035	$450,700	3	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Courtrooms								
Patching Evident, Extent : Moderate, Area Affected : 10% Location : Courtrooms								
Worn/Erode, Extent : Moderate, Area Affected : 20% Location : Court Room And 2nd Floor Offices								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$2,000	
Masonry: Brick	5%	Now	$19,600	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 15% Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 15% Location : Boiler Room								
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	$130,000	LIFE	* *	5	$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5% Location : Courtrooms								
Wood	10%			LIFE	* *	5	$16,200	

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

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								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	$3,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	$600	
Plaster	80%	Now	$264,600	LIFE	* *	5	$17,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Courtrooms							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Courtrooms							
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%	0-2	$1,200	2045	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Planter Walls At Rear Yard							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	40%	Now	$8,700	2040	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Rear Yard							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Rear Yard							
Pavers/Stone	50%	4+	$8,700	2038	* *			
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Front Entry Yard							
Pavers/Stone	10%	4+	$1,700	2038	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Front Entry Steps							
Parking/Driveway								
Cast in Place Concrete	100%			2040	* *			

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

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

Electrical

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost (Current Repair)	Year FY	Estimated Cost (Future Replacement)	Cycle (Yrs)	Estimated Cost (Maintenance)	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	$99,000	5	$600	
Raceway								
Conduit	100%			2035	$41,800	1		
Panelboards								
Molded Case Bkrs	100%			2034	$40,500	5	$600	
Wiring								
Thermoplastic	100%			2035	$59,100	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2030	$282,100	10	$16,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
Fluorescent	10%			2035	$33,200	10	$2,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout The Building*							
Fluorescent	5%			2030	$16,600	10	$1,000	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% *Location : First And Second Floor*							
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								
Generic	100%			2030	$41,000	1	$8,000	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout The Building* *Explanation : CCTV Surveillance Camera System*							

Mechanical

System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost (Current Repair)	Year FY	Estimated Cost (Future Replacement)	Cycle (Yrs)	Estimated Cost (Maintenance)	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
	Abandoned in Place, Extent : Moderate, Area Affected : 100% *Location : Basement. Abandoned Building*							

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

Mechanical System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2048	* *	1	$21,300	
	Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Basement Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Unit							
Distribution								
Steam Piping/Pump	100%			2035	$174,700			
	Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Various Location							
Terminal Devices								
Convector/Radiator	100%			2033	$178,400	1	$6,900	
	Abandoned in Place, Extent : Moderate, Area Affected : 100% Location : Various Locations							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2035	$95,700	2	$500	
	R-134a Refrigerant, Extent : Light, Area 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%							
Exhaust Fans								
Roof	30%			2035	$12,700	2	$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	$280,200	1		
Water Heater With Tanks								
Gas Fired	100%			2033	$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : One 74 Gallon Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	$700	4	$700	
Fixtures								
Generic	100%							

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

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**		
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
Importance Code C	$55,000			
Total	**$177,000**	**$1,900**	**$25,800**	**$4,700**

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

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

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								
Exterior Walls								
Cast Stone/Terra Cotta	100%	Now	$1,101,000	LIFE	* *	5	$389,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Throughout* *Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%* *Location : Throughout* *Staining/Discoloring, Extent : Moderate, Area Affected : 20%* *Location : Throughout* *Other Observation, Extent : Moderate, Area Affected : 25%* *Location : East Facade* *Explanation : Sidewalk Shed In Place*							
Windows								
Aluminum	100%			2052	* *	5	$4,500	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5-10	$34,900	
	Staining/Discoloring, Extent : Light, Area Affected : 40% *Location : Throughout* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Roof* *Explanation : Roof Inaccessible*							
Not Accessible	50%							
Roof								
Copper/Terne	85%			2051	* *	10	$63,200	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof* *Explanation : Roof Inaccessible*							
Modified Bitumen	15%	Now	$1,100	2036	$54,100			
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Main Entry Foyer Stairs*							
Soffits								
Exposed Struc: Steel	70%	4+	$35,400	LIFE	* *	5	$7,600	
	Corrosion/Rusting, Extent : Light, Area Affected : 30% *Location : Throughout Covered Walkway At Rear Of Building*							
Metal, Corrugated	30%			2056	* *	1		
Interior								
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	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$5,100	
Paint Peeling, Extent : Light, Area Affected : 20% *Location : Boiler Room*								
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	10%			LIFE	* *	5-10	$3,400	
Plaster	80%	Now	$14,600	LIFE	* *	5	$13,500	
Water Penetration, Extent : Moderate, Area Affected : 2% *Location : Main Entry Foyer Stairs*								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$10,000	2046	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10% *Location : Parking Lot* *Impact Damage, Extent : Moderate, Area Affected : 10%* *Location : Parking Lot*								
Retaining Walls								
Cast in Place Concrete	100%	Now	$3,600	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Cheek Walls At Main Entry Stair*								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	40%	Now	$3,100	2041	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30% *Location : Main Entry Steps*								
Pavers/Stone	60%	0-2	$4,100	2039	* *			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10% *Location : Throughout Ealkways*								
Parking/Driveway								
Asphalt	100%			2039	* *			

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	$72,200	5	$300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room Basement							
	Explanation : Main Service Switch Rated At 350 Amperes							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	$72,200	5	$300	
Raceway								
Conduit	100%			2036	$18,000	1		
Panelboards								
Molded Case Bkrs	100%			2035	$44,300	5	$300	
Wiring								
Braided Cloth	25%			2035	$5,500	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	75%			2046	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	$65,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Janitor Closet							
	Explanation : Under Insulation							
Lighting								
Interior Lighting								
Fluorescent	95%			2031	$173,300	10	$9,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
LED	5%			2044	* *			
Egress Lighting								
Emergency, Battery	50%			2031	$10,100	10	$1,300	
Exit, LED	50%			2064	* *	1		
Exterior Lighting								
HID	20%	4+	$11,200	2046	* *			
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Exterior							
	Other Observation, Extent : N/A, Area Affected : 30%							
	Location : Throughout							
	Explanation : Controlled Via Switch							
No Component	80%							
Alarm								
Security System								
Generic	100%			2036	$22,500	1	$4,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lobby, Waiting Room And Outside							
	Explanation : CCTV Surveillance Cameras							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	$10,700	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 1 Unit.*								
Distribution								
Steam Piping/Pump	100%			2036	$96,000			
Terminal Devices								
Convector/Radiator	100%			2034	$98,000	1	$3,500	
Controls								
Electrical	100%			2031	$66,600			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	30%			2037	* *	2	$200	
Other Observation, Extent : N/A, Area Affected : 30% *Location : Attic* *Explanation : Unit In 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%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Attic, Roof* *Explanation : Air Handlers Serves Basement Offices And Courtrooms.*								
Heat Rejection								
Air Cooled Condenser Unit	5%			2036	$1,400	2	$400	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Outside, Rear Of The Building* *Explanation : 1 Unit.*								
No Component	75%							
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Roof* *Explanation : Condensing Units Associated With Air Handlers Serving Courtrooms.*								
Ventilation								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

