

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,768,700	\$1,885,800
Interior Architecture	\$1,916,700	\$26,713,700
Electrical	\$6,776,400	\$5,883,800
Mechanical	\$42,180,800	\$16,570,900
<b>Total</b>	<b>\$52,642,600</b>	<b>\$51,054,200</b>
Importance Code A	\$1,768,700	\$2,446,000
Importance Code B	\$50,435,200	\$47,878,200
Importance Code C	\$438,700	\$730,000
<b>Total</b>	<b>\$52,642,600</b>	<b>\$51,054,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$29,900			\$15,500
Interior Architecture		\$227,700		\$54,000
Electrical	\$132,800	\$141,900	\$123,900	\$177,700
Mechanical	\$393,400	\$248,900	\$619,100	\$284,600
Site Enclosure	\$1,900			
Site Pavements	\$28,100			
Elevators/Escalators	\$77,800	\$77,800	\$77,800	\$77,800
<b>Total</b>	<b>\$663,900</b>	<b>\$696,200</b>	<b>\$820,700</b>	<b>\$609,600</b>
Importance Code A	\$94,200	\$64,300	\$64,300	\$81,300
Importance Code B	\$551,200	\$620,100	\$756,400	\$528,200
Importance Code C	\$18,500	\$11,800		
<b>Total</b>	<b>\$663,900</b>	<b>\$696,200</b>	<b>\$820,700</b>	<b>\$609,600</b>



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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
Exterior									
	Exterior Walls								
	Cast in Place Concrete	30%	Now	\$176,300	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	\$29,900	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		10		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Front Entrance							
		Explanation : Peeling Paint							

Interior

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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									
Floors									
	Carpet	35%			2030	\$6,622,800	3	\$566,800	
	Cast in Place Concrete	10%	Now	\$455,000	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	\$591,100	2034	\$11,822,400	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/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	2%			2037	**	5	\$23,500	
	Concrete Masonry Unit	20%	Now	\$438,700	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	\$13,341,400	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	\$1,900	2054	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Loading Dock On North Side									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$9,600	2039	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			

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**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

Site Pavements

Parking/Driveway

Cast in Place Concrete      100%    Now      \$18,500    2039      \* \*

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

*Location : North And Southwest Side*

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      \$560,200    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      \$26,500    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      \$1,275,800    5      \$2,800

Molded Case Bkrs

5%      2044      \* \*    5      \$1,000

Raceway

Conduit

70%      2034      \$1,021,400    1

Conduit

20%      2044      \* \*    1

Conduit

10%      2060      \* \*    1

Panelboards

Fused Disc Sw

10%      2033      \$130,500    5      \$1,700

Fused Disc Sw

10%      2042      \* \*    5      \$1,700

Molded Case Bkrs

40%      2033      \$522,100    5      \$7,700

Molded Case Bkrs

30%      2042      \* \*    5      \$5,800

Molded Case Bkrs

10%      2050      \* \*    5      \$1,900

Wiring

Thermoplastic

70%      2034      \$1,561,600    1

Thermoplastic

20%      2044      \* \*    1

Thermoplastic

10%      2060      \* \*    1

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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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	5%			2032	\$2,300	5	\$200	
	Motor Control Center	15%			2032	\$227,300	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	\$79,800	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	\$2,400	5	\$27,100	
	Fuel Storage								
	Day Tank	50%			2033	\$12,700	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	\$2,317,400	10	\$125,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%							
		Location : Throughout The Building							
	Fluorescent	2%			2029	\$243,900	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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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	\$240,000	10	\$34,800		
Exit, LED	33%		2049	* *	1			
Exit, Service	45%		2029	\$138,700	1			
Exit, Battery	2%		2042	* *	10	\$1,000		

## Exterior Lighting

HID	3%		2034	\$101,500	10	\$100		
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*Outdr Lights On During Daytime, Extent : Light, Area Affected : 2%*

*Location : North Entrance*

Incandescent	12%		2029	\$466,300	2	\$100		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Ground Floor Entrance*

*Explanation : Soffit Mounted Fixtures*

No Component	85%							
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## Alarm

## Security System

Generic	100%		2029	\$1,361,000	1	\$273,300		
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*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	\$1,870,200	1-3	\$464,500		
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*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			
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*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	* *				
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Steam Boiler	90%		2039	* *	1	\$642,900		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Penthouse*

*Explanation : 3 Boilers*

## Distribution

Hot Wtr Piping/Pump	30%		2042	* *	4	\$16,000		
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Steam Piping/Pump	70%		2044	* *				
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**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	\$107,600	2029	\$5,380,600	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	\$53,800	2029	\$2,690,300	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.							
Convactor/Radiator	30%			2032	\$1,753,500	1	\$69,900	
Induction Unit	10%			2030	\$265,000	1	\$23,300	
Controls								
Digital	50%			2029	\$10,411,600			
Pneumatic	50%			2028	\$7,006,200			
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	\$582,300	2	\$2,200	
Water Cooled interior Pkg Unit	5%			2032	\$641,800	2		
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2044	* *	4	\$17,800	
	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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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	\$5,547,900	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	\$2,774,000	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	\$4,160,900	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	\$386,100	1	\$23,300	
Heat Rejection									
	Dry Cooler	5%			2034	\$164,000	2	\$25,100	
	Water Cooling Tower	95%			2032	\$3,430,000	2	\$689,700	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$402,200	
Exhaust Fans									
	Interior	90%			2029	\$2,853,200	2	\$19,900	
	Roof	10%			2029	\$138,700	2	\$2,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2034	\$2,754,100	1		
	Galvanized Steel	70%			2032	\$6,387,800	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$50,800	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 250 Gallon Capacity							
HW Heat Exchanger									
	Steam Fired	100%			2044	* *	4	\$71,300	
		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	\$145,100	4	\$15,500	
Sewage Ejector(s)									
	Electric	100%			2029	\$379,600	4	\$29,100	
Backflow Preventer									
	Generic	100%			2034	\$319,200	1	\$44,200	

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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	\$377,200
	Sprinkler								
	Generic	100%			2044		* *	1-2	\$202,100

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$50,900	\$616,200
Interior Architecture	\$15,300,600	\$3,356,700
Electrical	\$144,400	\$4,858,000
Mechanical	\$2,587,200	\$8,949,700
<b>Total</b>	<b>\$18,083,100</b>	<b>\$17,780,700</b>
Importance Code A	\$50,900	\$895,300
Importance Code B	\$13,453,600	\$16,638,500
Importance Code C	\$4,578,500	\$246,900
<b>Total</b>	<b>\$18,083,100</b>	<b>\$17,780,700</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$43,900		\$86,800	\$31,800
Interior Architecture	\$38,900	\$12,100	\$68,000	\$1,156,400
Electrical	\$12,900	\$10,200	\$53,100	\$9,700
Mechanical	\$45,000	\$34,100	\$30,200	\$50,500
Elevators/Escalators	\$49,200	\$49,200	\$49,200	\$49,200
<b>Total</b>	<b>\$189,900</b>	<b>\$105,700</b>	<b>\$287,300</b>	<b>\$1,297,600</b>
Importance Code A	\$52,400		\$87,400	\$31,800
Importance Code B	\$137,500	\$105,700	\$200,000	\$1,265,800
<b>Total</b>	<b>\$189,900</b>	<b>\$105,700</b>	<b>\$287,300</b>	<b>\$1,297,600</b>



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

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

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

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

**Asset # : 49**

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$28,900	2046	**	5	\$9,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 80%							
		Location : 14th Floor Roof							
	Slate	3%	Now	\$7,400	LIFE	**	5	\$300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Recent Repair Evident, Extent : N/A, Area Affected : 80%							
		Location : Roof Parapets							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
Roof									
	Copper/Terne	10%			2048	**	10	\$16,100	
	Metal Panel	5%	Now	\$50,900	2053	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Roof Appurtenances							
	Modified Bitumen	40%			2033	\$306,000	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	\$7,600	LIFE	**	5	\$600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Underside Of Roof Appurtenance							
	Stucco Cement	95%			2038	**	5	\$5,600	

**Interior**

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

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

**Asset # : 49**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	\$1,119,900	3	\$116,600	
Cast in Place Concrete	10%	Now	\$718,100	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	**	5	\$19,400	
Mosaic Tile	5%			2038	**	5	\$48,600	
Terrazzo	10%			LIFE	**	5	\$30,400	
Vinyl Tile	15%	Now	\$1,749,300	2043	**	3	\$21,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : 15th, 16th, And 17th Floors								
Vinyl Tile	25%			2033	\$2,915,500	3	\$36,400	
Vinyl Tile 9" X 9"	15%			2028	\$5,064,200	3	\$21,900	
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$112,200	
Masonry: Brick	10%	Now	\$3,095,500	LIFE	**			
Joint Mortar Miss/Erod, 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	\$1,483,000	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	\$2,227,500	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	\$962,900	LIFE	**	5	\$36,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Fifteenth, Sixteenth, And Seventeenth Floors								
Plaster	30%			LIFE	**	5	\$72,900	

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**  
**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

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		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 Knife Sw

50%

2033

\$139,500

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

\$139,500

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

\$155,400

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

\$34,700

5

\$300

Molded Case Bkrs

70%

2041

\* \*

5

\$4,800

Molded Case Bkrs

10%

2032

\$69,400

5

\$700

Wiring

Braided Cloth

5%

2032

\$61,100

1

Thermoplastic

85%

2053

\* \*

1

Under Construction

10%

Motor Controllers

Locally Mounted

90%

2038

\* \*

5

\$1,600

Variable Frequency

10%

2046

\* \*

Drive

Ground

Grounding Devices

Generic

100%

LIFE

\* \*

5

\$3,800

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**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

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	60%			2033	\$2,887,500	10	\$142,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2033	\$1,203,100	10	\$59,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	3%			2028	\$144,400	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	* *	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		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%			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	\$8,500	2036	* *	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	\$112,900	2033	\$2,258,600			
				Corroded, Extent : Severe, Area Affected : 20%					
				Location : Sub-basement					
Terminal Devices									
	Convactor/Radiator	70%			2031	\$1,614,400	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	\$1,338,200	2	\$4,800	
	Split Unit	20%			2033	\$1,339,500			
	Window/Wall Unit	20%			2028	\$213,700	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	\$427,400	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	\$490,400	2033	\$1,225,900	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	\$144,000	2031	\$720,100	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	\$1,363,800	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	\$28,200	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	\$28,200	4	\$2,700	
		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	\$259,700	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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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

**Asset # : 49**

Mechanical		Current Repair		Future Replacement		Maintenance			
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%							

*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.*

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,509,000	\$676,400
Interior Architecture	\$21,642,000	\$96,499,500
Electrical	\$564,400	\$6,810,900
Mechanical	\$7,709,400	\$11,994,600
<b>Total</b>	<b>\$31,424,800</b>	<b>\$115,981,400</b>
Importance Code A	\$2,006,500	\$740,100
Importance Code B	\$29,294,600	\$115,241,300
Importance Code C	\$123,700	
<b>Total</b>	<b>\$31,424,800</b>	<b>\$115,981,400</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$43,100		\$8,800	
Interior Architecture	\$1,171,500			\$23,815,800
Electrical	\$40,800	\$25,800	\$29,100	\$39,700
Mechanical	\$124,700	\$163,000	\$152,800	\$169,000
Site Pavements	\$11,600			
Elevators/Escalators	\$82,100	\$82,100	\$82,100	\$82,100
<b>Total</b>	<b>\$1,473,700</b>	<b>\$270,900</b>	<b>\$272,800</b>	<b>\$24,106,600</b>
Importance Code A	\$44,700	\$30,100	\$38,900	\$30,100
Importance Code B	\$1,401,300	\$240,800	\$233,900	\$24,076,500
Importance Code C	\$27,700			
<b>Total</b>	<b>\$1,473,700</b>	<b>\$270,900</b>	<b>\$272,800</b>	<b>\$24,106,600</b>



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

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

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

**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	\$449,900	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	\$206,900	LIFE	**	5	\$26,500	
	Joint Mortar Miss/Erod, 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	\$43,100	LIFE	**	5	\$5,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Along South And East Side							
	Joint Mortar Miss/Erod, 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	\$609,200	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	\$106,700	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	\$81,200	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	\$81,800	2058		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Into Penthouse							
	Modified Bitumen	20%	Now	\$54,400	2030	\$181,500			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
		Location : 10th Floor Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	30%	0-2	\$1,143,700	2029	\$22,875,000	3	\$1,957,800	
		Worn/Eroded, 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	\$364,600	2033	\$7,292,300	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	\$1,024,300	2030	\$51,212,500	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	\$689,600	2035	\$34,478,800	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/Eroded, 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	\$123,700	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	\$27,700	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	\$867,200	2028	\$17,343,600	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	\$573,400	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	\$655,600	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+	\$11,600	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	\$63,700	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	\$583,700	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	\$334,600	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	\$10,300	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+	\$10,800	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		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									
Generators									
	Diesel	100%	Now	\$8,000	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%			2026	\$2,400	5	\$11,900	
Fuel Storage									
	Day Tank	50%			2029	\$12,700	5		
	Main Tank	50%			2033	\$38,100	5		
Lighting									
Interior Lighting									
	Fluorescent	100%			2035	\$5,410,600	10	\$293,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
Egress Lighting									
	Emergency, Service	10%			2030	\$19,500	1		
	Exit, LED	90%			2058	* *	1		
Exterior Lighting									
	HID	20%	Now	\$148,000	2030	\$295,900			
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	\$81,800	2030	\$163,600	1-3	\$35,900	
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Explanation : System Stays In Trouble Mode Due To Battery Failure									

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%			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	\$497,500	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	\$11,800	
	Central Plant Steam Piping/Pmp	50%			2040	* *	4	\$7,900	
Terminal Devices									
	Air Handler	20%	Now	\$23,900	2026	\$1,193,400	1	\$35,600	
			Other Observation, Extent : Moderate, Area Affected : 3%						
			Location : Compressor And Air Dryer						
			Explanation : Pneumatic Control System						
	Air Handler	10%			2035	\$596,700	1	\$19,800	
	Convector/Radiator	50%			2035	\$1,296,500	1	\$51,700	
	Fan Coil Unit/Heat	20%			2030	\$1,572,400	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	\$17,400	2030	\$173,800	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	\$376,500			
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2030	\$410,200	4	\$18,900	
	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	\$276,900	2026	\$5,537,500	1	\$160,300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 15%									
Location : 6th Floor									
	Fan Coil - 4 Pipe	5%			2030	\$603,100	1	\$5,200	
	No Component	5%							
Heat Rejection									
	Water Cooling Tower	90%			2031	\$1,441,500	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	\$1,125,100	2	\$7,800	
	Roof	20%			2026	\$123,100	2	\$2,000	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	0-2	\$81,000	2035	\$4,048,200	1		
Corroded, Extent : Severe, Area Affected : 5%									
Location : Basement									
Water Heater With Tanks									
	Electric	2%			2026	\$500	4		
Other Observation, Extent : Light, Area Affected : 2%									
Location : 12th Floor									
Explanation : 40 Gallon Tank									
	Gas Fired	98%			2028	\$16,600	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	\$63,500	4	\$10,100	
Sewage Ejector(s)									
	Electric	100%			2030	\$166,000	4	\$19,100	
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	\$167,300
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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**Asset Name** : 70 MULBERRY ST.  
**Address** : 70 MULBERRY ST. BTWN: CANAL ST. - BAYARD ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCAS010.000 / 14539 **Yr Built/Renovated** : 1900 / 2015  
**Area Sq Ft** : 42,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 20-Nov-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 200 **Lot** : 1 **BIN** : 1066494