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
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, Extent : N/A, Area Affected : 0%							
	Location : Roof							
	Explanation : Roof Exhausts Are Inaccessible.							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	$153,900	1		
Water Heater With Tanks								
Gas Fired	100%			2031	$19,000	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 40 Gallons							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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*** 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**

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

Architecture System / Component / Type	% of Total	Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	100%	Now	$338,900	LIFE	* *	5	$96,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Base Of Building On West Elevation Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% Location : Base Of Building At Various Elevations Water Penetration, Extent : Moderate, Area Affected : 2% Location : Courtroom 209							
Windows								
Aluminum	9%	0-2	$1,400	2052	* *	5	$700	
	Air Infiltration, Extent : Light, Area Affected : 20% Location : Locker Rooms							
Aluminum	81%			2052	* *	5	$11,900	
Wood	10%	Now	$39,100	2061	* *	5	$7,300	
	Air Infiltration, Extent : Moderate, Area Affected : 50% Location : 3rd Floor Has Original Wood Casement Windows Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : 3rd Floor Casement Windows							
Parapets								
Masonry: Limestone	100%			LIFE	* *	5-10	$95,800	
Roof								
Metal Panel	85%			2041	* *	10	$92,100	
Modified Bitumen	5%	Now	$3,600	2036	$35,900			
	Water Penetration, Extent : Moderate, Area Affected : 2% Location : Southwest Corner Adjacent To Courtyard							
Skylight, Metal/Glass	10%			2056	* *	10	$19,700	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	20%			2035	$453,500	3	$34,700	
Cast in Place Concrete	5%			LIFE	* *	5	$25,300	
Ceramic Tile	5%			2045	* *	5	$5,800	
Marble Panels	15%			LIFE	* *	5	$26,000	
Terrazzo	20%			LIFE	* *	5	$36,100	
Vinyl Tile	30%			2041	* *	3	$13,000	
Vinyl Tile	5%			2036	$177,100	3	$2,900	

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

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	4%			LIFE	* *	10	$7,500	
Cast in Place Concrete	1%	0-2	$3,200	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Room B10-b S Water Infiltration At Heavy Rains							
Cast Stone/Terra Cotta	10%			LIFE	* *	10	$28,000	
Ceramic Tile	3%			2039	* *	5	$2,200	
Gypsum Board	10%			LIFE	* *	5-10	$12,700	
Masonry: Brick	5%			LIFE	* *	10	$1,100	
Plaster	55%	Now	$22,200	LIFE	* *	5	$12,300	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Courtroom 209 And 300							
SGFT/Glazed Masonry	2%			LIFE	* *	10	$700	
Wood	10%			LIFE	* *	5	$59,800	
Ceilings								
AcousTileConcealSpLn	10%			2041	* *	5	$14,400	
AcousTileSusp.Lay-In	5%			2041	* *	5	$5,800	
Exposed Struc: Concrete	5%	Now	$48,000	LIFE	* *	5	$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Room B10-b S							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
	Location : Room B10-b S							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Room B10-b S Water Infiltration At Heavy Rains							
Glass: Susp Panels	10%			LIFE	* *	10	$8,700	
Plaster	15%	Now	$14,600	LIFE	* *	5	$10,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
	Location : 3rd Floor Landing Above Main Stair							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Courtroom 209 And 300							
Plaster	55%			LIFE	* *	5-10	$109,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2056	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$4,200	2056	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Missing Baluster On East Side Of Courtyard							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Courtyard							
	Explanation : This Is Actually A Precast Concrete Balustrade.							
Retaining Walls								
Cast in Place Concrete	100%			2056	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Courtyard							
	Explanation : These Are Actually Precast Concrete Blocks							

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

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								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	25%	Now	$22,100	2049	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% *Location : Areaway Slab On Schuyler Street*							
Pavers/Stone	25%			2045	* *			
Pavers/Stone	50%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2056	* *	5	$300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Electrical Room* *Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes*							
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								
Thermoplastic	100%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2049	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : 1st Floor Electrical Room* *Explanation : Ground Bar Observed*							
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$19,400	
Lighting								

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

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2036	$853,800	10	$46,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% *Location : Throughout*							
Fluorescent	10%			2031	$106,700	10	$5,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% *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 Fluorescent Light, Extent : Moderate, Area Affected : 100% *Location : Front Door*							
LED	15%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2036	$131,700	1	$23,600	
	Other Observation, Extent : Light, Area Affected : 100% *Location : Hallways And Outside* *Explanation : CCTV Surveillance Cameras*							
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 : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*							

Mechanical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : Steam Provided From Adjacent Borough Hall Building*							

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

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								
Distribution								
Steam Piping/Pump	100%	0-2	$28,100	2046	* *			
Leak Evident, Extent : Moderate, Area Affected : 5% *Location : Basement Storage Room* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Throughout* *Explanation : Steam Traps Installed In 2020.*								
Terminal Devices								
Convector/Radiator	70%			2034	$401,500	1	$14,300	
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0% *Location : Basement, Mezzanine And Attic* *Explanation : See Air Conditioning Section For Air Handlers. Units Utilized Steam For Heating.*								
Controls								
Electrical	100%			2031	$389,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Split Unit	5%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100% *Location : Room 207* *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 Expansion	30%			2036	$302,600	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement, Mezzanine And Attic* *Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Basement.*								
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2036	$45,700	2	$13,200	
Other Observation, Extent : N/A, Area Affected : 100% *Location : Roof And Courtyard* *Explanation : 3 Units In Courtyard. 1 Unit On Mezzanine, 8 Units On The Roof.*								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$16,700	
No Component	70%							

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

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
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 Affected : 100%							
	Location : Basement Water Main Room							
	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 : 100%							
	Location : Throughout							
	Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.							
Galvanized Steel	30%			2034	$268,600	1		
Water Heater With Tanks								
Electric	1%			2031	$300	4		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Attic							
	Explanation : 1 Small Unit Serving One Bathroom Only.							
No Component	99%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	99%			LIFE	* *	1		
Cast Iron	1%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2041	* *	1	$3,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Water Main Service Room, Ladies Locker Room							
	Explanation : 2 Water Main Services Each With A Backflow Preventer.							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement To 3rd Floor							
	Explanation : 2 Units							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	$31,900	

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

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
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2046	* *	1-2	$4,400	

Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement
Explanation : Sprinkler System Serves Basement.

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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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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

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								
Exterior Walls								
Cast Iron	3%	0-2	$17,800	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15% *Location : Storefront Facades* *Deteriorated Finish, Extent : Moderate, Area Affected : 25%* *Location : Storefront Facades*							
Copper/Terne	8%	Now	$63,100	2054	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 15% *Location : Courtyard Facade* *Other Observation, Extent : Light, Area Affected : 100%* *Location : 6th And 7th Floors* *Explanation : Located In Interior Courtyard*							
Fiberglass Panel	2%			2047	* *	5	$14,900	
Masonry: Brick	10%	4+	$36,200	LIFE	* *	5	$19,800	
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Sub-basement Chiller Room At Foundation Wall*							
Masonry: Marble	71%			LIFE	* *	5	$105,600	
Metal Panel	3%			2054	* *	5-10	$40,900	
	Deformed/Dented, Extent : Light, Area Affected : 15% *Location : Interior Courtyard* *Other Observation, Extent : Light, Area Affected : 100%* *Location : Reade Street Elevation* *Explanation : Basement Windows*							
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 Evident, Extent : N/A, Area Affected : 100% *Location : Roof*							
Modified Bitumen	75%			2042	* *	10	$68,300	
	Recent Installation, Extent : N/A, Area Affected : 100% *Location : Roof*							
Skylight, Metal/Glass	10%			2060	* *	10	$30,400	
	Recent Installation, Extent : N/A, Area Affected : 100% *Location : Roof Area*							
Interior								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

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								
Floors								
Carpet	20%			2033	$1,728,800	3	$176,100	
Cast in Place Concrete	10%	Now	$207,900	LIFE	* *	5	$96,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : Sub-basement, Basement*								
Ceramic Tile	5%			2037	* *	5	$22,000	
Marble Panels	5%	0-2	$160,800	LIFE	* *	5	$16,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : 1st Floor Corridors And Lobby*								
Terrazzo	15%			LIFE	* *	5	$51,600	
Vinyl Tile	40%			2039	* *	3	$88,100	
Wood	5%			2062	* *	5	$41,300	
Interior Walls								
Cast in Place Concrete	2%	Now	$264,700	LIFE	* *			
Loose/Delam Surface, Extent : Severe, Area Affected : 10% *Location : Chiller Room, Sub-level Garage* *Water Penetration, Extent : Moderate, Area Affected : 25%* *Location : Sidewalk Vault* *Other Observation, Extent : Moderate, Area Affected : 25%* *Location : Sidewalk Vault* *Explanation : Corrosion On Steel Columns*								
Glazed Ceramic Panel	20%			LIFE	* *			
Gypsum Board	60%			LIFE	* *	5	$141,200	
Masonry: Brick	10%	Now	$414,400	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 15% *Location : Basement, Steam Room, Sidewalk Vault At Reade Street* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Basement, Steam Room, Sidewalk Vault At Reade Street*								
Plaster	5%			LIFE	* *	5	$5,900	
Plaster	3%			LIFE	* *	5	$3,500	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

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								
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Loose/Delam Surface, Extent : Severe, Area Affected : 10%							
	Location : Chiller Room							
Masonry: Vault Struct	5%	Now	$86,000	LIFE	* *			
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
	Location : Vault Under Sidewalk. Reade Street							
	Loose Units, Extent : Severe, Area Affected : 10%							
	Location : Vault Under Sidewalk. Reade Street							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Sidewalk Vault. Reade Street							
Plaster	15%	Now	$44,600	LIFE	* *	5	$41,300	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Basement Corridor Leading To Loading Docks							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$1,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main Disconnect Switch.							
Transformers								
Dry Type	100%			2047	* *	5	$1,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : Three 45 Kilovolt Ampere 208 High Voltage 208/120 Low Voltage							
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		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$7,700	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	70%			2047	* *	5	$1,400	
Variable Frequency Drive	30%			2047	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : Engineers Office Explanation : Most Of The Controllers Are Monitored By Building Management System							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$4,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$90,500	
Generators								
Diesel	100%			2043	* *	1	$113,900	
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Sub-basement Explanation : One 562 Kilovolt Amperes, 450 Kilowatt							
Batteries								
Lead/Acid	100%			2028	$2,700	5	$10,900	
Fuel Storage								
Day Tank	50%			2050	* *	5		
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Sub-basement Explanation : The Tank Capacity Is 125 Gallons.							
Main Tank	50%			2062	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Sub-basement Explanation : The Tank Is Rated 550 Gallons.							
Lighting								
Interior Lighting								
Fluorescent	60%			2039	* *	10	$161,900	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
LED	40%			2042	* *			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : LED Lights							
Egress Lighting								
Emergency, Service	60%			2039	* *	1		
Exit, Service	40%			2039	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	20%			2039	* *	10	$200	
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$109,900	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Exterior Explanation : Cameras Security System							
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$186,800	

Mechanical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Heating								
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	
	Corroded, Extent : Moderate, Area Affected : 10% Location : Basement. Corroded Steam Piping							
Hot Wtr Piping/Pump	10%			2050	* *	4	$1,500	
Central Plant Steam Piping/Pmp	10%			2044	* *	4	$2,200	
Terminal Devices								
Unit Heater - Steam	2%			2039	* *	4	$800	
No Component	80%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : Throughout The Building Explanation : Fan Coil Units At Each Window Provide Heating And Cooling. Covered Under Air Conditioning							
No Component	18%							
	Other Observation, Extent : Light, Area Affected : 0% Location : Mechanical Rooms On Each Floor Explanation : Air Handlers Are Covered Under Air Conditioning System							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

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								
Centrifugal, Elec Chiller	100%			2037	* *	1	$318,400	
R-134a Refrigerant, Extent : Light, Area Affected : 100% *Location : Basement* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Basement* *Explanation : 2 Units*								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	* *	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								
Water Cooling Tower	100%			2028	$1,649,400	2	$296,100	
Ventilation								
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		
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : Multiple Units Range From 6 To 50 Gallons Each.*								
HW Heat Exchanger								
No Component	80%							
No Component	20%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		
Cast Iron	10%	Now	$5,800	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 10% *Location : Basement*								
Sump Pump(s)								
Submersible	100%			2027	$10,100	4	$9,300	
Backflow Preventer								
Generic	100%			2034	$145,800	1	$18,000	
Fixtures								
Generic	100%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