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$296,700	
Interior Architecture	\$1,471,900	\$2,111,300
Electrical	\$241,200	\$800,700
Mechanical	\$882,200	\$1,398,400
Site Pavements		\$251,000
<b>Total</b>	<b>\$2,892,000</b>	<b>\$4,561,400</b>
Importance Code A	\$296,700	\$362,800
Importance Code B	\$2,387,700	\$3,947,700
Importance Code C	\$207,600	\$251,000
<b>Total</b>	<b>\$2,892,000</b>	<b>\$4,561,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$39,400			
Interior Architecture	\$78,000		\$15,200	\$5,800
Electrical	\$35,100	\$1,400	\$47,700	\$13,600
Mechanical	\$115,300	\$5,700	\$10,300	\$5,900
Site Enclosure	\$9,000			
Site Pavements	\$3,700			
<b>Total</b>	<b>\$280,500</b>	<b>\$7,100</b>	<b>\$73,300</b>	<b>\$25,200</b>
Importance Code A	\$43,600	\$4,200	\$4,200	\$4,200
Importance Code B	\$224,500	\$2,900	\$69,100	\$18,200
Importance Code C	\$12,400			\$2,900
<b>Total</b>	<b>\$280,500</b>	<b>\$7,100</b>	<b>\$73,300</b>	<b>\$25,200</b>



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

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	70%			LIFE	**	5	\$36,800	
	Masonry: Brownstone	15%	Now	\$59,000	LIFE	**	5	\$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : South And West Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : South And West Facades									
	Masonry: Fieldstone	5%	Now	\$26,700	LIFE	**	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Foundation									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Foundation									
	Masonry: Limestone	5%	Now	\$4,100	LIFE	**	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Window Head Lintels									
	Metal Panel	5%	Now	\$8,600	2040	**	5	\$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Exterior Fire Escapes At East Façade									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Exterior Fire Escapes At East And West Facades									
Windows									
	Aluminum	100%	Now	\$237,700	2046	**	5	\$12,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Masonry: Brick	85%			LIFE	**	5		
	Metal Rail	5%			2035		5-10		
	Metal Security Bars	3%			2045	**			
	Pre-Cast Concrete	2%			LIFE	**	5		
	Stucco Cement	5%			2043	**	5		
Roof									
	Asphalt Shingle	50%			2033	\$1,100	10		
	Modified Bitumen	35%			2035	\$1,600	10	\$100	
	Skylight, Metal/Glass	10%			2050	**	10	\$100	
	Skylight, Plastic	5%			2043	**	1		

## Interior

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

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								
Cast in Place Concrete	15%	Now	\$19,200	LIFE	* *	5	\$25,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Mosaic Tile	5%			2043	* *	5	\$9,500	
Quarry Tile	5%			2043	* *	5	\$5,700	
Slate	5%			LIFE	* *	5	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Stair								
Explanation : Stone Floor Finish								
Vinyl Tile	15%	Now	\$6,200	2035	\$312,400	3	\$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Cafeteria								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Main Cafeteria								
Vinyl Tile 9" X 9"	15%	Now	\$18,100	2026	\$904,500	3	\$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Located On Floors 4 And 5								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms Located On Floors 4 And 5								
Loose Units, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Located On Floors 4 And 5								
Wood	40%	Now	\$359,800	2033	\$1,798,900	5	\$28,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : 4th And 5th Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : 4th And 5th Floors								

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

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

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

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	\$5,800	
	Gypsum Board	15%			LIFE	**	5	\$10,500	
	Masonry: Brick	10%	Now	\$109,600	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement									
	Plaster	70%	Now	\$98,000	LIFE	**	5	\$24,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : 5th Floor Kitchen									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 4th & 5th Floor									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	20%			2043	**	5	\$15,200	
	Embossed Metal	45%			LIFE	**	5	\$15,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 1%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Gypsum Board	5%			LIFE	**	5	\$4,800	
	Plaster	30%	Now	\$34,400	LIFE	**	5	\$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 4th And 5th Floor									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : 4th And 5th Floor									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$9,000	2040	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Rear Yard									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Rear Yard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$300	2035	\$13,900			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : By Hydrant On Mulberry Street									
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Mulberry Street Side									

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

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	65%			2035	\$79,800				
Pavers/Stone	35%	Now	\$3,400	2033	\$171,200				

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*

*Location : Entry Stairs On Mulberry Street*

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*

*Location : At All Entry Stairs*

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%			2040	* *	5		\$200	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : Two 400 Ampere Main Disconnect Switches*

Raceway

Conduit	100%			2030	\$100,700	1			
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Panelboards

Fused Disc Sw	10%			2029	\$11,900	5		\$100	
Molded Case Bkrs	90%			2029	\$106,800	5		\$1,000	

Wiring

Braided Cloth	100%	4+	\$134,400	2055	* *	1			
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Motor Controllers

Locally Mounted	100%			2028	\$46,400	5		\$300	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,300	LIFE	* *	5		\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

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

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	40%			2030	\$284,100	10	\$15,400	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	50%			2030	\$355,100	10	\$19,300	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Throughout							
		Explanation : Compact Fluorescent Lamps							
	LED	10%			2035	\$60,900			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Stairwell							
		Explanation : LED Observed							
Egress Lighting									
	Emergency, Battery	50%			2030	\$34,900	10	\$5,100	
	Exit, Battery	50%			2030	\$29,500	10	\$1,400	
Exterior Lighting									
	HID	20%	Now	\$19,400	2030	\$38,800			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Exterior Egress Stairs							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	4+	\$4,700	2035	\$23,400	1	\$4,200	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2030	\$32,200	1-3	\$7,800	

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								
	Natural Gas	100%			2040	* *	1		
Conversion Equipment									
	Steam Boiler	100%			2035	\$362,800	1	\$41,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	100%	Now	\$66,700	2030	\$333,300			
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : 5th Floor And Basement Return Line							

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

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								
	Convactor/Radiator	100%			2028	\$340,300	1	\$13,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	25%			2028	\$164,600	2	\$600	
		Other Observation, Extent : N/A, Area Affected : 10% Location : 1st Floor Explanation : 2 Units							
	Exterior Pkg Unit - Cooling	10%			2030	\$45,600	2	\$300	
		Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor Extension Roof Explanation : 1 Unit For 2nd Floor							
	Split Unit	20%			2030	\$197,700			
		Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor Roof And Upper Roof Explanation : Serves 3rd Floor And 1st Floor							
	Window/Wall Unit	25%			2026	\$39,400	1		
	No Component	20%							
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2	\$10,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$11,700	
	No Component	50%							
	Exhaust Fans								
	Roof	25%			2030	\$20,200	2	\$300	
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%			2050	* *	1		
	Galvanized Steel	95%	4+	\$101,000	2035	\$504,800	1		
		On Extended Life, Extent : Moderate, Area Affected : 95% Location : Risers Original To Buildings							
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%	4+	\$209,700	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 80% Location : Risers Original To Buildings							

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

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%	4+	\$44,000	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 80%							
		Location : Risers Original To Buildings							
	Sump Pump(s)								
	Non-Submersible	100%	4+	\$8,300	2040	* *	4	\$900	
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	No Component	99%							
	Generic	1%			2026	\$500	1-3	\$2,400	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 1st Floor							
		Explanation : Kitchen Hood							

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$130,100	\$115,100
Interior Architecture	\$135,600	\$75,300
Electrical	\$37,700	\$506,000
Mechanical	\$2,066,800	\$1,741,900
<b>Total</b>	<b>\$2,370,100</b>	<b>\$2,438,200</b>
Importance Code A	\$130,100	\$541,600
Importance Code B	\$2,240,000	\$1,821,300
Importance Code C		\$75,300
<b>Total</b>	<b>\$2,370,100</b>	<b>\$2,438,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$66,100			
Interior Architecture	\$73,800	\$3,700	\$4,700	\$1,500
Electrical	\$3,900	\$4,600	\$19,000	\$4,300
Mechanical	\$21,100	\$27,500	\$102,400	\$28,500
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
<b>Total</b>	<b>\$179,900</b>	<b>\$50,600</b>	<b>\$141,000</b>	<b>\$49,000</b>
Importance Code A	\$68,100	\$2,000	\$2,100	\$2,000
Importance Code B	\$99,500	\$44,900	\$138,900	\$47,000
Importance Code C	\$12,300	\$3,700		
<b>Total</b>	<b>\$179,900</b>	<b>\$50,600</b>	<b>\$141,000</b>	<b>\$49,000</b>



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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									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$34,900	
	Masonry: Brick	25%	Now	\$71,300	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	\$58,800	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	\$46,600	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	\$8,500	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	\$1,000	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	\$3,900	2033	\$19,500				
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : West Roof Over Second Floor									
Worn/Eroded, 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	\$5,800	2033	\$115,100				
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	\$3,200	2042	**	5	\$1,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Bathrooms									
Quarry Tile	5%	4+	\$4,200	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	\$9,500	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/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Room 402, Basement Corridor									
Interior Walls									
Ceramic Tile	5%			2042	**	5	\$7,400		
Gypsum Board	6%	Now	\$12,300	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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**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	\$44,600	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	\$135,600	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	\$44,900	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	\$193,300	5	\$200	
Raceway									
	Conduit	95%			2033	\$95,600	1		
	Conduit	5%			2053	* *	1		
Panelboards									
	Fused Disc Sw	5%			2032	\$5,900	5		
	Molded Case Bkrs	90%			2049	* *	5	\$1,000	
	Molded Case Bkrs	5%			2032	\$5,900	5	\$100	
Wiring									
	Thermoplastic	80%			2033	\$107,600	1		
	Thermoplastic	20%			2059	* *	1		
Motor Controllers									
	Locally Mounted	95%			2031	\$44,100	5	\$300	
	Variable Frequency Drive	5%			2046	* *			

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

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	\$33,700	10	\$4,900	
	Exit, Battery	50%			2033	\$28,400	10	\$1,400	
	Exterior Lighting								
	Incandescent	7%			2028	\$15,100	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	\$37,700	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	\$103,500	1-3	\$25,000	

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	\$92,100	5	\$12,600	
	Conversion Equipment								
	Hot Water Boiler	100%			2031	\$426,500	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	\$87,800	4	\$2,000	
	Terminal Devices								
	Air Handler	50%			2028	\$377,700	1	\$12,500	
	Convactor/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	\$592,200	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	\$64,900	4	\$2,000	
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2028	\$769,600	1		
	Heat Rejection								
	Water Cooling Tower	100%			2027	\$202,700	2	\$40,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,600	
	Exhaust Fans								
	Interior	70%			2028	\$124,600	2	\$900	
	Roof	30%			2033	\$23,400	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$515,500	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$1,200	2026	\$1,200	4	\$900	
				Corroded, Extent : Moderate, Area Affected : 50% Location : The Housing. Basement					
	Sewage Ejector(s)								
	Electric	100%			2028	\$21,000	4	\$1,600	
	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	\$555,100	1-2	\$11,300	
	Fire Pump								
	Generic	100%			2036	* *	1	\$7,600	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Chemical System							
	Wet	100%		2028	\$32,300	1-3	\$166,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Covers 40 Square Feet</i>						

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$89,000	\$237,100
Interior Architecture	\$110,200	\$76,700
Electrical	\$71,800	
Mechanical	\$174,000	\$3,054,800
<b>Total</b>	<b>\$445,000</b>	<b>\$3,368,600</b>
Importance Code A	\$89,000	\$237,100
Importance Code B	\$245,800	\$3,054,800
Importance Code C	\$110,200	\$76,700
<b>Total</b>	<b>\$445,000</b>	<b>\$3,368,600</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$75,000	\$12,200		\$11,100
Interior Architecture	\$183,100	\$24,300		
Electrical	\$5,600	\$6,100	\$5,100	\$75,500
Mechanical	\$37,800	\$10,700	\$27,000	\$27,400
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
<b>Total</b>	<b>\$316,400</b>	<b>\$68,100</b>	<b>\$47,000</b>	<b>\$128,800</b>
Importance Code A	\$75,700	\$13,500		\$11,200
Importance Code B	\$207,600	\$54,600	\$47,000	\$117,700
Importance Code C	\$33,100			
<b>Total</b>	<b>\$316,400</b>	<b>\$68,100</b>	<b>\$47,000</b>	<b>\$128,800</b>



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**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	\$13,100	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	\$89,000	2050	**	5	\$8,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Wood	25%	Now	\$18,100	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+	\$3,300	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	\$237,100	10	\$20,000	
	Skylight, Metal/Glass	15%	Now	\$39,200	2044	**			
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Soffits									
	Masonry: Marble	100%			LIFE	**	5		

Interior

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**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	\$961,400	3	\$62,600		
Cast in Place Concrete	10%	Now	\$15,400	LIFE	* *	5	\$18,200		
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout Basement									
Mosaic Tile	10%	2-4	\$42,500	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	\$1,600		
Wood	10%	2-4	\$13,500	2049	* *	5	\$7,800		
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior Walls									
Masonry: Brick	8%	Now	\$25,400	LIFE	* *				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Electrical Room In Sub-basement									
Masonry: Fieldstone	2%	Now	\$7,700	LIFE	* *				
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Water Penetration									
Marble Panels	25%	Now	\$110,200	LIFE	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	40%			LIFE	* *	5	\$9,200		
Wood	25%			LIFE	* *	5	\$76,700		

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**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	\$16,300	LIFE	**	5	\$800		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Sub-basement Mechanical Room, Southeast Corner								
	Worn/Eroded, 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	\$35,300	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	\$6,400	LIFE	**				
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Sub-basement								
Plaster	30%	Now	\$20,700	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									

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**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.						

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**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
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	\$71,800	10	\$4,000	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	HID	2%			2029	\$14,000	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	\$15,800			
		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	\$33,500	

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		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	80%			2037	* *	5	\$2,600	
	Pres. Reducing Valve/LP Steam	20%	0-2	\$700	2030	\$7,100	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	\$2,700	
	Terminal Devices								
	Air Handler	50%			2034	\$554,900	1	\$16,800	
	Convactor/Radiator	45%			2039	**	1	\$7,900	
	Fan Coil Unit/Heat	5%			2034	\$73,100	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%	0-2	\$174,000	2034	\$870,100	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	\$2,700	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	\$1,144,400	1	\$33,600	
	Heat Rejection								
	Water Cooling Tower	100%	Now	\$14,900	2032	\$297,900	2	\$43,700	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Roof. Small Leak Observed							
	Dehumidifier								
	No Component	73%							
	Generic	27%	Now	\$4,000	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	\$114,400	2	\$1,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2054	**	1		
	Galvanized Steel	80%			2047	**	1		

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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
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,600	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	\$10,400	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	\$30,900	4	\$3,200	
	Backflow Preventer								
	Generic	100%			2034	\$26,300	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 01-Apr-2021 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Ph  
**Block** : 237 **Lot** : 1 **BIN** : 3001881

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$977,800	\$496,900
Interior Architecture		\$385,200
Electrical	\$229,600	\$210,000
Mechanical	\$3,618,300	\$1,316,000
<b>Total</b>	<b>\$4,825,700</b>	<b>\$2,408,100</b>
Importance Code A	\$977,800	\$1,091,400
Importance Code B	\$3,847,900	\$1,213,500
Importance Code C		\$103,200
<b>Total</b>	<b>\$4,825,700</b>	<b>\$2,408,100</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$66,000			
Interior Architecture	\$45,700	\$4,100	\$463,100	\$3,500
Electrical	\$700	\$2,200	\$700	\$1,500
Mechanical	\$51,200	\$28,200	\$46,900	\$18,500
Site Enclosure	\$15,800			
Site Pavements	\$99,800			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$293,600</b>	<b>\$48,900</b>	<b>\$525,200</b>	<b>\$37,900</b>
Importance Code A	\$72,300	\$6,400	\$6,200	\$6,200
Importance Code B	\$155,200	\$42,600	\$518,900	\$31,700
Importance Code C	\$66,200			
<b>Total</b>	<b>\$293,600</b>	<b>\$48,900</b>	<b>\$525,200</b>	<b>\$37,900</b>