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								
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 From Sub-basement To 8th Floor, Passenger Unit From 1st To 7th Floor* *Explanation : One Freight Unit And 5 Passenger 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	

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Maintenance $ are aggregated over a 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	: **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**

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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, Extent : Moderate, Area Affected : 15%							
	Location : Interior Courtyard							
Masonry: Granite	23%			LIFE	* *	5	$43,300	
Windows								
Wood	100%	4+	$296,200	2050	* *	5	$332,300	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations							
	Deteriorated Finish, Extent : Moderate, Area Affected : 80%							
	Location : Various Locations							
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, Extent : Moderate, Area Affected : 10%							
	Location : 5th Floor Courtrooms From 6th Floor Cornice							
Metal Panel	3%	Now	$2,200	2047	* *			
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : 7th Floor Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7th Floor Records Room							
	Explanation : Dormer Windows							
Modified Bitumen	30%	2-4	$3,300	2029	$164,900			
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Skylight, Metal/Glass	27%			2054	* *	10	$40,800	
Slate	35%			LIFE	* *			
Soffits								
Masonry: Granite	70%			LIFE	* *	5		
Pre-Cast Concrete	30%			LIFE	* *	5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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 : Stair Treads, Various Locations							
	Worn/Erode, Extent : Moderate, Area Affected : 15%							
	Location : Stair Treads, Various Locations							
Terrazzo	15%	2-4	$94,200	LIFE	* *	5	$35,500	
	Horizontal Cracks, Extent : Light, Area Affected : 5%							
	Location : 8th Floor Hallway							
Vinyl Tile	15%			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 : Basement Wall Along Center Street							
Metal Panel	5%			LIFE	* *			
Marble Panels	13%	Now	$1,402,900	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Decorative Treatments At Doors. 1st Floor And Basement Level							
Plaster	17%	Now	$84,300	LIFE	* *	5	$37,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive							
Plaster	52%			LIFE	* *	5	$114,600	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Architecture System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	4+	$18,500	2039	* *	5	$13,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2% *Location : 1st Floor Office*							
AcousTileSusp.Lay-In	5%			2047	* *	5	$25,900	
Mosaic Tile	5%			LIFE	* *	1		
Plaster	20%	Now	$87,500	LIFE	* *	5	$64,800	
	Water Penetration, Extent : Moderate, Area Affected : 5% *Location : 5th Floor Court Room Ceiling*							
Plaster	55%	Now	$192,400	LIFE	* *	5	$178,200	
	Water Penetration, Extent : Moderate, Area Affected : 15% *Location : 7th Floor Storage And Toilets*							
Under Construction	10%							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2044	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : Area Ways Throughout* *Explanation : Material Is Granite*							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$34,600	2039	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : Elk And Reade Streets*							
On-Site Walkways								
Masonry: Granite	100%	Now	$3,500	LIFE	* *			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% *Location : Entrance Stairs*							

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	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 Room* *Explanation : Two 2,000 Ampere Main Disconnect Switches In Satisfactory Condition.*							
Transformers								
Dry Type	100%			2039	* *	5	$700	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Electrical System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	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	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement							
	Explanation : Obsolete Switchboard Equipment.							
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								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	30%	4+	$10,400	2032	$207,200	5	$200	
	Cracked Case, Extent : Moderate, Area Affected : 20%							
	Location : Roof							
Motor Control Center	65%			2032	$630,000	5	$3,600	
Variable Frequency Drive	5%			2051	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Custodian Engineer Office							
	Explanation : All Controllers Are Monitored By Building Management System							
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,000	
Lighting								
Interior Lighting								
LED	100%			2042	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : LED Observed							
Egress Lighting								
Emergency, Battery	50%			2029	$188,400	10	$24,400	
Exit, Battery	50%			2029	$159,000	10	$6,800	
Exterior Lighting								
LED	20%			2029	$240,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Entrance							
	Explanation : 8 (Pole Mounting Type)							
No Component	80%							
Alarm								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

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
Alarm								
Security System								
Generic	100%			2034	$421,300	1	$75,500	
	Other Observation, Extent : Moderate, Area Affected : 100% *Location : Throughout The Building* *Explanation : Cameras Security System*							
Fire/Smoke Detection								
Generic, Digital	100%			2029	$578,900	1-3	$124,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	80%			2044	* *	1		
HTHW/HW	20%			2044	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% *Location : Basement, 2nd Floor And 5th Floor* *Explanation : Hot Water Supplied From Nearby Building On Centre Street*							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	80%			2037	* *	5	$9,600	
No Component	10%							
	Other Observation, Extent : N/A, Area Affected : 0% *Location : Sub-basement* *Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.*							
No Component	10%							
	Other Observation, Extent : Light, Area Affected : 0% *Location : Basement, 2nd Floor And 5th Floor* *Explanation : Hot Water From Centre Street Feeding Fan Coils. No Conversion Equipment*							
Distribution								
Hot Wtr Piping/Pump	20%	0-2	$8,800	2042	* *	4	$2,000	
	Broken, Extent : Moderate, Area Affected : 20% *Location : Sub-basement, Condensate Pump Is Not Working*							
Central Plant Steam Piping/Pmp	80%			2044	* *	4	$12,000	
Terminal Devices								
Air Handler	5%			2039	* *	1	$6,300	
Air Handler	10%			2029	$380,100	1	$12,500	
	On Extended Life, Extent : Moderate, Area Affected : 10% *Location : Sub-basement*							
Convector/Radiator	80%			2039	* *	1	$52,300	
Fan Coil Unit/Heat	5%			2039	* *	1	$3,300	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

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								
Controls								
Digital	100%	0-2	$2,900,500	2029	$5,801,000			
	Malfunctioning, Extent : Moderate, Area Affected : 100% *Location : Throughout. Defective Temperature System*							
Air Conditioning								
Energy Source								
District Chilled Water	20%			2044	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% *Location : From Centre Street Building* *Explanation : Serves 2nd Floor Air Handling Unit Only And Chillers Cooling Towers Abandoned In Place*							
Electricity	80%			2050	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2034	$49,200	2	$300	
	Other Observation, Extent : Light, Area Affected : 2% *Location : Roof* *Explanation : Unit Feeding Partial 8th Floor*							
Window/Wall Unit	20%			2027	$170,000	1		
	On Extended Life, Extent : Moderate, Area Affected : 70% *Location : Throughout* *Other Observation, Extent : Light, Area Affected : 70%* *Location : Throughout* *Explanation : Equipment Serviced By Others*							
No Component	60%							
	Other Observation, Extent : N/A, Area Affected : 0% *Location : Sub-basement* *Explanation : Chilled Water Is Presently Being Provided From One Centre Street*							
No Component	18%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2054	* *	4	$3,000	
	Other Observation, Extent : Light, Area Affected : 10% *Location : Sub-basement To Roof* *Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps*							
No Component	70%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

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								
Heat Rejection								
Water Cooling Tower	12%	2-4	$27,200	2032	$54,400	2	$19,500	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Explanation : The Cooling Tower Is Presently Not In Service								
Water Cooling Tower	8%			2035	$36,300	2	$16,300	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : Cooling Tower Is Not In Service								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$112,800	
Exhaust Fans								
Roof	10%	0-2	$43,500	2044	* *	2	$500	
On Extended Life, Extent : Severe, Area Affected : 20%								
Location : Roof								
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
No Water Meter, Extent : Light, Area Affected : 100%								
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 : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	95%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Cast Iron	5%	Now	$23,700	LIFE	* *	1		
Damaged, Extent : Severe, Area Affected : 5%								
Location : Sixth Floor, Probable Defective Roof Drains								
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 : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Duplex								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

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								
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st To 8th Floor							
	Explanation : 4 Units							
Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement To 1st Floor							
	Explanation : 1 Unit. One Outside Elevator 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 Affected : 100%							
	Location : Sub-basement							
	Explanation : Workshop							

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	$5,800	LIFE	* *	5	$3,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100% *Location : Rear Wall To Basement*								
Masonry: Limestone	85%	2-4	$884,500	LIFE	* *	5	$101,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10% *Location : Throughout*								
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 Mortar Miss/Erode, Extent : Moderate, Area Affected : 10% *Location : North Facade And Cheek Walls Of Main Stairs*								
Windows								
Steel	20%			2041	* *	5	$94,400	
Wood	80%			2041	* *	5	$302,100	
Parapets								
Masonry: Marble	95%			LIFE	* *	5	$27,400	
Metal Rail	5%			2038	* *	5-10	$20,700	
Roof								
Cast in Place Concrete	5%	Now	$20,000	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 100% *Location : Sidewalk Over Steam Room In Basement*								
Metal, Corrugated	75%			2038	* *	1		
Metal Panel	5%			2038	* *	10	$9,800	
Skylight, Metal/Glass	15%	Now	$376,400	2043	* *			
Water Penetration, Extent : Light, Area Affected : 10% *Location : Over Rotunda*								
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	* *	5	$51,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20% *Location : 5th Floor Mechanical Room And Basement*								
Ceramic Tile	5%			2036	$733,800	5	$11,700	
Glass Block	5%			2048	* *	1		
Mosaic Tile	5%			2038	* *	5	$29,300	
Marble Panels	25%			LIFE	* *	5	$44,000	
Vinyl Tile	25%			2033	$1,797,700	3	$29,300	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

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%			2036	$790,900	5	$13,000	
Concrete Masonry Unit	5%			LIFE	* *	5	$5,200	
Glass: Single Pane	5%			LIFE	* *	5	$9,700	
Masonry: Brick	25%			LIFE	* *			
Masonry: Brick	5%	Now	$547,500	LIFE	* *			
	Efflorescence, Extent : Light, Area Affected : 50%							
	Location : 5th Floor Mechanical Room							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : 5th Floor 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	5%	Now	$186,900	LIFE	* *	5	$1,800	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Below Steps At Main Entrance							
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Below Steps At Main Entrance							
	Explanation : Corroded Steel Angle							
Exposed Struc: Steel	2%	Now	$24,000	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Steam Room And Outside Trash Elevator							
Exposed Struc: Steel	8%			LIFE	* *			
Glass: Susp Panels	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	$14,000	
Masonry: Infill Arch	5%	Now	$91,600	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Steam Room And Adjacent To Trash Elevator							
Metal Panel	2%	Now	$136,300	LIFE	* *	5	$5,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
	Location : Beneath Main Stairs							
Plaster	53%			LIFE	* *	5	$74,500	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2043	* *			
Iron Picket	60%			2053	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	$130,300	2042	* *			
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Sidewalk Along Chambers Street							
	Explanation : Loose Stone Panels							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Architecture

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	80%			2042	* *			
Pavers/Stone	20%	Now	$320,400	2042	* *			
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%								
Location : Front Stairs								

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated 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 Drive	50%			2038	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$48,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building								
Generators								
Diesel	100%	Now	$1,800	2036	$89,400	1	$54,600	
Not in Service, Extent : Moderate, Area Affected : 2%								
Location : Generator Number Two Is Not In Service Due To A Leaking Radiator, Battery Charger And Batteries Not Operational. Generator Room And Roof Enclosure								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

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
Stand-by Power								
Batteries								
Lead/Acid	100%	Now	$100	2028	$2,700	5	$2,900	
	Not Functioning, Extent : Moderate, Area Affected : 2%							
	Location : Generator Room In Basement							
Fuel Storage								
Day Tank	50%			2041	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Two 100 Gallon Capacity							
Main Tank	50%			2048	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 10,000 Gallon Capacity							
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$2,373,900	10	$115,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	20%			2033	$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								
Generic	100%			2033	$326,500	1	$58,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Interior And Exterior Spaces							
	Explanation : Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2033	$448,600	1-3	$99,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells							

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								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	30%			2043	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Throughout* *Explanation : Steam From Con Edison*								
HTHW/HW	70%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : From One Centre Street Municipal Building*								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	$2,100	2036	$104,700	5	$4,700	
Leak Evident, Extent : Severe, Area Affected : 10% *Location : Basement Flash Tank* *Other Observation, Extent : N/A, Area Affected : 100%* *Location : Basement Steam Room* *Explanation : 2 Heat Exchangers, Controls Inaccessible.*								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$19,000	2049	* *	4	$7,700	
Corroded, Extent : Moderate, Area Affected : 1% *Location : Basement 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 Observation, Extent : Severe, Area Affected : 100% *Location : Basement* *Explanation : Software Obsolete*								
Air Conditioning								
Energy Source								
District Chilled Water	100%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : From Adjacent One Centre Street - Municipal Building*								
Conversion Equipment								
Window/Wall Unit	2%			2028	$13,200	1		
No Component	98%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$11,600	
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	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