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$27,300	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	\$112,600	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/Erod, Extent : Moderate, Area Affected : 25%								
Location : Elevator And Machine Room Bulkheads On Roof								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Elevator And Machine Room Bulkheads On Roof								
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Masonry: Limestone	18%	4+	\$38,800	LIFE	**	5	\$11,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	57%			LIFE	**	5	\$35,900	
Windows								
Bronze/Brass	95%	Now	\$666,400	2057	**	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%			2041	**	10	\$3,800	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$2,600	
Masonry: Limestone	55%			LIFE	**	5	\$4,000	
Roof								
Modified Bitumen	100%	Now	\$198,800	2032	\$496,900			
Debris Present, Extent : Light, Area Affected : 10%								
Location : Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
Location : Elevator And Machine Room Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : At Machine Room Bulkheads								

## 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%			2028	\$451,400	3	\$35,200	
	Ceramic Tile	15%			2041	**	5	\$14,100	
	Cork Tile	5%	0-2	\$10,300	2052	**	5	\$2,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Corridors And Offices								
	Cork Tile	10%			2052	**	5	\$8,200	
	Marble Panels	20%			LIFE	**	5	\$14,100	
	Quarry Tile	5%	4+	\$7,500	2037	**	5	\$3,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement Mechanical Room								
	Terrazzo	5%			LIFE	**	5	\$3,700	
	Vinyl Tile	10%	Now	\$5,600	2032	\$282,000	3	\$3,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
	Wood	5%	0-2	\$15,200	2060	**	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	**			
	Gypsum Board	10%			LIFE	**	5	\$7,700	
	Marble Panels	15%			LIFE	**			
	Plaster	45%			LIFE	**	5	\$17,400	
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	20%			LIFE	**	5	\$103,200	
Ceilings									
	AcousTileSusp.Lay-In	5%			2049	**	5	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Personnel Office In Basement								
	Explanation : Recent Installation								
	Exposed Struc: Concrete	10%			LIFE	**	5	\$1,500	
	Plaster	15%			LIFE	**	5	\$8,800	
	Plaster	70%			LIFE	**	5	\$41,100	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2067	**			
Free Standing Walls									
	Masonry: Brick	100%	4+	\$2,800	2042	**			
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Rear Parking Area								
	Explanation : Damaged Cement Plaster Finish								

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		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: Fieldstone

100% Now \$13,000 2052 \* \*

*Joint Mortar Miss/Erod, 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*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100% Now \$36,400 2045 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : South Side Of Building*

## On-Site Walkways

Cast in Place Concrete

100% 0-2 \$5,000 2045 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Garden*

## Parking/Driveway

Asphalt

35% Now \$35,700 2047 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Parking Area**Ponding, Extent : Moderate, Area Affected : 15%**Location : Parking Area**Potholes, Extent : Moderate, Area Affected : 15%**Location : Parking Area**Sinking/Subsiding, Extent : Moderate, Area Affected : 20%**Location : Parking Area*

Cast in Place Concrete

65% 0-2 \$22,700 2037 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Rear 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

Fused Disc Sw

100% 2062 \* \* 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Newly Installed Main Service Disconnect Switch Rated At 2000 Amperes.*

## Switchgear / Switchboard

Molded Case Bkrs

100% 2062 \* \* 5 \$1,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Newly Installed*

Note : 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**  
**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									
Raceway									
	Conduit	50%			2032	\$63,000	1		
	Conduit	40%			2058	**	1		
	Under Construction	10%							
Panelboards									
	Molded Case Bkrs	90%			2054	**	5	\$1,500	
	Under Construction	10%							
Wiring									
	Thermoplastic	50%			2042	**	1		
	Thermoplastic	40%			2058	**	1		
	Under Construction	10%							
Motor Controllers									
	Locally Mounted	10%			2037	**	5		
	Motor Control Center	50%			2037	**	5	\$900	
	Variable Frequency Drive	40%			2049	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2040	**	10	\$23,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices And Lobby							
		Explanation : T-8 Lamps							
	Incandescent	20%			2027	\$229,600	2	\$300	
	LED	40%			2040	**			
Egress Lighting									
	Emergency, Battery	45%			2032	\$51,500	10	\$6,800	
	Emergency, Battery	5%			2040	**	10	\$800	
	Exit, LED	50%			2067	**	1		
Exterior Lighting									
	HID	30%			2032	\$95,500	10	\$100	
	No Component	70%							
Alarm									

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

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2040

\* \*

1

\$7,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Under Construction

100%

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

## Heating

## Energy Source

Fuel Oil No 2

100%

2042

\* \*

5

\$19,500

## Conversion Equipment

Steam Boiler

100%

2030

\$594,500

1

\$62,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2032

\$546,200

## Terminal Devices

Air Handler

50%

2027

\$641,700

1

\$19,400

Convactor/Radiator

50%

2037

\* \*

1

\$10,100

## Air Conditioning

## Energy Source

Electricity

100%

2040

\* \*

1

## Conversion Equipment

Reciprocating

100%

2027

\$1,006,200

1

\$29,100

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 5 Units In Basement*

## Distribution

CW &amp; CHW Wtr

100%

2032

\$110,300

4

\$3,100

Pipe/Pump

## Terminal Devices

Air Handler/Cool/Ht

100%

2027

\$1,323,400

1

\$38,800

## Heat Rejection

Water Cooling Tower

100%

0-2

\$17,200

2026

\$344,500

2

\$50,600

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Penthouse**Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

## Ventilation

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ventilation</b>									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,000	
Exhaust Fans									
	Interior	50%	0-2	\$7,600	2027	\$151,200	2	\$800	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Penthouse</i>									
	Interior	50%			2027	\$151,200	2	\$1,000	
<b>Plumbing</b>									
H/C Water Piping									
	Brass/Copper	15%	0-2	\$2,600	2042	* *	1		
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Hot Water Circulation Pump.</i>									
	Brass/Copper	85%			2042	* *	1		
Water Heater With Tanks									
	Electric	50%			2031	\$12,800	4		
	Oil Fired	8%	0-2	\$200	2032	\$7,700	1		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
	Oil Fired	42%			2032	\$40,300	1		
Sanitary Piping									
	Cast Iron	15%	0-2	\$2,600	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Record Room, 1st Floor Bathrooms And The Backyard.</i>									
	Cast Iron	85%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%	0-2	\$2,700	2042	* *	4	\$1,300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Sump Pump. Basement</i>									
Fixtures									
	Generic	100%							
<b>Vertical Transport</b>									
Elevators									
	Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement To 3rd Floor</i>									
<i>Explanation : 2 Units</i>									
<b>Fire Suppression</b>									
Standpipe									
	Generic	100%			2058	* *	1-5	\$31,700	
Fire Pump									
	Generic	100%			2035	\$65,100	1	\$11,700	

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

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,455,000	\$242,900
Interior Architecture	\$1,848,700	\$420,800
Electrical	\$403,900	\$308,800
Mechanical	\$1,710,200	\$1,371,600
<b>Total</b>	<b>\$6,418,000</b>	<b>\$2,344,000</b>
Importance Code A	\$2,455,000	\$559,700
Importance Code B	\$3,584,500	\$1,516,900
Importance Code C	\$378,400	\$267,400
<b>Total</b>	<b>\$6,418,000</b>	<b>\$2,344,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,600	\$2,800		
Interior Architecture	\$221,400			\$9,600
Electrical	\$117,200	\$2,200	\$2,500	\$3,300
Mechanical	\$12,900	\$4,800	\$8,300	\$21,700
Site Pavements	\$46,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$414,900</b>	<b>\$17,000</b>	<b>\$18,100</b>	<b>\$41,900</b>
Importance Code A	\$13,200	\$6,500	\$3,600	\$3,700
Importance Code B	\$371,200	\$10,600	\$14,400	\$38,100
Importance Code C	\$30,500			
<b>Total</b>	<b>\$414,900</b>	<b>\$17,000</b>	<b>\$18,100</b>	<b>\$41,900</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$1,255,500	LIFE	* *	5	\$51,300	
Joint Mortar Miss/Erod, 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	\$75,300	LIFE	* *	5	\$3,600	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
Location : At Window Sills								
Metal Coiling Doors	3%			2032	\$191,600	5	\$5,700	
Windows								
Metal Clad	80%	Now	\$450,500	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	\$90,300	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	\$201,900	LIFE	* *	5	\$5,400	1
Diagonal Cracks, Extent : Severe, Area Affected : 2%								
Location : Front Facing Parapet Wall								
Joint Mortar Miss/Erod, 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	\$9,600	LIFE	* *	5	\$3,800	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Coping Stones								

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**  
**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	\$63,600	2029	\$317,900			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	\$192,500	2036	**	3	\$16,500	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Offices								
Worn/Eroded, 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	\$153,400	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile	5%	0-2	\$75,200	2044	**	3	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	55%	Now	\$957,400	2044	**	3	\$11,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2030	\$267,400	5	\$4,900	
Gypsum Board	15%			LIFE	**	5	\$8,800	
Plaster	80%	Now	\$378,400	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	\$437,800	2039	* *	5	\$13,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Second Floor Reading Room And Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Exposed Struc: Concrete	15%			LIFE	* *	5	\$1,300	
	Plaster	35%	Now	\$29,000	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	\$16,000	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Bainbridge Avenue And Marion Avenue							
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$30,500	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	\$25,100	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	\$161,100	5	\$1,000	
	Raceway								
	Conduit	100%			2034	\$68,600	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	\$79,100	5	\$1,000	
Wiring									
	Braided Cloth	50%	2-4	\$46,300	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
	Thermoplastic	50%			2034	\$46,300	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$46,400	5	\$200	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	100%	Now	\$310,200	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	\$15,700	2044	* *	1		
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Exterior Lighting									
	HID	15%	Now	\$25,400	2044	* *			
Not in Service, Extent : Light, Area Affected : 100%									
Location : Front Of The Building									
	Incandescent	10%	Now	\$19,500	2044	* *	2		
Not in Service, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
	No Component	75%							
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$93,800	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

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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	\$316,900	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	\$291,100			
		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									
	Convactor/Radiator	100%	Now	\$59,500	2032	\$297,300	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	\$702,600	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	\$398,600	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							

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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	\$479,000	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	\$70,500	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	\$373,500	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	\$9,300	2032	\$92,800	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	\$16,900	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*

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$6,339,400	\$107,500
Interior Architecture	\$1,493,600	\$2,628,500
Electrical		\$1,760,600
Mechanical	\$618,600	\$5,128,500
Site Enclosure	\$53,300	
<b>Total</b>	<b>\$8,504,900</b>	<b>\$9,625,200</b>
Importance Code A	\$6,879,900	\$202,800
Importance Code B	\$1,004,300	\$9,422,400
Importance Code C	\$620,700	
<b>Total</b>	<b>\$8,504,900</b>	<b>\$9,625,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture				
Interior Architecture	\$203,300		\$4,700	\$21,500
Electrical	\$37,900	\$20,400	\$21,000	\$24,100
Mechanical	\$83,600	\$26,300	\$27,100	\$25,700
Site Enclosure	\$1,900			
Site Pavements	\$7,600			
Elevators/Escalators	\$39,600	\$39,600	\$39,600	\$39,600
<b>Total</b>	<b>\$373,800</b>	<b>\$86,300</b>	<b>\$92,300</b>	<b>\$110,900</b>
Importance Code A		\$12,400	\$12,400	\$12,400
Importance Code B	\$317,800	\$73,900	\$79,900	\$95,700
Importance Code C	\$56,000			\$2,700
<b>Total</b>	<b>\$373,800</b>	<b>\$86,300</b>	<b>\$92,300</b>	<b>\$110,900</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
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$2,632,000	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	\$157,300	LIFE	**	5	\$5,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$157,300	LIFE	**	5	\$10,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Stucco Cement	5%			2040	**	5	\$16,800	
Windows								
Aluminum	100%	Now	\$2,400,000	2060	**	5	\$25,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : 5th Floor And 3rd Floor								
Parapets								
Masonry: Brick	90%	Now	\$399,200	LIFE	**	5	\$10,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Parapet Wall								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Parapet Wall								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Floors Below								
Masonry: Limestone	10%	Now	\$72,400	LIFE	**	5	\$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Coping Stones								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Coping Stones								
Roof								
Modified Bitumen	100%	Now	\$521,200	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	\$49,200	2031	\$164,200	3	\$14,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Offices Throughout								
Cast in Place Concrete	10%			LIFE	**	5	\$82,000	
Ceramic Tile	5%			2038	**	5	\$9,400	
Mosaic Tile	5%			2040	**	5	\$23,400	
Terrazzo	15%	Now	\$52,100	LIFE	**	5	\$22,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Vinyl Tile	50%	Now	\$51,300	2035	\$2,564,100	3	\$35,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Room 3								
Vinyl Tile 9" X 9"	10%	Now	\$148,500	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	\$33,800	LIFE	**	5	\$7,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Gypsum Board	15%	Now	\$18,900	LIFE	**	5	\$16,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	15%	Now	\$139,500	LIFE	**			
Deformed/Dented, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Marble Panels	2%			LIFE	**	10	\$1,500	
Plaster	55%	Now	\$481,200	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								

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**  
**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	\$17,900	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	* *	5-10	\$46,800	
	Plaster	55%	Now	\$621,000	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	\$53,300	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	\$7,600	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	\$95,300	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	\$322,200	5	\$3,300	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2035	\$158,600	1		
	Conduit	10%			2045	* *	1		
Panelboards									
	Fused Disc Sw	5%			2034	\$12,900	5	\$100	
	Molded Case Bkrs	80%			2034	\$205,700	5	\$2,600	
	Molded Case Bkrs	10%			2043	* *	5	\$300	
	Molded Case Bkrs	5%			2051	* *	5	\$200	
Wiring									
	Braided Cloth	40%			2034	\$154,400	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	\$46,400	5	\$800	
Ground									
	Grounding Devices								
	Generic	100%	Now	\$10,300	LIFE	* *	5	\$1,800	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Basement Water Main							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	\$10,800	1	\$38,500	
Generators									
	Diesel	100%			2031	\$79,800	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%			2026	\$2,400	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	\$104,100	10	\$15,100	
	Exit, Battery	50%			2035	\$87,900	10	\$4,200	
Exterior Lighting									
	LED	10%			2043	* *			
	No Component	90%							

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

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% 2035 \$232,800 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 \$319,900 1-3 \$79,500

*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  
Natural Gas

100% 2055 \* \* 1

Conversion Equipment  
Steam Boiler

100% Now \$540,500 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 \$993,200

Terminal Devices

Convactor/Radiator

100% 2033 \$1,014,200 1 \$40,400

Controls

Pneumatic

100% 2033 \$2,397,000

**Air Conditioning**

Energy Source  
Electricity

100% 2043 \* \* 1

Conversion Equipment  
Heat Pump Air Sourced

20% 2036 \* \* 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 \$16,400 2030 \$328,900 1

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

*Location : Throughout*

*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**  
**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	\$113,800	2	\$17,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$22,100	
	No Component	80%							
	Exhaust Fans								
	Roof	90%			2030	\$216,600	2	\$3,500	
	Wall Unit	10%	Now	\$2,100	2035	\$5,300	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	\$31,700	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	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$78,100	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	\$12,400	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	\$12,400	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%			2030	\$64,900	4	\$7,500	
	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									

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor</i>									
<i>Explanation : 5 Units</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2055		* *	1-5	\$63,100
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>									
<i>Location : Westside Of Building Facade</i>									
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 14-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,Mez,7,10,31  
**Block** : 140 **Lot** : 7502 **BIN** : 3347736