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
Ventilation								
Exhaust Fans								
Interior	100%			2038	* *	2	$4,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	$15,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$34,800	2043	* *	4	$3,300	
	On Extended Life, Extent : Light, Area Affected : 100% *Location : Basement*							
Backflow Preventer								
Generic	100%			2038	* *	1	$9,600	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement* *Explanation : 3 Services, One Domestic And Two Fire Protection*							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% *Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor* *Explanation : Four Units*							
Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100% *Location : Basement To Ground Floor* *Explanation : One Freight Unit. Hydraulic Fluid Leaking From The Pump Room In Basement*							
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	$79,000	
Sprinkler								
No Component	40%							
Generic	60%			2053	* *	1-2	$26,300	
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Basement, First, Fourth And Attic* *Explanation : No Sprinkler For Second And Third Floors*							
Fire Pump								
Generic	100%			2042	* *	1	$29,300	

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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 #	: **DCAS004.000 / 14020**			**Yr Built/Renovated**	:
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	$26,400			$11,500
Importance Code C				$2,300
Total	**$26,400**			**$13,800**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

PIER AT 44TH DRIVE

Asset # : 14020

Piers System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Concrete	100%			2045	* *	5	$4,500	
	Cracking, Extent : Light, Area Affected : 2% *Location : Isolated Along Length Of Pier* *Surface Wearing/Scaling, Extent : Light, Area Affected : 15%* *Location : Areas Of Architectural 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 : Light, Area Affected : 10% *Location : Isolated Areas*							
Electrical								
Lighting Fixture								
Incandescent	84%			2030	$11,500			
	Other Observation, Extent : N/A, Area Affected : 100% *Location : Six Light Fixtures* *Explanation : Quantity Provided*							
Incandescent	16%	Now	$400	2031	$2,200			
	Other Observation, Extent : Moderate, Area Affected : 5% *Location : Base Of One Of Six Light Poles* *Explanation : Damaged Cover Plate With Exposed Wiring*							

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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 #	: **DCAS001.000 / 14015**	**Yr Built/Renovated**	:
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**	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCRETE BULKHEAD
Asset # : 14015

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	100%			LIFE	* *	5	$1,300	
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Intermittent Shrinkage Cracks In Coping							
Gravity Wall								
Concrete	30%			LIFE	* *	5	$1,700	
	Discolor & Bleeding, Extent : Light, Area Affected : 10%							
	Location : Below Joint Between Coping And Gravity Wall							
Concrete	5%	4+	$126,200	LIFE	* *	5	$300	
	Erosion, Extent : Severe, Area Affected : 2%							
	Location : Band Of Erosion With Exposed Reinforcement Approximately 25 Feet Long, 1,300 Feet From West End							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Along Mean Low Water Elevation, At Construction Joints Primarily 700 - 910 Feet From West End, And Intermittent Throughout Coping And Gravity Wall Interface							
Not Accessible	65%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2044	* *	5	$15,700	
Deck Elements								
Railing								
Aluminum	100%			2033	$363,800			
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$43,300			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 19 Lights Along Walkway							
	Explanation : Light Count							

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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**
Date of Survey	: **05-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
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				
Total	**$42,500**	**$600**		**$100**

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE

Asset # : 14652

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Area Affected : 100%							
	Location : Top Of Revetment Is Generally Below Mean High Water, And Light Stone Throughout							
Backfill								
Fill								
Topsoil	80%	Now	$89,500	2075	* *			
	Erosion, Extent : Severe, Area Affected : 50%							
	Location : Throughout Asset							
	Sinkhole, Extent : Severe, Area Affected : 5%							
	Location : At Northern End Of Asset 10 Foot By 6 Foot Sinkhole With Active Fill Loss Through Failed Sheet Pile Bulkhead On Asset 1796							
Not Accessible	20%							
Surface								
Asphalt	20%			2038	* *	5	$1,100	
Asphalt	80%	Now	$113,900	2050	* *	5	$2,300	
	Erosion, Extent : Severe, Area Affected : 75%							
	Location : Western 8 Feet Of Surface							
	Sinkhole, Extent : Severe, Area Affected : 5%							
	Location : At Northern End Of Asset 10 Foot By 6 Foot Sinkhole With Active Fill Loss Through Failed Sheet Pile Bulkhead On Asset 1796							
Deck Elements								
Railing								
Fencing	88%	Now	$35,300	2040	* *	3	$200	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Along Entire Asset Due To Foundation Displacement							
	Scour, Extent : Severe, Area Affected : 100%							
	Location : Foundations Exposed And Undermined Along Southern 440 Feet							
Steel	12%	4+	$7,200	2033	$36,100			
	Corrosion, Extent : Moderate, Area Affected : 20%							
	Location : At The Bases And Lower Third Of Fence At The Northern 60 Feet Of Asset							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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	: **GRAVITY RETAINING WALL**		
Address	: **SE ABUTMENT OF CITY ISLAND BRDG SOUTH TO SEA SHORE PARKING LOT**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCAS012.000 / 15002**	**Yr Built/Renovated**	: **2018 / 2018**
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**		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 : 100%
Location : Five Light Poles Along Length Of Asset
Explanation : Lighting Fixture

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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	: **GRAVITY WALL W/REVETMENT**		
Address	: **ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCAS005.000 / 14025**	**Yr Built/Renovated**	:
Linear Ft	: **903**	**Project Type**	: **REAL PROPERTY**
Date of Survey	: **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**	

Note : *All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.*
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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 System / Component / Type	Current Repair % of Total	Fail Date (Years)	Estimated Cost	Future Replacement Year FY	Estimated Cost	Maintenance Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	89%			LIFE	* *	5	$800	
Displaced Elements, Extent : Moderate, Area Affected : 22% *Location : Above Tilting Stone Wall*								
Concrete	1%	Now	$1,000	LIFE	* *	5		
Missing Elements, Extent : Severe, Area Affected : 100% *Location : Northern 5 Feet Of Asset*								
No Component	10%							
Gravity Wall								
Concrete	10%			LIFE	* *	5	$400	
Cracking, Extent : Light, Area Affected : 2% *Location : Southern 70 Feet Of Asset*								
Stone	45%	4+	$420,800	LIFE	* *	5	$34,400	
Missing Block Seal, Extent : Severe, Area Affected : 80% *Location : Widespread* *Other Observation, Extent : Severe, Area Affected : 2%* *Location : Trees Growing Out Of The Wall At 605 And 665 Feet From The South* *Explanation : Vegetation*								
Stone	45%	Now	$841,600	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 South End* *Tilting, Extent : Moderate, Area Affected : 50%* *Location : 570 To 761 Feet From South End*								
Revetment								
Stone	80%	Now	$474,400	LIFE	* *	5	$4,300	
Missing Elements, Extent : Severe, Area Affected : 50% *Location : Inadequate Stone Coverage Along Entire Stone Gravity Wall Except Between 760 And 840 Feet From The South*								
Stone	10%			LIFE	* *	5	$500	
No Component	10%							
Backfill								
Fill								
Topsoil	15%	Now	$30,300	2075	* *			
Sinkhole, Extent : Moderate, Area Affected : 100% *Location : Voids Around Approximately Half Of Rail Posts* *Other Observation, Extent : Severe, Area Affected : 75%* *Location : At Failed Gravity Wall Locations 70 To 90, 370 To 390, 525 To 540, 580 To 750, And 845 To 903 Feet From South End* *Explanation : Fill Loss*								
Not Accessible	85%							

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVETMENT
Asset # : 14025

Bulkheads System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority
Backfill								
Surface								
Asphalt	85%			2044	* *	5	$8,800	
Cracking, Extent : Light, Area Affected : 10% *Location : Throughout Utopia Parkway*								
Asphalt	15%	0-2	$38,600	2050	* *	5	$800	
Other Observation, Extent : Severe, Area Affected : 75% *Location : At Failed Gravity Wall Locations* *Explanation : Undermining*								
Deck Elements								
Railing								
Timber	95%	4+	$72,600	2029	$145,100			
Not Plumb, Extent : Moderate, Area Affected : 100% *Location : Several Areas In Northern Half Totaling 200 Feet* *Rotting/Splitting, Extent : Light, Area Affected : 75%* *Location : Widespread Missing Coating And Dry Rot*								
Timber	5%	Now	$7,600	2030	$7,600			
Broken, Extent : Severe, Area Affected : 75% *Location : Various Connections Throughout*								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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	: **REVETMENT**		
Address	: **FOOT OF LIPSETT AVE. EAST**		
Borough	: **STATEN ISLAND**	**Agency's Number**	: **N/A**
Program / Asset #	: **DGS0066.000 / 13943**	**Yr Built/Renovated**	:
Linear Ft	: **595**	**Project Type**	: **REAL PROPERTY**
Date of Survey	: **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				

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT

Asset # : 13943

Bulkheads System / Component / Type	Current Repair % of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	Now	$390,700	LIFE	* *	5	$1,800	
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : Inadequate Stone Western 250 Feet Of Asset And Isolated Locations Throughout							
Stone	50%	4+	$234,400	LIFE	* *	5	$1,800	
	Erosion, Extent : Moderate, Area Affected : 100%							
	Location : Inadequate Stone Mostly On Eastern 250 Feet Of Asset							
Backfill								
Fill								
Topsoil	60%	Now	$79,900	2074	* *			
	Erosion, Extent : Severe, Area Affected : 80%							
	Location : Mostly Along Western 250 Feet And Intermittent Locations Throughout, Soiling Cliffing Throughout Behind Revetment							
Not Accessible	40%							
Surface								
Topsoil	50%	Now	$30,400	2034	$30,400	5	$700	
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : Embankment Failure Behind Revetment And Progressing Scour Mainly Western 250 Feet Of Asset							
Topsoil	50%	4+	$30,400	2034	$30,400	5	$700	
	Erosion, Extent : Moderate, Area Affected : 70%							
	Location : Intermittent Locations Throughout Asset Behind Revetment							

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVETMENT
Asset # : 13945

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	90%			LIFE	* *	5	$1,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 75%							
	Location : New Revetment For Western 270 Feet Of Asset							
Stone	10%	4+	$42,000	LIFE	* *	5	$200	
	Missing Elements, Extent : Light, Area Affected : 50%							
	Location : Missing Stone On Eastern 50 Feet Of Asset							
Backfill								
Fill								
Topsoil	15%	4+	$10,700	2074	* *			
	Erosion, Extent : Moderate, Area Affected : 100%							
	Location : Erosion Along The Eastern 50 Feet Of Asset							
Not Accessible	85%							
Surface								
Asphalt	40%			2047	* *	5	$1,500	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Western 175 Feet							
Topsoil	45%			2033	$14,700	5	$700	
Topsoil	15%	4+	$4,900	2034	$4,900	5	$100	
	Erosion, Extent : Moderate, Area Affected : 100%							
	Location : Last 50 Feet Of Asset From The South							
Deck Elements								
Railing								
Fencing	100%			2038	* *	3	$100	
	Recent Replace Evident, Extent : N/A, Area Affected : 60%							
	Location : Replacement Of Fence For First 220 Feet From The Western End Of Asset							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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	**: REVETMENT #3**		
Address	**: ALONG BANK STREET FROM WESTERVELT AVE EAST**		
Borough	**: STATEN ISLAND**	**Agency's Number**	**: N/A**
Program / Asset #	**: DGS0063.000 / 13929**	**Yr Built/Renovated**	**:**
Linear Ft	**: 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	$13,800		$23,500	
Importance Code C				
Total	**$13,800**		**$23,500**	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVETMENT #3
Asset # : 13929

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	2-4	$177,300	LIFE	* *	5	$1,300	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Intermittent Locations Along Revetment							
	Explanation : Insufficient Stone							
Stone	50%	Now	$177,300	LIFE	* *	5	$1,300	1
	Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Missing Stone At Western Half Of Asset							
Backfill								
Fill								
Topsoil	50%	Now	$50,300	2074	* *			
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : Behind Revetment							
Not Accessible	50%							
Surface								
Topsoil	50%	Now	$13,800	2033	$23,000	5	$500	
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : At Western Half Of Asset							
Topsoil	50%			2029	$23,000	5	$1,100	

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

Print Date : 18-Aug-2025

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name	: **REVETMENT NORTH OF SW BKLYN MTS**		
Address	: **NORTH OF MTS BUILDING GRAVESEND BAY REAR OF DEALERSHIP**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DCAS013.000 / 15218**	**Yr Built/Renovated**	:
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**			

Note : *All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.*
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Asset # : 15218