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$118,600	\$1,149,200
Interior Architecture	\$1,063,000	\$2,854,600
Electrical	\$1,197,800	\$107,900
Mechanical	\$969,200	\$8,182,500
<b>Total</b>	<b>\$3,348,700</b>	<b>\$12,294,200</b>
Importance Code A	\$118,600	\$1,149,200
Importance Code B	\$2,782,900	\$9,517,500
Importance Code C	\$447,200	\$1,627,400
<b>Total</b>	<b>\$3,348,700</b>	<b>\$12,294,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$14,100			\$49,000
Interior Architecture		\$190,200		\$27,200
Electrical	\$116,600	\$125,000	\$112,500	\$130,800
Mechanical	\$500,400	\$374,500	\$557,800	\$326,900
Elevators/Escalators	\$274,100	\$274,100	\$274,100	\$274,100
<b>Total</b>	<b>\$905,200</b>	<b>\$963,700</b>	<b>\$944,300</b>	<b>\$808,000</b>
Importance Code A	\$64,500	\$47,900	\$47,900	\$96,900
Importance Code B	\$840,600	\$915,800	\$896,500	\$711,100
Importance Code C				
<b>Total</b>	<b>\$905,200</b>	<b>\$963,700</b>	<b>\$944,300</b>	<b>\$808,000</b>



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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
	Masonry: Brick	43%		LIFE	* *	5	\$345,000	
	Metal/Glass Curt Wall	50%		LIFE	* *	5	\$752,100	
	Metal Coiling Doors	2%		2044	* *	5	\$50,100	
	Granite Panels	3%		LIFE	* *	5	\$18,100	
	Pre-Cast Concrete	2%		LIFE	* *	5	\$52,100	
Windows								
	Aluminum	97%		2047	* *	5		
	Metal Louvers	3%		2040	* *	10		
Parapets								
	Metal/Glass Curt Wall	50%		2051	* *	5	\$14,400	
	Metal Panel	20%		2051	* *	5	\$5,800	
	Metal Rail	30%		2044	* *	5-10	\$40,300	
Roof								
	IRMA/Protected Membrane	100%		2036	* *	10	\$118,600	
	Paver Block Ballast, Extent : Moderate, Area Affected : 25%							
	Location : 7th And 33th Floor Setbacks							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Ethylene Propylene Diene Monomer-(EPDM) Under Insulation							
Soffits								
	Aluminum Sunshades	20%		2040	* *	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%		2051	* *	5-10	\$14,900	
	Stucco Cement	60%		2044	* *	5	\$16,200	
Interior								
Floors								
	Carpet	10%		2030	\$2,539,600	3	\$217,400	
	Cast in Place Concrete	10%		LIFE	* *	5	\$317,000	
	Ceramic Tile	3%		2040	* *	5	\$43,500	
	Terrazzo	10%		LIFE	* *	5	\$113,200	
	Vinyl Tile	65%		2036	* *	3	\$353,200	
	Wood	2%		2059	* *	5	\$54,300	

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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								
Interior Walls								
Ceramic Tile	2%			2040	**	5	\$48,000	
Concrete Masonry Unit	10%	Now	\$447,200	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	\$36,000	
Gypsum Board	73%			LIFE	**	5	\$1,051,400	
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$480,100	
Ceilings								
AcousTileSusp.Lay-In	85%			2044	**	5	\$1,231,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$181,100	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
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%			2044	**			
On-Site Walkways								
Cast in Place Concrete	30%			2044	**			
Pavers/Stone	70%			2040	**			
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%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2051	* *	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								

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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									
Transformers									
	Dry Type	100%			2044	**	5	\$3,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2051	**	5	\$2,500	
	Fused Disc Sw	10%			2051	**	5	\$400	
	Molded Case Bkrs	40%			2051	**	5	\$10,200	
Raceway									
	Busway	15%			2044	**	1		
	Conduit	85%			2051	**	1		
Panelboards									
	Fused Disc Sw	15%			2047	**	5	\$3,300	
	Molded Case Bkrs	85%			2047	**	5	\$21,700	
Wiring									
	Busway	15%	Now	\$75,800	2044	**	1		
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Explanation : One Phase Of Electrical Service Is Not Functioning									
	Thermoplastic	85%			2051	**	1		
Motor Controllers									
	Locally Mounted	12%	Now		2044	**	5	\$400	
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : Roll Up Gate In Garage Sally Port									
	Motor Control Center	80%			2044	**	5	\$21,100	
	Variable Frequency Drive	8%	Now	\$51,900	2044	**			
Not Functioning, Extent : Moderate, Area Affected : 50%									
Location : Units Observed In Bypass Mode									
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$14,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$297,900	
Generators									
	Diesel	100%			2040	**	1	\$374,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Two 1,375 Kilovolt-ampere Emergency Generators; Full Load Test On Monthly Basis: No Load Test On Weekly Basis One Belongs To DCAS, The Other Is Private									
Batteries									
	Nickel Cadmium	100%			2026	\$2,400	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%			2047	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 150 Gallons Rated Capacity							
	Main Tank	50%			2059	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Lower Level 2							
		Explanation : Two 10,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	**	10	\$710,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2036	**	10	\$177,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Corridors, Lobby							
		Explanation : Compact Fluorescent Lamps							
	Egress Lighting								
	Emergency, Service	50%			2036	**	1		
	Exit, LED	50%			2059	**	1		
	Exterior Lighting								
	Fluorescent	10%			2036	**	10	\$8,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Steel Lightning Rods							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2036	**	1	\$289,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : Intrusion Alarm System And Surveillance Camera System							

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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	

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

Now

\$74,200

2036

\* \*

1-3

\$162,700

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Fire Smoke Dampers Are Failing Throughout The Building**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, 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

100%

Fuel

2051

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : Two 10,000 Gallon Oil Tanks*

## Conversion Equipment

Hot Water Boiler

100%

2044

\* \*

1

\$478,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : 31st Floor Boiler Room**Explanation : 3 Dual Fuel Hot Water Boilers*

## Distribution

Hot Wtr Piping/Pump

100%

2047

\* \*

4

\$71,600

## Terminal Devices

Air Handler

20%

2036

\* \*

1

\$119,700

Convactor/Radiator

80%

2044

\* \*

1

\$250,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Hot Water Base Board Radiators***Air Conditioning**

## Energy Source

Electricity

100%

2053

\* \*

1

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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									
Conversion Equipment									
	Centrifugal, Elec Chiller	85%			2040	* *	1	\$890,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 31st Floor Refrigeration Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Refrigeration Room							
		Explanation : 4 Rotary Scroll Compressor Chillers And Plate Heat Exchangers.							
	Interior Pkg Unit - Cooling	15%			2032	\$2,275,900	2	\$8,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 26th Through 30th Floors							
		Explanation : Water Sourced Packaged Air Conditioning Equipment							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2057	* *	4	\$47,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Refrigeration Equipment Room							
		Explanation : Includes Condenser Water Pumps And Piping							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2036	* *	1	\$508,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Through 25th Floors							
		Explanation : No Heating Coils On Air Handlers.							
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	100%			2032	\$4,845,800	2	\$974,300	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$842,700	LIFE	* *	2-5	\$539,800	
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Various							
		Explanation : Normally Open Fire Smoke Dampers Are Failing In The Closed Position Due To Faulty Building Management System. Hardware And Software Issues.							
Exhaust Fans									
	Interior	10%			2036	* *	2	\$3,000	
	Roof	10%			2036	* *	2	\$3,000	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		

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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									
	Water Heater With Tanks								
	Electric	10%			2026	\$2,300	4		
			Other Observation, Extent : Light, Area Affected : 80%						
			Location : Lavatories And Pantries						
			Explanation : Multiple Points Of Use Electric Hot Water Heaters. 20 To 30 Gallon Range.						
	Gas Fired	90%			2026	\$15,200	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$192,100	4	\$30,700	
	Sewage Ejector(s)								
	Electric	100%			2031	\$502,300	4	\$57,800	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$59,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	90%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 10 Passenger, 2 Freight, 4 Restricted To Judges						
			Explanation : 16 Units						
	Hydraulic	10%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 10%						
			Location : Prisoner Elevators						
			Explanation : 2 Units						
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$488,100	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$271,200	
	Fire Pump								
	Generic	100%			2040	* *	1	\$180,800	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,259,200	\$83,900
Interior Architecture	\$329,000	\$1,958,500
Electrical	\$2,025,000	\$383,200
Mechanical	\$3,447,500	\$7,596,000
<b>Total</b>	<b>\$7,060,800</b>	<b>\$10,021,600</b>
Importance Code A	\$1,259,200	\$83,900
Importance Code B	\$5,718,600	\$9,879,100
Importance Code C	\$83,000	\$58,600
<b>Total</b>	<b>\$7,060,800</b>	<b>\$10,021,600</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$57,600			\$200
Interior Architecture	\$332,700	\$7,500	\$7,400	\$15,900
Electrical	\$31,700	\$19,000	\$16,300	\$110,300
Mechanical	\$50,900	\$31,100	\$60,900	\$42,300
Site Enclosure	\$900			
Elevators/Escalators	\$71,000	\$71,000	\$71,000	\$71,000
<b>Total</b>	<b>\$544,900</b>	<b>\$128,600</b>	<b>\$155,600</b>	<b>\$239,800</b>
Importance Code A	\$62,500	\$4,900	\$4,900	\$5,400
Importance Code B	\$426,600	\$123,700	\$147,000	\$234,400
Importance Code C	\$55,800		\$3,700	
<b>Total</b>	<b>\$544,900</b>	<b>\$128,600</b>	<b>\$155,600</b>	<b>\$239,800</b>



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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
Exterior								
Exterior Walls								
Glass Block	7%	Now	\$173,900	LIFE	**	5	\$5,400	
	Joint Mortar Miss/Erod, 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	\$362,000	LIFE	**	5	\$83,900	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 20%							
	Location : Bulkhead And Throughout							
	Joint Mortar Miss/Erod, 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	\$14,200	LIFE	**	5	\$4,600	
	Open Joints, Extent : Moderate, Area Affected : 15%							
	Location : Bulkhead							
Metal/Glass Curt Wall	20%	0-2	\$412,000	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	\$235,500	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+	\$3,000	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+	\$9,100	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	

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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
Exterior								
Roof								
IRMA/Protected Membrane	9%	Now	\$31,300	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	\$75,900	LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : At Main Entrance Explanation : Corroded Steel And Glass Canopy							
Interior								
Floors								
Carpet	10%	Now	\$262,300	2036	* *	3	\$22,500	
	Staining/Discoloring, Extent : Light, Area Affected : 50% Location : Throughout Worn/Eroded, 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	\$184,400	2034	\$1,843,800	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	\$20,300	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+	\$83,000	LIFE	**				
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
Granite Panels	5%	4+	\$26,400	LIFE	**				
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Entrance Lobby									
Explanation : Staining/ Coloring									
Wood	10%	Now	\$8,200	LIFE	**	5	\$58,600		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : 5th Floor Courtroom									
Ceilings									
AcousTileSusp.Lay-In	50%	0-2	\$61,700	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	\$15,600	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+	\$900	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	\$114,900	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	* *	5	\$2,600	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	1%			2032	\$2,900	5		
	Motor Control Center	99%			2032	\$160,600	5	\$2,700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	\$13,600	1	\$30,800	
	Generators								
	Diesel	100%			2030	\$107,700	1	\$38,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof - Generator Room							
		Explanation : One 400 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2026	\$2,400	5	\$22,300	
	Fuel Storage								
	Day Tank	50%			2033	\$12,700	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	\$889,500	10	\$54,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2029	\$603,100	10	\$36,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2029	\$11,700	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Metal Halide Lights.							
Egress Lighting									
	Emergency, Service	50%			2029	\$30,500	1		
	Exit, LED	50%			2062	* *	1		
Exterior Lighting									
	HID	7%			2029	\$32,400	10		
	Incandescent	3%			2029	\$15,900	2		
	LED	20%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2029	\$186,000	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	\$255,600	1-3	\$63,500	
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								
	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	\$7,400	

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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								
	Convactor/Radiator	40%			2047	* *	1	\$12,900	
	Fan Coil Unit/Heat	20%			2034	\$491,400	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	\$2,846,000	2034	\$2,846,000			
		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	\$1,919,400	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	\$14,800	2028	\$74,200	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	\$4,400	
Terminal Devices									
	Air Handler/Cool/Ht	95%			2034	\$1,826,600	1	\$58,800	
	No Component	5%							
Heat Rejection									
	Water Cooling Tower	95%	0-2	\$475,500	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	\$395,500	2	\$2,800	
	Roof	10%			2034	\$19,200	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$117,200	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	\$19,800	4	\$3,200	
	Sewage Ejector(s)								
	Electric	100%	Now	\$51,900	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	\$50,400	
	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**

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 23-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,7,8  
**Block** : 2454 **Lot** : 1 **BIN** : 2002704

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$5,613,200	\$769,300
Interior Architecture	\$4,864,900	\$10,989,700
Electrical	\$765,600	\$1,477,100
Mechanical	\$1,149,100	\$19,598,600
<b>Total</b>	<b>\$12,392,900</b>	<b>\$32,834,700</b>
Importance Code A	\$5,613,200	\$769,300
Importance Code B	\$6,139,500	\$21,787,100
Importance Code C	\$640,200	\$10,278,400
<b>Total</b>	<b>\$12,392,900</b>	<b>\$32,834,700</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$17,600	\$36,300		
Interior Architecture	\$312,700		\$4,911,100	\$165,400
Electrical	\$62,700	\$75,400	\$52,500	\$49,900
Mechanical	\$264,200	\$167,800	\$346,000	\$183,100
Elevators/Escalators	\$169,900	\$169,900	\$169,900	\$169,900
<b>Total</b>	<b>\$827,100</b>	<b>\$449,400</b>	<b>\$5,479,600</b>	<b>\$568,400</b>
Importance Code A	\$67,300	\$87,300	\$49,700	\$49,700
Importance Code B	\$734,900	\$362,100	\$5,405,100	\$518,700
Importance Code C	\$24,800		\$24,800	
<b>Total</b>	<b>\$827,100</b>	<b>\$449,400</b>	<b>\$5,479,600</b>	<b>\$568,400</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$93,300	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	\$11,800	
	Masonry: Limestone	90%	Now	\$3,684,900	LIFE	* *	5	\$354,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : East 161 Street And Sheridan Avenue Facades								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
	Location : Various Locations Throughout Facade								
	Staining/Discoloring, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Metal Coiling Doors	2%			2045	* *	5	\$32,800	
	Slate Panels	2%			LIFE	* *	5	\$7,900	
Windows									
	Aluminum	95%	0-2	\$312,300	2040	* *	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%			2035	\$191,300	10	\$21,800	
Parapets									
	Cast in Place Concrete	50%	Now	\$125,100	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	\$17,600	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/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	40%	0-2	\$138,100	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	\$1,259,500	2042		* *		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/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	20%			LIFE		* *		
	Recent Replace Evident, Extent : N/A, Area Affected : 10%							
	Location : Roof Parking							
Modified Bitumen	20%			2037		* *	10	\$36,300
Soffits								
Masonry: Limestone	70%			LIFE		* *	5	
Stucco Cement	30%			2037		* *	5	
Interior								
Floors								
Carpet	33%	0-2	\$243,800	2028	\$4,875,800	3	\$417,300	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Cast in Place Concrete	15%			LIFE		* *	5	\$276,600
Ceramic Tile	7%			2041		* *	5	\$59,000
Terrazzo	10%			LIFE		* *	5	\$65,900
Vinyl Tile	25%	Now	\$1,730,900	2042		* *	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%			2037		* *	3	\$31,600
	Recent Installation, Extent : N/A, Area Affected : 10%							
	Location : 2nd Floor Court Rooms, 2nd Floor Hallway							

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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%			2041	* *	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$184,500	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%			2033	\$9,928,700	5	\$49,500	
Gypsum Board	33%	0-2	\$90,700	LIFE	* *	5	\$196,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%	4+	\$187,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Granite Panels	5%	0-2	\$178,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%			LIFE	* *	5	\$74,300	
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$79,300	

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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									
	Ceilings								
	AcousTileConcealSpLn	40%	Now	\$268,900	2037	* *	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	\$347,200	2045	* *	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/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Exposed Struc: Concrete	30%	Now	\$1,877,700	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	\$14,600	LIFE	* *	5	\$52,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 12%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%			2045	* *	5-10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Guard Railing							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			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

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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%			2052	* *	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2045	* *	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Closet And Mechanical Room									
Explanation : Five 15 Kilovolt Ampere 480 High Voltage - 208/120 Low Voltage									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2052	* *	5	\$2,600	
Raceway									
	Conduit	60%			2052	* *	1		
	Conduit	40%			2032	\$271,500	1		
Panelboards									
	Fused Disc Sw	3%			2048	* *	5	\$300	
	Fused Disc Sw	7%			2031	\$49,800	5	\$800	
	Molded Case Bkrs	80%			2048	* *	5	\$10,600	
	Molded Case Bkrs	10%			2031	\$71,200	5	\$1,300	
Wiring									
	Thermoplastic	60%			2032	\$606,300	1		
	Thermoplastic	40%			2052	* *	1		
Motor Controllers									
	Locally Mounted	5%			2030		5	\$200	
	Motor Control Center	60%			2037	* *	5	\$8,200	
	Motor Control Center	10%	Now	\$129,800	2052	* *	5	\$700	
Indicators Inoperable, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room 10th Floor									
	Motor Control Center	5%	2-4	\$64,900	2052	* *	5	\$300	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	Variable Frequency Drive	20%			2045	* *			
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Water Main									
	Generic	50%			LIFE	* *	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Main Basement									
Explanation : Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	* *	1	\$154,500	

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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
Stand-by Power									
	Generators								
	Diesel	100%			2041	* *	1	\$194,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : One 1500 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$18,600	
Fuel Storage									
	Day Tank	50%			2048	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 275 Gallons							
	Main Tank	50%			2035	\$38,100	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 10,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2037	* *	10	\$92,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 10th Floor And Electrical Closet							
		Explanation : Using T-12 Lamps							
	Fluorescent	20%			2037	* *	10	\$92,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	60%			2040	* *			
Egress Lighting									
	Emergency, Service	30%			2040	* *	1		
	Emergency, Service	20%			2027	\$61,300	1		
	Exit, LED	40%			2067	* *	1		
	Exit, Service	10%			2027	\$21,400	1		
Exterior Lighting									
	HID	10%			2027	\$232,100	10	\$200	
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$93,400	1	\$18,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$93,400	1	\$18,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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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	

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$384,900

1-3

\$95,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And 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

## Energy Source

Interruptible Gas/Dual

100%

2052

\* \*

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : No. 2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel**Generator. Capacity Of Each Tank 10,000 Gallon*

## Conversion Equipment

Steam Boiler

100%

2037

\* \*

1

\$497,200

*Other Observation, Extent : Light, Area Affected : 90%**Location : 10th Floor**Explanation : 2 Units. 2 Instantaneous Heat Exchangers Convert Steam To Hot Water*

## Distribution

Hot Wtr Piping/Pump

90%

2040

\* \*

4

\$22,300

*Other Observation, Extent : Light, Area Affected : 90%**Location : Basement Through 9th Floor**Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators*

Steam Piping/Pump

10%

2042

\* \*

*Other Observation, Extent : Light, Area Affected : 10%**Location : 10th Floor**Explanation : 10th Floor Uses Steam For Heating. Other Floors Use Hot Water.*

## Terminal Devices

Air Handler

30%

2032

\$2,808,300

1

\$93,100

Convactor/Radiator

30%

2037

\* \*

1

\$48,600

Fan Coil Unit/Heat

40%

2032

\$4,933,300

1

\$64,900

## Air Conditioning

## Energy Source

Electricity

100%

2040

\* \*

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	60%			2045	* *	1	\$326,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units From 2013 In 10th Floor. 1 Packaged Chiller On The Roof Not Operational Yet. Did Not Signed Off On The Unit.							
	Centrifugal, Elec Chiller	30%	0-2	\$608,500	2041	* *	1	\$146,700	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : 10th Floor Boiler Room. One Chiller Not Working Due To Burnt Motor Contol Panel. The Contol Panel Was Damaged By Water Leaking From Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 10th Floor Mechanical Room							
		Explanation : One Out Of The Three Chillers Is Malfunctioning Due To Burnt Contol Panel As A Result Of Water Leaking Directly On The Panel From The Roof.							
	Exterior Pkg Unit - Cooling	5%			2037	* *	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Roof							
		Explanation : 2 Units Used For Elevator Machine Rooms.							
	Split Unit	5%			2037	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	98%			2052	* *	4	\$24,200	
	CW & CHW Wtr Pipe/Pump	2%	0-2	\$1,600	2042	* *	4	\$500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : 10th Floor Boiler Room. Broken Insulation For Propylene Glycol Piping.							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : 10th Floor Mechanical Room. Leaking Propylene Glycol Piping							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2037	* *	1	\$155,200	
	Fan Coil - 4 Pipe	50%			2032	\$9,460,700	1	\$81,100	
Heat Rejection									
	Water Cooling Tower	100%			2036	* *	2	\$505,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units Installed In 2013 Same Time As Chillers In The 10th Floor.							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$279,900	
Exhaust Fans									
	Interior	100%			2032	\$2,206,200	2	\$15,400	
Plumbing									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2052	**	1		
	Galvanized Steel	90%			2037	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : In Line Pressure Booster Pump For Domestic Cold Water.								
	HW Heat Exchanger								
	HTHW/HW	100%			2052	**			
	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	95%			LIFE	**	1		
	Cast Iron	5%	0-2	\$4,400	LIFE	**	1		
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location : Roof Above 8th Floor. Drain Piping Leaking Directly To The Floor Underneath.								
	Water Damage Noticeable.								
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$10,600	
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$20,000	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$30,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 90%								
	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 : 4th Floor Is Sufficient								
	Explanation : 2 Units								
	Escalators								
	Under 20' Rise	100%			LIFE	**			
	Other Observation, Extent : Light, 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									
	Standpipe								
	Generic	100%			2058	**	1-5	\$253,100	

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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									
Sprinkler									
	No Component	70%							
	Generic	30%			2052	* *	1-2	\$42,200	
Other Observation, Extent : Light, Area Affected : 30%									
Location : Garage, Basement, Cellar 1st And 2nd Floor									
Explanation : Deluge System For The Garage. Dry System For Cellar, Basement 1st And 2nd Floor.									
Fire Pump									
	Generic	100%			2028	\$475,000	1	\$93,700	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$363,000	\$5,426,100
Interior Architecture	\$1,425,700	\$4,005,000
Electrical	\$81,600	\$13,527,400
Mechanical	\$51,383,800	\$9,620,100
<b>Total</b>	<b>\$53,254,100</b>	<b>\$32,578,500</b>
Importance Code A	\$363,000	\$5,426,100
Importance Code B	\$52,570,200	\$26,090,500
Importance Code C	\$321,000	\$1,061,900
<b>Total</b>	<b>\$53,254,100</b>	<b>\$32,578,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$70,300		\$34,100	
Interior Architecture	\$649,800	\$6,900		\$5,929,000
Electrical	\$157,200	\$133,600	\$132,200	\$119,900
Mechanical	\$205,300	\$404,500	\$243,500	\$417,300
Site Pavements	\$28,800			
Elevators/Escalators	\$204,000	\$204,000	\$204,000	\$204,000
<b>Total</b>	<b>\$1,315,400</b>	<b>\$749,000</b>	<b>\$613,800</b>	<b>\$6,670,300</b>
Importance Code A	\$106,500	\$36,200	\$71,900	\$36,200
Importance Code B	\$1,157,600	\$712,800	\$541,900	\$6,634,100
Importance Code C	\$51,300			
<b>Total</b>	<b>\$1,315,400</b>	<b>\$749,000</b>	<b>\$613,800</b>	<b>\$6,670,300</b>



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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	\$46,900	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	\$23,400	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+	\$118,600	2038	**	5	\$126,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Roof									
	IRMA/Protected Membrane	4%			2033	\$387,000	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	\$2,905,300	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	\$576,500	2029	\$5,764,600	3	\$493,400	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : 8th And 9th Floors								
Cast in Place Concrete	10%	Now	\$924,100	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	**	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	\$1,500,700	3	\$20,600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Cast Stone/Terra Cotta	10%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$91,900	
Gypsum Board	63%	4+	\$321,000	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+	\$180,600	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+	\$23,400	2038	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	85%			2038	* *			
	Pavers/Stone	15%			2036	* *			
Parking/Driveway									
	Cast in Place Concrete	100%	4+	\$5,400	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

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**  
**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	\$26,000	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	\$283,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement Garage							
		Explanation : Two 800 Kilowatt Generators							
	Batteries								
	Nickel Cadmium	100%			2026	\$2,400	5	\$163,300	

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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
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	\$6,626,400	10	\$403,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	20%			2033	\$2,443,500	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	\$223,600	1		
	Exit, Battery	50%			2033	\$514,200	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	\$1,362,600	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	\$1,872,300	1-3	\$451,400	

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		
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	\$79,400	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	\$4,780,900	1	\$158,500	
	Convactor/Radiator	60%			2038	**	1	\$142,000	
	Unit Heater - Hot Water	5%			2033	\$215,200			
Controls									
	Digital	100%	0-2	\$10,423,600	2028	\$20,847,200			
				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	\$629,000	2036	**	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	\$1,148,000	2	\$4,500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Throughout Building					
	Split Unit	5%			2033	\$861,800			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$54,200	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$14,084,400	1	\$453,000	
Heat Rejection									
	Water Cooling Tower	100%			2031	\$3,666,400	2	\$737,200	
Ventilation									
	Exhaust Fans								
	Interior	95%			2028	\$3,058,300	2	\$21,300	
	Roof	5%			2028	\$70,400	2	\$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.

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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	\$466,100	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	\$101,500	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%			2026	\$22,400	4	\$23,200	
	Sewage Ejector(s) Electric	100%			2028	\$380,100	4	\$29,200	
	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	\$383,000	
	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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Fire Pump							
	Generic	100%		2036	* *	1	\$136,800	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$54,400	
Interior Architecture	\$98,200	
Electrical	\$12,700	\$76,100
Mechanical	\$62,400	\$176,200
<b>Total</b>	<b>\$227,700</b>	<b>\$252,300</b>
Importance Code A	\$54,400	
Importance Code B	\$173,400	\$252,300
<b>Total</b>	<b>\$227,700</b>	<b>\$252,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$65,600			
Interior Architecture	\$15,900	\$4,600	\$800	\$5,300
Electrical	\$1,400	\$1,700	\$1,500	\$4,000
Mechanical	\$8,000	\$1,000	\$4,100	\$22,600
Site Pavements	\$7,100			
<b>Total</b>	<b>\$98,000</b>	<b>\$7,300</b>	<b>\$6,400</b>	<b>\$32,000</b>
Importance Code A	\$66,900	\$200	\$900	\$11,800
Importance Code B	\$29,400	\$7,200	\$5,300	\$20,200
Importance Code C	\$1,700		\$200	
<b>Total</b>	<b>\$98,000</b>	<b>\$7,300</b>	<b>\$6,400</b>	<b>\$32,000</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$15,000	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	\$1,600	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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$30,200	2044	* *			1
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : At Junction Of Carriage House, Meeting Room B							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Meeting Room B							
Built-Up (BUR)	5%			2034	\$15,100	10	\$1,300	
Copper/Terne	40%	Now	\$54,400	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	\$18,800	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	\$25,200	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	\$19,700	3	\$1,700	
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	\$98,200	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	\$2,100	
Wood	20%			2049	* *	5	\$8,400	

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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
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	\$13,500	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	\$5,900	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		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 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	\$7,500	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.									
Raceway									
	Conduit	20%			2034	\$6,400	1		
	Conduit	80%			2034	\$25,700	1		
Panelboards									
	Fused Disc Sw	5%			2042	**	5		
	Molded Case Bkrs	20%			2042	**	5	\$100	
	Molded Case Bkrs	75%			2033	\$29,700	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	\$76,100	10	\$4,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : T-8 Lamps									
	Fluorescent	3%			2029	\$7,600	10	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	2%			2029	\$5,100	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	\$13,900	10		
	No Component	80%							

## Alarm

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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	

**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

\$9,200

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

100%

2044

\* \*

1

Conversion Equipment  
Furnace

25%

2-4

\$600

2029

\$11,600

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

Convactor/Radiator

60%

2047

\* \*

1

\$2,900

Fan Coil Unit/Heat

15%

2034

\$55,300

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	\$62,400	2	\$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit On Lower Roof							
Split Unit	15%			2034	\$52,900			
	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	\$68,000	1	\$700	
Fan Coil - 2 Pipe	60%			2039	* *	1	\$2,900	
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2034	\$6,500	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	\$42,900	2	\$300	
Roof	35%			2029	\$10,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,900	2		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1 Unit 80 Gallons							
Sanitary Piping								
Cast Iron	100%	0-2	\$3,700	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20% Location : Basement							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	\$500	4	\$500	
Fixtures								
Generic	100%							

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**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**  
**Asset # : 13869**

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

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 01-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 1,2,3,Att  
**Block** : 139 **Lot** : 1 **BIN** : 3000256

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$307,000
Interior Architecture		\$374,700
Mechanical	\$2,826,300	\$190,700
Site Pavements	\$192,800	\$814,800
<b>Total</b>	<b>\$3,019,100</b>	<b>\$1,687,300</b>
Importance Code A	\$153,300	\$307,000
Importance Code B	\$2,673,000	\$190,700
Importance Code C	\$192,800	\$1,189,500
<b>Total</b>	<b>\$3,019,100</b>	<b>\$1,687,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$9,800		
Interior Architecture	\$62,400	\$10,100	\$455,300	\$11,800
Electrical	\$3,800	\$6,900	\$4,900	\$3,800
Mechanical	\$31,600	\$30,200	\$16,000	\$10,000
Site Enclosure	\$4,800			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$116,900</b>	<b>\$71,400</b>	<b>\$490,600</b>	<b>\$40,000</b>
Importance Code A	\$2,800	\$12,700	\$2,800	\$2,800
Importance Code B	\$109,400	\$58,700	\$487,100	\$37,300
Importance Code C	\$4,800		\$700	
<b>Total</b>	<b>\$116,900</b>	<b>\$71,400</b>	<b>\$490,600</b>	<b>\$40,000</b>



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$55,500	
	Masonry: Limestone	20%			LIFE	**	5	\$14,800	
	Metal Panel	5%			2042	**	5-10	\$33,900	
Windows									
	Wood	100%			2040	**	5	\$157,900	
Parapets									
	Masonry: Limestone	90%			LIFE	**	5	\$2,000	
	Metal Cornice	10%			2047	**	10	\$600	
Roof									
	Copper/Terne	75%			2060	**	10	\$78,900	
	Skylight, Metal/Glass	25%			2052	**	10	\$35,000	
Interior									
Floors									
	Carpet	30%	0-2	\$45,500	2028	\$454,500	3	\$35,500	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
		Location : 4th Floor Top Office And 2nd Floor							
	Cast in Place Concrete	5%			LIFE	**	5	\$8,600	
	Ceramic Tile	4%			2041	**	5	\$3,200	
	Mosaic Tile	5%			2037	**	5	\$9,900	
	Marble Panels	45%			LIFE	**	5	\$26,600	
	Vinyl Tile	1%			2037	**	3	\$300	
	Wood	3%	0-2	\$15,300	2072	**	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%			2047	**	5	\$10,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,900	
	Fabric on Framing	2%			2033	\$317,000	5	\$1,400	
	Glass: Single Pane	5%			LIFE	**	5	\$5,400	
	Marble Panels	30%			LIFE	**			
	Plaster	43%			LIFE	**	5	\$18,600	
	Wood	10%			LIFE	**	5	\$57,700	
Ceilings									
	AcousTileSusp.Lay-In	2%			2045	**	5	\$1,300	
	Plaster	20%			LIFE	**	5	\$8,100	
	Plaster	78%			LIFE	**	5	\$31,500	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$4,800	2052	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : East Side Of Building							