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	50%	Now	$36,200	LIFE	* *	5	$100	
	Erosion, Extent : Severe, Area Affected : 100% *Location : Across Entire Asset*							
Concrete	50%	Now	$102,500	LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100% *Location : Across Entire Asset* *Explanation : Erosion*							
Backfill								
Fill								
Topsoil	25%	Now	$10,700	2076	* *			
	Erosion, Extent : Severe, Area Affected : 100% *Location : Across Entire Asset*							
Not Accessible	75%							
Surface								
Topsoil	25%	Now	$4,900	2036	$4,900	5	$100	
	Erosion, Extent : Severe, Area Affected : 100% *Location : Across Entire Asset*							
No Component	75%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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	: **REVETMENT WEST OF HOME DEPOT GOWANUS BAY**				
Address	: **HAMILTON AVE MTS SOUTH TO 19TH STREET**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DOS0009.030 / 14948**			**Yr Built/Renovated**	:
Linear Ft	: **700**			**Project Type**	: **REAL PROPERTY**
Date of Survey	: **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**			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	15%	4+	$192,600	LIFE	* *	5	$400	
	Erosion, Extent : Moderate, Area Affected : 80% Location : Tidal Zone Spalling, Extent : Moderate, Area Affected : 35% Location : Isolated Locations							
No Component	85%							
Revetment								
Stone	70%			LIFE	* *	5	$5,900	
Stone	15%	Now	$137,900	LIFE	* *	5	$600	
	Missing Elements, Extent : Severe, Area Affected : 100% Location : 80 Feet Of Erosion And Insufficient Stone Coverage At South End Of Mooring Rack Other Observation, Extent : Moderate, Area Affected : 100% Location : Trees Growing Through Revetment At Area Of Erosion Explanation : Vegetation							
No Component	15%							
Backfill								
Fill								
Gravel	15%	Now	$41,500	2051	* *	5	$100	
	Other Observation, Extent : Severe, Area Affected : 100% Location : South End Of Mooring Rack Explanation : Erosion							
Not Accessible	85%							
Surface								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0% Location : Limited Access To Top Of Revetment Explanation : Heavy Vegetation							
Deck Elements								
Railing								
Steel	8%			2031	$33,700			
Steel	7%	Now	$17,700	2036	$29,500			
	Broken, Extent : Severe, Area Affected : 100% Location : Impact Damage Along Northern 50 Feet Of Railing							
No Component	85%							

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

Print Date : 18-Aug-2025

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

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**			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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
Asset # : 13936

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	80%			LIFE	* *	5	$500	
Concrete	20%	Now	$189,500	LIFE	* *	5	$100	
	Displaced Elements, Extent : Severe, Area Affected : 100%							
	Location : Collapsed At Eastern End Of Asset							
Revetment								
Stone	30%	0-2	$36,600	LIFE	* *	5	$300	
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : Isolated Locations Along West Side Of Asset							
Stone	70%			LIFE	* *	5	$700	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2032	$15,800	5	$700	
	Settlement, Extent : Light, Area Affected : 25%							
	Location : Behind Block Wall							

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

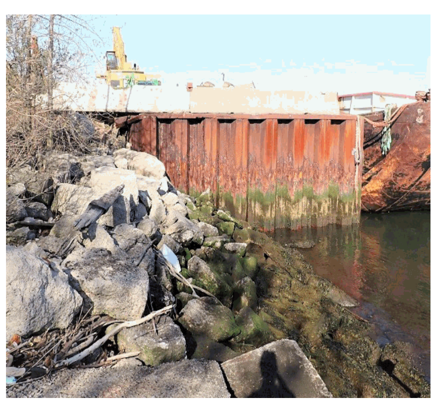
Print Date : 18-Aug-2025

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name	**: STATEN ISLAND 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**		



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost 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

Asset # : 13937

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	90%	0-2	$574,000	LIFE	* *			
	Corrosion, Extent : Severe, Area Affected : 90%							
	Location : Tidal Zone And Along Mudline With Corrosion Holes							
Not Accessible	10%							
Pile Caps								
Concrete	75%	4+	$147,800	LIFE	* *	5	$300	
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Corner Spalling Along Entire Length Of Pile Cap							
Concrete	15%	Now	$29,600	LIFE	* *	5	$100	
	Spalling, Extent : Severe, Area Affected : 100%							
	Location : Isolated Areas							
Not Accessible	10%							
Backfill								
Fill								
Topsoil	5%	Now	$1,400	2074	* *			
	Sinkhole, Extent : Moderate, Area Affected : 50%							
	Location : At Eastern End Of Asset							
Not Accessible	95%							
Surface								
Gravel	5%	Now	$2,200	2049	* *	2-5		
	Sinkhole, Extent : Moderate, Area Affected : 20%							
	Location : At Eastern End Of Asset							
Gravel	95%			2043	* *	2-5	$400	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 18-Aug-2025

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2026

Asset Name : **STEEL SHEET PILE BULKHEAD GRAVITY WALL**
Address : **B 128TH ST ALONG BEACH CHANNEL TO B 141ST ST, ROCKAWAY**
Borough : **QUEENS**
Agency's Number : **N/A**
Program / Asset # : **DCAS003.000 / 14018**
Yr Built/Renovated :
Linear Ft : **3,240**
Project Type : **REAL PROPERTY**
Date of Survey : **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**	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD GRAVITY WALL
Asset # : 14018

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	5%			LIFE	* *	5	$700	
No Component	90%							
Not Accessible	5%							
Revetment								
Stone	10%			LIFE	* *	5	$1,900	
No Component	90%							
Sheet Piles								
Steel	15%			LIFE	* *			
No Component	5%							
Not Accessible	80%							
Pile Caps								
Concrete	90%			LIFE	* *	5	$8,800	
	Spalling, Extent : Light, Area Affected : 2%							
	Location : Regularly Spaced Locations In Face Of Pile Cap Due To Formwork							
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, Area Affected : 10%							
	Location : Intermittently Along Western 2,800 Feet							
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								
Aluminum	95%			2033	$813,800			
Aluminum	5%	Now	$42,800	2035	$42,800			
	Corrosion, Extent : Moderate, Area Affected : 75%							
	Location : Dissimilar Metal Corrosion At Anchor Bolts At Western 2,800 Feet Of Asset							
	Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Missing Sections Of Railing Up To 5 Feet Long At 255, 1,014, And 1,546 Feet From West							
Parapet								
Concrete	99%			2036	$2,887,700			
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : From 2,870 Feet To Eastern End Of Asset							
Concrete	1%	4+	$29,200	2040	* *			
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Isolated Locations, Most Notably At 463 Feet And 693 Feet To 709 Feet From West End Of Asset							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project : REAL PROPERTY

CAPITAL		FY 2027 - 2030		FY 2031 - 2036
Miscellaneous Buildings		294,400		303,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Miscellaneous Buildings	10,200	4,000	5,600	4,500

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER	4,372	598,300	24,300

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