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

Site Pavements

On-Site Walkways

Masonry: Granite

75% 4+ \$111,300 LIFE \* \*

*Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Pavers/Stone

25% Now \$81,500 2035 \$814,800

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%*

*Location : Marble Steps At Entrance*

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%*

*Location : Marble Steps At 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% 2042 \* \* 5 \$200

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2042 \* \* 5 \$200

Raceway

Conduit

90% 2042 \* \* 1

Conduit

10% 2052 \* \* 1

Panelboards

Fused Disc Sw

10% 2040 \* \* 5 \$100

Molded Case Bkrs

80% 2040 \* \* 5 \$1,200

Molded Case Bkrs

10% 2048 \* \* 5 \$100

Wiring

Thermoplastic

80% 2042 \* \* 1

Thermoplastic

20% 2052 \* \* 1

Motor Controllers

Locally Mounted

90% 2037 \* \* 5 \$300

Locally Mounted

10% 2045 \* \* 5

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2037 \* \*

Egress Lighting

Emergency, Battery

20% 2037 \* \* 10 \$2,700

Exit, LED

80% 2060 \* \* 1

*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**

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

## Lighting

## Exterior Lighting

HID	10%			2037	**	10		
LED	20%			2037	**			
No Component	70%							

## Alarm

## Security System

No Component	70%							
Generic	30%			2040	**	1	\$6,300	

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

*Location : Hallways, Outside Perimeter*

*Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Analog	100%			2037	**	1-3	\$34,500	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

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

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

## Heating

## Conversion Equipment

Heat Exchanger, Plate & Frame	100%			2028	\$153,300	1	\$27,600	
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*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	\$6,600	2031	\$132,800	4	\$2,800	
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*Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Ground Floor Mechanical Room And Various Locations*

## Terminal Devices

Air Handler	40%			2027	\$457,000	1	\$13,800	
Fan Coil Unit/Heat	60%			2027	\$903,200	1	\$10,800	

## Air Conditioning

## Energy Source

District Chilled Water	50%			2042	**	1		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Ground Floor Mechanical Room*

*Explanation : Supplied From Brooklyn Municipal Building*

Electricity	50%			2040	**	1		
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## Conversion Equipment

Window/Wall Unit	50%			2027	\$115,000	1		
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									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	0-2	\$1,200	2042	* *	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Room							
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2027	\$235,600	1	\$13,800	
	Fan Coil - 4 Pipe	60%			2027	\$692,800	1	\$10,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,200	
Exhaust Fans									
	Interior	100%	0-2	\$13,500	2027	\$269,300	2	\$1,400	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Restrooms							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Electric	50%			2027	\$12,800	4		
	Electric	50%			2031	\$12,800	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%			2052	* *	1-5	\$28,200	
Sprinkler									
	No Component	75%							
	Generic	25%			2042	* *	1-2	\$3,900	
Fire Pump									
	Generic	100%			2035	\$58,000	1	\$10,400	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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**

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,535,600	\$1,523,900
Interior Architecture	\$2,006,000	\$9,536,100
Electrical		\$3,940,000
Mechanical	\$5,443,300	\$11,588,400
<b>Total</b>	<b>\$8,984,900</b>	<b>\$26,588,300</b>
Importance Code A	\$1,535,600	\$1,523,900
Importance Code B	\$6,811,900	\$24,909,100
Importance Code C	\$637,400	\$155,300
<b>Total</b>	<b>\$8,984,900</b>	<b>\$26,588,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$50,700		\$14,000	
Interior Architecture	\$120,200			\$48,800
Electrical	\$84,600	\$43,000	\$43,900	\$47,900
Mechanical	\$126,400	\$65,100	\$70,000	\$57,900
Site Pavements	\$10,000			
Elevators/Escalators	\$112,300	\$112,300	\$112,300	\$112,300
<b>Total</b>	<b>\$504,200</b>	<b>\$220,400</b>	<b>\$240,300</b>	<b>\$267,000</b>
Importance Code A	\$76,900	\$26,200	\$40,100	\$26,200
Importance Code B	\$337,700	\$194,200	\$200,100	\$240,800
Importance Code C	\$89,600			
<b>Total</b>	<b>\$504,200</b>	<b>\$220,400</b>	<b>\$240,300</b>	<b>\$267,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$82,900	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	\$251,100	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	\$235,000	
Masonry: Granite	10%	Now	\$87,300	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	\$445,400	LIFE	* *	5	\$214,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%							
	Location : Throughout							
Windows								
Aluminum	50%	Now	\$105,700	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	\$21,000	LIFE	* *	5	\$8,400	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 7th And 9th Floor Roof							
Masonry: Limestone	10%			LIFE	* *	5-10	\$14,600	
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	\$193,900	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	\$97,800	10	\$9,000	
	Single Ply Membrane	35%			2035	\$641,400	10	\$31,600	
Ponding, Extent : Light, Area Affected : 10%									
Location : 11th Floor Roof									
Soffits									
	Masonry: Brick	50%			LIFE		* *	5	\$14,400
	Metal Panel	50%	Now	\$9,500	2045		* *	5	\$13,500
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Parking Courtyard									
Interior									
Floors									
	Carpet	3%			2031	\$331,100	3	\$37,800	
	Cast in Place Concrete	10%			LIFE		* *	5	\$275,500
	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	\$141,700
	Terrazzo	17%	0-2	\$198,400	LIFE		* *	5	\$83,600
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Vinyl Tile	50%	Now	\$172,400	2035	\$8,620,100	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	\$73,100	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	\$15,500	
Gypsum Board	10%			LIFE	**	5-10	\$66,000	
Masonry: Brick	5%	4+	\$73,300	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Penthouse								
Marble Panels	20%	Now	\$271,600	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	30%			LIFE	**	5-10	\$99,000	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$29,100	
Wood	10%			LIFE	**	5	\$310,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Courtrooms								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$31,100	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	\$93,500	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	**	5-10	\$779,300	
Plaster	5%			LIFE	**	5-10	\$54,100	
Wood	3%			LIFE	**	5	\$330,600	
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	**			

*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 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 \$6,300 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+ \$3,800 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 \$90,500 1

## Panelboards

## Fused Disc Sw

5% 2043 \* \* 5 \$300

## Molded Case Bkrs

95% 2051 \* \* 5 \$6,600

## Wiring

## Braided Cloth

10% 2034 \$67,400 1

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

## Thermoplastic

90% 2055 \* \* 1

## Motor Controllers

## Locally Mounted

60% 2033 \$369,900 5 \$1,100

## Variable Frequency

40% 2048 \* \*

## Drive

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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	\$7,800	
		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	\$2,400	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	\$2,389,100	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	\$80,600	1		
	Exit, Service	50%			2040	**	1		
	Exterior Lighting								
	HID	10%			2035	\$122,100	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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**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	

**Alarm**

Fire/Smoke Detection

Generic, Digital

100%

2035

\$675,000

1-3

\$167,700

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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

\$1,467,000

Steam Piping/Pump

30%

Now

\$12,600

2035

\$628,700

*Corroded, Extent : Moderate, Area Affected : 2%**Location : Chemical Fleeing 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

Convactor/Radiator

90%

2033

\$1,926,000

1

\$76,800

**Controls**

Pneumatic

100%

2029

\$5,057,800

**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

\$279,700

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

\$594,800

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	\$1,077,800	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	\$55,700	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	* *	2	\$39,900	
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	25%			LIFE	* *	2-5	\$58,300	
	No Component	75%							
Exhaust Fans									
	Interior	20%			2040	* *	2	\$1,600	
	Roof	5%			2030	\$25,400	2	\$400	
	No Component	75%							
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2035	\$2,352,800	1		
	Galvanized Steel	30%	Now	\$50,100	2033	\$1,002,300	1		
	Corroded, Extent : Severe, Area Affected : 10% Location : Various Locations								
HW Heat Exchanger									
	Steam Fired	100%			2035	\$1,265,500	4	\$39,200	
Sanitary Piping									
	Cast Iron	5%	Now	\$3,300	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	\$15,700	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	\$2,100	2035	\$42,300	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	\$6,900	2035	\$68,500	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	\$15,300	1		
	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	\$1,205,000	1-5	\$138,100	
Sprinkler								
No Component	80%							
Generic	20%			2045	* *	1-2	\$14,800	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 09-Dec-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Floors 1,7,13,14  
**Block** : 266 **Lot** : 30 **BIN** : 3002558

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$9,003,200	\$448,900
Interior Architecture	\$7,762,800	\$7,116,300
Electrical	\$2,827,100	\$683,000
Mechanical	\$14,209,500	\$21,857,700
<b>Total</b>	<b>\$33,802,500</b>	<b>\$30,106,000</b>
Importance Code A	\$9,003,200	\$448,900
Importance Code B	\$23,479,800	\$29,585,600
Importance Code C	\$1,319,500	\$71,400
<b>Total</b>	<b>\$33,802,500</b>	<b>\$30,106,000</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$27,000			
Interior Architecture	\$837,600	\$2,480,400	\$19,700	\$126,800
Electrical	\$10,600	\$5,200	\$4,400	\$16,100
Mechanical	\$251,300	\$242,800	\$182,600	\$250,400
Site Pavements	\$23,800			
Elevators/Escalators	\$115,200	\$115,200	\$115,200	\$115,200
<b>Total</b>	<b>\$1,265,700</b>	<b>\$2,843,700</b>	<b>\$321,800</b>	<b>\$508,500</b>
Importance Code A	\$73,400	\$46,300	\$46,300	\$46,300
Importance Code B	\$1,174,600	\$2,797,300	\$275,500	\$462,200
Importance Code C	\$17,700			
<b>Total</b>	<b>\$1,265,700</b>	<b>\$2,843,700</b>	<b>\$321,800</b>	<b>\$508,500</b>



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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									
Exterior Walls									
	Masonry: Brick	10%			LIFE	**	5	\$54,000	
	Masonry: Granite	5%	Now	\$210,800	LIFE	**	5	\$20,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Limestone	10%	Now	\$4,216,300	LIFE	**	5	\$40,500	
	Joint Mortar Miss/Erod, 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	\$283,700	
	Metal/Glass Curt Wall	1%	Now	\$902,300	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%			2051	**	5	\$54,000	
Windows									
	Aluminum	95%	Now	\$3,341,000	2039	**	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	\$332,800	2056	**	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	\$2,700	
	Masonry: Limestone	85%			LIFE	**	5	\$19,600	

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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	38%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
		<i>Location :</i>							
		<i>Explanation : Single Ply Membrane</i>							
	Not Accessible	50%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
		<i>Location :</i>							
		<i>Explanation : Copper Terne</i>							
	Not Accessible	10%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
		<i>Location :</i>							
		<i>Explanation : Asphalt Macadam</i>							
	Not Accessible	2%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
		<i>Location :</i>							
		<i>Explanation : Paver Asphalt</i>							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	Now	\$689,000	2033	\$689,000	3	\$59,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Carpet	18%	0-2	\$124,000	2027	\$2,480,400	3	\$212,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	5%	Now	\$66,300	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	\$153,800	2040	**	5	\$27,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Marble Panels	13%	Now	\$444,300	LIFE	**	5	\$76,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout, Stairwells							
	Sheet Vinyl/Rubber	5%	Now	\$1,274,400	2041	**	5	\$29,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Terrazzo	10%	Now	\$364,200	LIFE	**	5	\$61,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	30%	Now	\$129,100	2031	\$6,457,100	3	\$88,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	7%			2026	\$1,506,700	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	\$358,900	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	\$64,900	2040	* *	5	\$11,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	2%	0-2	\$17,700	LIFE	* *	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	* *	5	\$14,300	
	Masonry: Brick	5%	Now	\$89,900	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	3%	Now	\$79,400	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Marble Panels	25%	Now	\$416,400	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Basement Corridor Near Room B8							
	Plaster	23%			LIFE	* *	5	\$32,900	
	Plaster	27%	Now	\$310,100	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%			2036	* *	5	\$314,500	
	AcousTileSusp.Lay-In	15%	0-2	\$1,165,900	2051	* *	5	\$59,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
	AcousTileSusp.Lay-In	5%			2048	* *	5	\$39,300	
	Exposed Struc: Concrete	10%	Now	\$233,500	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	\$98,300	
	Plaster	8%	Now	\$947,800	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	\$9,800	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$23,800	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	50%			2036	* *			
	Pavers/Stone	50%			2034				
Parking/Driveway									
	Cast in Place Concrete	100%			2044	* *			

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								
	Under Construction	100%							
	Transformers								
	Under Construction	100%							
	Switchgear / Switchboard								
	Under Construction	100%							
	Raceway								
	Under Construction	100%							
	Panelboards								
	Under Construction	100%							

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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								
Wiring								
Braided Cloth	10%			2030	\$167,300	1		
Thermoplastic	70%			2051	* *	1		
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : Busway Is Under Construction								
Motor Controllers								
Locally Mounted	15%			2029	\$7,000	5	\$500	
Locally Mounted	5%			2044	* *	5	\$200	
Motor Control Center	70%			2029	\$819,500	5	\$8,900	
Variable Frequency Drive	10%			2044	* *			
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	4%			2036	* *	10	\$17,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2026	\$1,582,600	10	\$85,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	75%			2036	* *	10	\$321,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	1%			2036	* *	10	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby								
Explanation : H I D Fixtures								
Egress Lighting								
Emergency, Battery	50%			2031	\$389,200	10	\$56,500	
Exit, Service	35%			2031	\$70,000	1		
Exit, Battery	15%			2036	* *	10	\$4,700	

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

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

## Lighting

## Exterior Lighting

HID	95%			2036	**	10	\$1,400	
LED	5%			2039	**			

## Alarm

## Security System

No Component	90%							
Generic	10%			2036	**	1	\$17,500	

## Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2036	**	1-3	\$28,800	

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

## Heating

## Energy Source

Interruptible Gas/Dual Fuel	100%			2041	**	1		
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## Conversion Equipment

Steam Boiler	100%			2036	**	1	\$463,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units With 4 Heat Exchangers For Heating Devices.</i>								

## Distribution

Hot Wtr Piping/Pump	75%			2039	**	4	\$26,000	
Steam Piping/Pump	25%	0-2	\$18,600	2041	**			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steam And Condensate Piping, Sub-basement</i>								

## Terminal Devices

Air Handler	25%			2031	\$2,181,800	1	\$72,400	
Convactor/Radiator	10%			2029	\$379,200	1	\$15,100	
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Perimeter Throughout</i>								
<i>Explanation : See Air Conditioning</i>								

## Air Conditioning

## Energy Source

Electricity	100%			2039	**	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	85%			2034	\$8,037,200	1	\$430,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units, Sub-basement Refrigeration Plant							
	Interior Pkg Unit - Cooling	10%			2026	\$733,400	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various Locations Other Observation, Extent : Light, Area Affected : 60% Location : Various Locations Explanation : Multiple Units							
	Reciprocating Compr/Chiller	5%			2036	**	1	\$10,900	
		Other Observation, Extent : Light, Area Affected : 5% Location : 3rd Floor Explanation : Refrigerant 410a							
Distribution									
	CW & CHW Wtr Pipe/Pump	65%			2041	**	4	\$15,000	
	No Component	35%							
Terminal Devices									
	Air Handler/Cool/Ht	25%			2031	\$2,249,600	1	\$72,400	
	Fan Coil - 4 Pipe	50%			2026	\$8,819,900	1	\$75,600	
	Fan Coil - 4 Pipe	15%			2031	\$2,646,000	1	\$22,700	
	No Component	10%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2036	**	2	\$16,300	
	Water Cooling Tower	85%			2029	\$1,991,100	2	\$400,300	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$261,000	
Exhaust Fans									
	Interior	95%			2031	\$1,954,000	2	\$13,600	
	Roof	5%			2031	\$45,000	2	\$700	
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2031	\$4,169,300	1		
	Galvanized Steel	30%			2029	\$1,776,100	1		
HW Heat Exchanger									
	Steam Fired	100%	Now	\$448,500	2041	**	4	\$46,300	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Boiler Room Explanation : 1 Of 2 Instantaneous Units Not In Service							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$32,700	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Sub-basement									
Sump Pump(s)									
	Under Construction	100%							
Sewage Ejector(s)									
	Compressed Air	100%	Now	\$45,000	2041	**	4	\$4,700	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : 1 Of 2 Units Out Of Service									
Fixtures									
	Generic	100%							
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%			2041	**	1-5	\$244,700	
	Sprinkler								
	Generic	100%			2041	**	1-2	\$131,100	
	Fire Pump								
	Generic	100%			2034	\$442,800	1	\$87,400	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 16-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,5,11,12,Ph  
**Block** : 139 **Lot** : 20 **BIN** : 3000257

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$16,338,100	\$1,306,200
Interior Architecture	\$1,934,800	\$10,651,000
Electrical	\$1,844,300	\$1,277,100
Mechanical	\$24,142,700	\$18,968,500
Site Pavements		\$53,600
<b>Total</b>	<b>\$44,259,900</b>	<b>\$32,256,300</b>
Importance Code A	\$16,338,100	\$4,590,600
Importance Code B	\$27,754,400	\$27,252,700
Importance Code C	\$167,400	\$413,000
<b>Total</b>	<b>\$44,259,900</b>	<b>\$32,256,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,200	\$7,600		
Interior Architecture	\$210,900			\$122,300
Electrical	\$21,800	\$25,500	\$22,600	\$18,300
Mechanical	\$389,000	\$201,200	\$385,600	\$201,200
Site Enclosure	\$16,600			
Site Pavements	\$66,700			
Elevators/Escalators	\$194,400	\$194,400	\$194,400	\$194,400
<b>Total</b>	<b>\$918,600</b>	<b>\$428,600</b>	<b>\$602,600</b>	<b>\$536,200</b>
Importance Code A	\$77,500	\$67,400	\$58,300	\$58,300
Importance Code B	\$710,600	\$361,300	\$544,300	\$477,900
Importance Code C	\$130,500			
<b>Total</b>	<b>\$918,600</b>	<b>\$428,600</b>	<b>\$602,600</b>	<b>\$536,200</b>



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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	\$51,000	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	\$175,500	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/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Penthouse								
	Masonry: Limestone	71%	Now	\$11,917,900	LIFE	* *	5	\$229,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, 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/Eroded, 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	\$3,200	
	Metal Panel	7%	2-4	\$98,900	2042	* *	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	\$105,000	LIFE	* *	5	\$6,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Entire 1st Floor Building Perimeter And Areaways								
	Window Wall	7%	Now	\$181,200	2052	* *	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	\$2,339,800	2040	* *	5	\$49,500	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 15%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
	Metal Louvers	15%	Now	\$19,200	2035	\$960,900			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Building And Throughout							
Parapets									
	Masonry: Brick	50%	Now	\$610,300	LIFE	* *	5	\$24,300	1
		Joint Mortar Miss/Erod, 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	\$298,800	LIFE	* *	5	\$30,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, 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	\$559,700	2037	* *			
		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%			2052	* *	5-10	\$27,700	
Stucco Cement	50%			2045	* *	5	\$10,100	
Interior								
Floors								
Carpet	10%	4+	\$77,900	2031	\$1,558,600	3	\$133,400	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : 11th Floor Offices							
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : 11th Floor Offices							
Cast in Place Concrete	5%	4+	\$75,000	LIFE	* *	5	\$97,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Boiler Room							
Ceramic Tile	5%	4+	\$49,700	2041	* *	5	\$22,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Toilets Throughout							
	Worn/Eroded, Extent : Light, Area Affected : 100%							
	Location : Toilets Throughout							
Terrazzo	10%	4+	\$164,800	LIFE	* *	5	\$69,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Main Lobby, Elevator Lobbies Throughout							
Vinyl Tile	40%	0-2	\$194,800	2032	\$9,737,900	3	\$133,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Corridors Throughout							
Vinyl Tile 9" X 9"	30%	Now	\$1,057,200	2042	* *	3	\$100,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Record Rooms In Basement, 4th Floor Court Room							
	Worn/Eroded, 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	**			
	Ceramic Tile	5%	4+	\$49,000	2041	**	5	\$22,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Toilets Throughout								
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Toilets Throughout								
	Concrete Masonry Unit	10%	4+	\$167,400	LIFE	**	5	\$35,900	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Marble Panels	62%			LIFE	**			
	Plaster	3%	Now	\$13,000	LIFE	**	5	\$8,100	
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : 2nd, 4th, 5th And 11th Floors								
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	10%			LIFE	**	5	\$359,500	
Ceilings									
	AcousTileConcealSpLn	3%	0-2	\$21,300	2037	**	5	\$16,700	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : 11th Floor								
	AcousTileSusp.Lay-In	62%			2037	**	5	\$551,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Exposed Struc: Concrete	15%			LIFE	**	5	\$20,800	
	Plaster	20%			LIFE	**	5	\$111,200	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$11,500	2067	**			
	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		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								
	Masonry: Fieldstone	100%	Now	\$5,100	2052		* *		
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
				Location : East Side Of Building					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : East Side Of Building					
				Explanation : Masonry Walls Clad In Granite					
Retaining Walls									
	Cast in Place Concrete	100%			2067		* *		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Parking Ramps					
				Explanation : Clad In Granite					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$14,700	2037		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Adam Street Side					
On-Site Walkways									
	Cast in Place Concrete	65%	0-2	\$4,800	2045		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Court Street Ada Ramps					
	Masonry: Granite	25%	Now	\$41,600	LIFE		* *		
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%					
				Location : Entry Stair East And West Sides Of Building					
	Pavers/Stone	10%	4+	\$2,900	2041		* *		
				Broken/Missing Elements, Extent : Light, Area Affected : 5%					
				Location : East Side Of Building					
Parking/Driveway									
	Asphalt	100%	Now	\$2,700	2035	\$53,600			
				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		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%			2052	* *	5	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Amperes Siemens Power Breakers							

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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									
Transformers									
	Dry Type	100%			2045	**	5	\$2,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere, 45 Kilovolt-ampere, 300 Kilvolt-ampere, 30 Kilovolt-ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2052	**	5	\$3,100	
Raceway									
	Conduit	40%			2052	**	1		
	Conduit	60%			2032	\$407,300	1		
Panelboards									
	Fused Disc Sw	5%			2048	**	5	\$700	
	Molded Case Bkrs	50%			2048	**	5	\$7,800	
	Molded Case Bkrs	45%			2031	\$320,400	5	\$7,000	
Wiring									
	Braided Cloth	30%	2-4	\$303,100	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Floors									
	Thermoplastic	50%			2052	**	1		
	Thermoplastic	20%			2042	**	1		
Motor Controllers									
	Locally Mounted	10%			2052	**	5	\$400	
Recent Installation, Extent : N/A, Area Affected : 10%									
Location : Throughout									
	Locally Mounted	10%			2045	**	5	\$400	
	Motor Control Center	40%			2045	**	5	\$6,500	
	Motor Control Center	40%	4+	\$519,200	2052	**	5	\$3,200	
On Extended Life, Extent : Light, Area Affected : 50%									
Location : Fourth Floor Mechanical Room									
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	50%			2037	**	10	\$272,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%									
Location : Offices									
	Fluorescent	40%			2037	**	10	\$218,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 40%									
Location : Basement And Floors Area									
	LED	10%			2040	**			
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Seventh And Eight Floor Courtrooms									

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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
Lighting									
	Egress Lighting								
	Exit, LED	80%			2060	* *	1		
	No Component	20%							
	Exterior Lighting								
	HID	20%			2032	\$549,500	10	\$400	
	LED	10%			2040	* *			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Building Exterior								
	Explanation : Lights On During Daytime								
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$66,600	
	Other Observation, Extent : N/A, Area Affected : 30%								
	Location : Building Exterior And Lobby								
	Explanation : CCTV System								
	Fire/Smoke Detection								
	No Component	65%							
	Generic, Analog	35%			2027	\$531,600	1-3	\$128,100	

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									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : 48,000 Gallon Fuel Tank							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	2%			2035	\$29,700	1	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units Also Serves Borough Hall							
	Steam Boiler	64%			2030	\$3,284,400	1	\$376,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units - 2 Old Units And One Newer							
	Steam Boiler	34%			2045	* *	1	\$200,100	

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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									
Distribution									
	Hot Wtr Piping/Pump	30%			2040	* *	4	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : Hot Water Is Pumped To Borough Hall							
	Steam Piping/Pump	70%	0-2	\$330,000	2042	* *			
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Condensate Return Piping Is Failing, Facility Patches Leaks As They Occur							
Terminal Devices									
	Air Handler	60%			2027	\$6,647,900	1	\$220,500	
	Convactor/Radiator	20%			2030	\$962,900	1	\$38,400	
	Fan Coil Unit/Heat	20%			2027	\$2,919,600	1	\$38,400	
		On Extended Life, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Air Conditioning									
Energy Source									
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2035	\$11,404,400	1	\$610,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3 Units - Sub-basement							
	Split Unit	5%	0-2	\$69,900	2042	* *			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$19,000	2042	* *	4	\$29,300	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Sub-basement							
		Explanation : One Pump Upgraded The Other Two Are Currently Being Upgraded							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$11,424,400	1	\$367,400	
		On Extended Life, Extent : Moderate, Area Affected : 2%							
		Location : Basement And Upper Floors							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Multiple Floors							
		Explanation : About 60 Units							
Heat Rejection									
	Water Cooling Tower	100%			2030	\$2,974,000	2	\$598,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$331,300	

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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
Ventilation									
	Exhaust Fans								
	Interior	98%			2027	\$2,559,100	2	\$17,800	
	Roof	2%	Now	\$22,800	2042	* *	2	\$300	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Serves Fire Sprinkler And Stand Pipe							
	Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 400 Gallon Installed For Summer Hot Water							
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$88,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Units, 1,500 Gallon Each							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$117,900	4	\$12,600	
	Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$114,200	2062	* *	4	\$6,000	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2037	* *	1	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Serves Boilers Only							
	Fixtures								
	Generic	100%							
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							

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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
Vertical Transport									
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%			2052		* *	1-5	\$299,600
Sprinkler									
	No Component	95%							
	Generic	5%			2052		* *	1-2	\$8,300
Other Observation, Extent : N/A, Area Affected : 6%									
Location : Basement									
Explanation : Shop Rooms									

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$195,700	\$170,300
Interior Architecture	\$174,800	\$257,300
Electrical	\$52,000	
Mechanical	\$1,646,000	\$204,300
Site Pavements	\$1,901,700	
<b>Total</b>	<b>\$3,970,200</b>	<b>\$631,900</b>
Importance Code A	\$195,700	\$170,300
Importance Code B	\$1,872,800	\$461,600
Importance Code C	\$1,901,700	
<b>Total</b>	<b>\$3,970,200</b>	<b>\$631,900</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$17,900		\$4,900	
Interior Architecture	\$15,000	\$1,100	\$18,500	\$507,100
Electrical	\$8,300	\$7,100	\$8,100	\$8,900
Mechanical	\$50,900	\$12,100	\$23,200	\$22,200
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$106,600</b>	<b>\$34,700</b>	<b>\$69,000</b>	<b>\$552,600</b>
Importance Code A	\$19,800	\$600	\$5,600	\$600
Importance Code B	\$86,800	\$34,100	\$63,400	\$552,100
Importance Code C				
<b>Total</b>	<b>\$106,600</b>	<b>\$34,700</b>	<b>\$69,000</b>	<b>\$552,600</b>



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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	\$17,900	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	\$494,200	3	\$51,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$18,800	
	Ceramic Tile	5%			2036	**	5	\$4,300	
	Mosaic Tile	10%	Now	\$174,800	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	\$257,300	3	\$3,200	
	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	\$851,700	2042	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Pavers/Stone	20%	Now	\$456,300	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Front Steps								
Joint Mortar Miss/Erod, 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	\$593,700	2042	* *			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Explanation : Open Joints Throughout								
Pavers/Stone	18%			2042	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	\$200	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## 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

\$36,400

*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

## Heating

## Energy Source

Utility Steam

80%

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

\* \*

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

10%

2043

\* \*

4

\$400

Piping/Pmp

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

## 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	
	Convactor/Radiator	20%			2038	**	1	\$3,700	
	Controls								
	Pneumatic	100%			2027	\$1,202,700			
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	\$29,800	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	\$443,300	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	\$204,300	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	\$1,800	
	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	\$30,000	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$16,100	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$2,376,200	\$189,600
Interior Architecture	\$185,000	\$707,400
Electrical	\$730,800	\$311,700
Mechanical	\$1,460,200	\$2,701,700
<b>Total</b>	<b>\$4,752,100</b>	<b>\$3,910,500</b>
Importance Code A	\$2,376,200	\$189,600
Importance Code B	\$2,375,900	\$3,720,900
<b>Total</b>	<b>\$4,752,100</b>	<b>\$3,910,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$85,900	\$5,300		
Interior Architecture	\$128,000	\$66,200	\$13,800	\$2,900
Electrical	\$46,700	\$10,700	\$11,700	\$46,000
Mechanical	\$49,900	\$39,200	\$30,500	\$62,900
Site Pavements	\$2,200			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
<b>Total</b>	<b>\$328,000</b>	<b>\$136,700</b>	<b>\$71,300</b>	<b>\$127,200</b>
Importance Code A	\$85,900	\$7,500		\$200
Importance Code B	\$206,700	\$129,200	\$69,200	\$127,000
Importance Code C	\$35,400		\$2,100	
<b>Total</b>	<b>\$328,000</b>	<b>\$136,700</b>	<b>\$71,300</b>	<b>\$127,200</b>



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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	\$72,000	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	\$275,400	LIFE	**	5	\$67,500	
Joint Mortar Miss/Erod, 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	\$474,200	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	\$37,900	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	\$6,600	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	\$971,700	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	\$55,100	LIFE	* *	5	\$9,500	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Explanation : Cornice Removed. Middle Building							
Masonry: Brick	15%	0-2	\$1,500	LIFE	* *	5	\$600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Shared Party Walls							
Masonry: Limestone	5%	Now	\$5,000	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Coping. South Facade							
Stucco Cement	10%	Now	\$1,200	2039	* *	5	\$500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
No Component	40%							
Roof								
IRMA/Protected Membrane	45%	Now	\$348,800	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/Eroded, Extent : Severe, Area Affected : 80%							
	Location : Main Roof							
Modified Bitumen	50%	Now	\$179,000	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	\$33,600	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							

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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
Interior								
Floors								
Carpet	65%			2033	\$1,773,700	3	\$151,800	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : 2nd And 6th Floor							
Cast in Place Concrete	11%			LIFE	**	5	\$37,500	
Ceramic Tile	5%	Now	\$8,700	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	\$32,000	2034	\$639,300	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/Eroded, 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	\$16,900	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	\$15,700	LIFE	**			
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Basement And Sub-basement							
	Joint Mortar Miss/Erod, 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	\$2,800	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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**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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	20%			2047		**	5	\$31,100	
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*Staining/Discoloring, Extent : Light, Area Affected : 5%*  
*Location : 1st Floor*

Exposed Struc: Concrete	40%	Now	\$185,000	LIFE		**	5	\$9,700	
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*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*  
*Location : Various Locations*

Gypsum Board	35%	Now	\$47,200	LIFE		**	5	\$68,100	
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*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Second And Sixth Floor Offices*

Plaster	5%	Now	\$4,700	LIFE		**	5	\$4,900	
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*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		**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%*  
*Location : Throughout*

**On-Site Walkways**

Cast in Place Concrete	100%			2047		**			
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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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2044		**	5	\$300	
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*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	
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**Raceway**

Conduit	60%			2034	\$79,700		1		
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Conduit	30%			2044	**		1		
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Conduit	10%			2054	**		1		
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**Panelboards**

Fused Disc Sw	10%			2042	**		5	\$200	
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Molded Case Bkrs	60%			2050	**		5	\$1,200	
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Molded Case Bkrs	30%			2042	**		5	\$600	
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**Wiring**

Thermoplastic	60%			2054	**		1		
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Thermoplastic	20%			2034	\$35,300		1		
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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	\$13,900	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	\$10,800	1	\$23,700	
	Generators								
	Diesel	100%	0-2	\$79,800	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%			2026	\$2,400	5	\$2,900	
	Fuel Storage								
	Day Tank	100%			2033	\$25,400	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	\$390,600	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	\$260,400	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	\$35,600	2044	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								

No Component	80%							
Under Construction	10%							

**Alarm**

## Security System

No Component	80%							
Generic	20%			2039	**	1	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Only</i>								
<i>Explanation : Cameras Security System</i>								

## Fire/Smoke Detection

Generic, Digital	100%			2034	\$196,800	1-3	\$47,500	
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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**

## Energy Source

Utility Steam	100%			2054	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con-Edison</i>								

## Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2037	**	5	\$4,600	
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## Distribution

Hot Wtr Piping/Pump	70%	Now	\$11,700	2033	\$116,800	4	\$2,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								

Central Plant Steam Piping/Pmp	30%	Now	\$64,400	2034	\$643,700	4	\$1,100	
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*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%*  
*Location : Various*

*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**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

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	75%	0-2	\$323,100	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							
	Convactor/Radiator	20%			2039	* *	1	\$5,000	
	Fan Coil Unit/Heat	5%			2034	\$94,600	1	\$1,200	
Controls									
	Electrical	100%			2029	\$424,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%	Now	\$443,400	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	\$14,500	1		
Distribution									
	CW & CHW Wtr	100%			2044	* *	4	\$3,800	
	Pipe/Pump								
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$29,600	2034	\$1,480,500	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	\$366,100	2	\$73,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,900	
Exhaust Fans									
	Interior	30%			2029	\$101,500	2	\$700	
	Roof	70%			2029	\$103,600	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		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									
	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	\$15,300	4	\$2,400	
	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	\$40,300	
	Sprinkler Generic	100%			2044	* *	1-2	\$21,600	
	Fire Pump Generic	100%			2037	* *	1	\$14,400	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,260,800	\$1,018,400
Interior Architecture	\$594,500	\$6,988,300
Electrical	\$5,235,700	
Mechanical	\$6,811,500	\$5,969,600
<b>Total</b>	<b>\$13,902,400</b>	<b>\$13,976,300</b>
Importance Code A	\$1,331,400	\$3,874,800
Importance Code B	\$12,423,600	\$9,787,200
Importance Code C	\$147,400	\$314,300
<b>Total</b>	<b>\$13,902,400</b>	<b>\$13,976,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$2,500	\$36,500		\$17,000
Interior Architecture	\$896,000		\$35,900	\$65,600
Electrical	\$17,000	\$37,100	\$26,700	\$49,100
Mechanical	\$74,400	\$37,500	\$102,700	\$126,700
Site Pavements	\$17,200			
Elevators/Escalators	\$43,200	\$43,200	\$43,200	\$43,200
<b>Total</b>	<b>\$1,050,300</b>	<b>\$154,400</b>	<b>\$208,500</b>	<b>\$301,600</b>
Importance Code A	\$14,700	\$49,000	\$12,200	\$30,000
Importance Code B	\$1,034,000	\$105,400	\$170,100	\$271,600
Importance Code C	\$1,500		\$26,200	
<b>Total</b>	<b>\$1,050,300</b>	<b>\$154,400</b>	<b>\$208,500</b>	<b>\$301,600</b>



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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	\$44,500	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	\$148,200	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	\$98,000	2029	\$490,100				
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	\$98,000	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	\$2,500	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Entrance Soffit									
Interior									
Floors									
	Carpet	20%	2-4	\$896,000	2033	\$1,493,300	3	\$116,600	
Worn/Eroded, 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	\$320,700	2034	\$6,414,100	3	\$80,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout Kitchenette Areas On Each Floor									
Worn/Eroded, 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+	\$147,400	LIFE	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Main Entrance Lobby									
Ceilings									
	AcousTileSusp.Lay-In	90%	Now	\$126,300	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	\$15,700	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      10%      2039      \* \*    5      \$3,400

## Drive

## Ground

## Grounding Devices

Generic      100%      LIFE      \* \*    5      \$3,700

## Stand-by Power

## Transfer Switches

Automatic      100%      2039      \* \*    1      \$76,900

## Generators

Diesel      100%    Now      \$87,500    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	\$3,150,500	10	\$155,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2029	\$1,389,900	10	\$68,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Offices And Corridors							
	LED	2%			2039	* *			
Egress Lighting									
	Emergency, Service	50%			2029	\$83,600	1		
	Exit, Service	10%			2029	\$11,700	1		
	Exit, Battery	40%			2029	\$153,900	10	\$6,800	
Exterior Lighting									
	Incandescent	10%			2029	\$145,500	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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**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
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	\$2,856,400	1	\$122,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Two Units							
	Radiant Heater	1%			2029	\$70,700	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	\$593,800	4	\$12,300	
Terminal Devices									
	Convactor/Radiator	99%			2032	\$2,198,200	1	\$79,900	
	Unit Heater - Hot Water	1%			2029	\$16,100			
		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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**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
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	2-4	\$684,300	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	\$10,300	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Elevator Machine Rooms Explanation : Location Noted							
	Water Cooled interior Pkg Unit	82%			2028	\$3,998,100	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	\$97,500	2039	* *	2		
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : 4th Floor Telecom Room - 2 Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	Now	\$4,400	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	\$24,900	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	\$1,138,400	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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$526,900	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	\$174,400	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	\$19,300	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	\$121,300	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	\$130,700	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$70,000	
	Fire Pump								
	Generic	100%			2030	\$259,300	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.*

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$2,417,200	\$828,300
Interior Architecture	\$8,415,600	\$400,000
Electrical	\$3,395,000	\$814,000
Mechanical	\$10,277,000	\$7,482,300
<b>Total</b>	<b>\$24,504,700</b>	<b>\$9,524,700</b>
Importance Code A	\$2,726,900	\$1,032,000
Importance Code B	\$21,120,500	\$8,492,600
Importance Code C	\$657,400	
<b>Total</b>	<b>\$24,504,700</b>	<b>\$9,524,700</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture			\$46,000	
Interior Architecture	\$157,500			\$3,579,000
Electrical	\$78,900	\$58,400	\$83,600	\$65,100
Mechanical	\$226,400	\$103,800	\$284,500	\$86,000
Site Pavements	\$20,600			
Elevators/Escalators	\$96,000	\$96,000	\$96,000	\$96,000
<b>Total</b>	<b>\$579,400</b>	<b>\$258,200</b>	<b>\$510,100</b>	<b>\$3,826,100</b>
Importance Code A		\$35,500	\$82,300	\$35,500
Importance Code B	\$558,100	\$222,700	\$427,800	\$3,790,600
Importance Code C	\$21,300			
<b>Total</b>	<b>\$579,400</b>	<b>\$258,200</b>	<b>\$510,100</b>	<b>\$3,826,100</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$2,167,600	LIFE	**	5	\$531,300	
	Joint Mortar Miss/Erod, 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	\$188,500	LIFE	**	5	\$9,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Lintels And Sills								
	Worn/Eroded, 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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**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	\$3,455,800	3	\$394,400	
Cast in Place Concrete	10%	Now	\$474,800	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	* *	5	\$56,300	
Marble Panels	2%			LIFE	* *	5	\$8,500	
Terrazzo	3%			LIFE	* *	5	\$13,200	
Vinyl Tile	25%			2038	* *	3	\$70,400	
Vinyl Tile 9" X 9"	10%	Now	\$892,900	2028	\$4,464,700	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	* *	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	\$657,400	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								

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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	\$836,500	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	\$882,900	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	\$7,200	2038	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Lafayette Street									
Pavers/Stone	5%	Now	\$5,300	2036	* *				
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	\$8,200	2036	* *				
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	\$101,900	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	\$50,900	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	\$50,900	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	\$212,600	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	\$223,100	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	\$10,800	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	\$79,800	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%			2026	\$2,400	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	\$2,424,600	10	\$131,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Incandescent	5%			2028	\$259,900	2	\$400	
Egress Lighting									
	Emergency, Battery	25%			2038	* *	10	\$21,600	
	Emergency, Battery	25%			2033	\$149,100	10	\$21,600	
	Exit, LED	25%			2061	* *	1		
	Exit, Service	25%			2038	* *	1		
Exterior Lighting									
	HID	15%			2033	\$248,600	10	\$200	
	Incandescent	5%			2028	\$95,200	2		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$133,900	
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$227,600	

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%			2043	* *	1		
	Conversion Equipment								
	Steam Boiler	100%	Now	\$309,600	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	\$2,844,800			
	Terminal Devices								
	Convactor/Radiator	90%			2038	* *	1	\$104,200	
	Fan Coil Unit/Heat	10%			2028	\$880,800	1	\$11,600	
	Controls								
	Digital	30%			2028	\$3,060,800			
	Electrical	70%			2028	\$1,382,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	55%	Now	\$154,500	2027	\$3,090,100	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	\$112,400	2034	\$2,247,400	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	\$421,800			
	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	\$326,100	2	\$49,900	
	Water Cooling Tower	50%	2-4	\$448,600	2031	\$897,200	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	\$538,300	2	\$108,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$199,900	
	Exhaust Fans								
	Interior	60%			2028	\$945,300	2	\$6,600	
	Interior	40%			2038	* *	2	\$4,400	

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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	\$14,200	2033	\$71,100	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							

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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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,288,900	\$191,200
Interior Architecture	\$565,200	\$303,600
Electrical	\$94,000	\$163,000
Mechanical	\$219,800	
Site Pavements	\$132,900	
<b>Total</b>	<b>\$3,300,800</b>	<b>\$657,800</b>
Importance Code A	\$2,366,800	\$191,200
Importance Code B	\$486,300	\$393,900
Importance Code C	\$447,700	\$72,700
<b>Total</b>	<b>\$3,300,800</b>	<b>\$657,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,900			\$9,800
Interior Architecture		\$9,600	\$6,900	\$2,400
Electrical	\$2,400	\$2,800	\$2,900	\$25,000
Mechanical	\$12,500	\$3,400	\$3,600	\$31,500
Site Enclosure	\$65,600			
Site Pavements	\$48,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$154,800</b>	<b>\$23,000</b>	<b>\$20,500</b>	<b>\$75,900</b>
Importance Code A	\$18,900	\$2,500	\$2,500	\$12,400
Importance Code B	\$69,300	\$20,400	\$15,000	\$63,500
Importance Code C	\$66,600		\$3,000	
<b>Total</b>	<b>\$154,800</b>	<b>\$23,000</b>	<b>\$20,500</b>	<b>\$75,900</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$850,100	LIFE	* *	5	\$123,000	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	50%	Now	\$680,400	LIFE	* *	5	\$52,500	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : North Facade And Foundation								
Masonry: Brick	15%	Now	\$140,800	LIFE	* *	5	\$15,700	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Chimney								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Chimney								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Chimney								
Masonry: Brownstone	10%	Now	\$171,900	LIFE	* *	5	\$7,900	
Joint Mortar Miss/Erod, 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	\$269,300	LIFE	* *	5	\$7,900	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
Location : North Facade								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Lobby								
Windows								
Wood	50%	Now	\$105,000	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		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	65%	Now	\$71,400	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	\$18,900	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	\$110,800	3	\$8,700	
Carpet	10%			2033	\$73,900	3	\$5,800	
Ceramic Tile	15%			2043	* *	5	\$5,800	
Mosaic Tile	5%			2039	* *	5	\$4,800	
Vinyl Tile	20%			2042	* *	3	\$2,900	
Vinyl Tile	20%			2034	\$230,800	3	\$2,900	
Wood	15%	Now	\$186,900	2062	* *	5	\$5,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Old Caretakers Apartment								
Worn/Eroded, 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	\$250,700	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : Basement								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Basement								
Plaster	20%	Now	\$64,100	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		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	\$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	\$63,500	LIFE	* *	5	\$6,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Old Caretakers Apartment							
		Worn/Eroded, 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	\$32,500	2060	* *			
		Misaligned/Bulging, Extent : Severe, Area Affected : 60%							
		Location : South Wall Along Back Of Building Is Severely Leaning							
	Retaining Walls								
	Masonry: Brick	100%	Now	\$33,100	2054	* *			
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Areaways							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$14,200	2047	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Sidewalks At Main Entrance							
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$34,100	2047	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Interior Courtyards Have Cracking Pavements							
	Parking/Driveway								
	Asphalt	100%	Now	\$132,900	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	\$38,600	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	\$21,200	10	\$1,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Staircase							
	Fluorescent	5%			2029	\$21,200	10	\$1,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
	Incandescent	20%			2029	\$94,000	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Jail Area							
	LED	70%			2039	**			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$23,400	10	\$3,100	
	Exit, LED	50%			2049	**	1		
	Exterior Lighting								
	LED	20%			2042	**			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2034	\$52,400	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

\$72,000

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

\$29,200

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

\$48,700

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

\$78,500

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		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								
	Convactor/Radiator	95%	2-4	\$10,800	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	\$7,900	4	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2032	\$22,100	2	\$100	
	Split Unit	20%			2042	* *			
		Recent Installation, Extent : Light, Area Affected : 25%							
		Location : 1st Floor							
	Window/Wall Unit	60%			2027	\$63,400	1		
	No Component	15%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2034	\$36,200	1	\$400	
	No Component	95%							
	Heat Rejection								
	Dry Cooler	5%			2034	\$5,400	2	\$900	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,600	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	2026	\$900	4	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Unit Is Not Working							
	Sewage Ejector(s)								
	Electric	100%			2034	\$14,600	4	\$1,500	
	Fixtures								
	Generic	100%							

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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*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**Asset Name** : HEALTH BUILDING  
**Address** : 125 WORTH STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-120  
**Program / Asset #** : DGS0005.000 / 2050 **Yr Built/Renovated** : 1931 / 2012  
**Area Sq Ft** : 415,410 **Project Type** : REAL PROPERTY  
**Date of Survey** : 25-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,5,10,Ph  
**Block** : 168 **Lot** : 32 **BIN** : 1001831

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,738,300	\$1,105,300
Interior Architecture	\$854,700	\$2,812,500
Electrical	\$362,000	
Mechanical	\$11,017,200	\$8,677,800
<b>Total</b>	<b>\$13,972,100</b>	<b>\$12,595,600</b>
Importance Code A	\$1,738,300	\$1,353,100
Importance Code B	\$12,136,800	\$10,641,000
Importance Code C	\$97,100	\$601,500
<b>Total</b>	<b>\$13,972,100</b>	<b>\$12,595,600</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture				\$36,500
Interior Architecture	\$2,885,500	\$19,400		\$97,500
Electrical	\$57,000	\$42,800	\$40,500	\$56,300
Mechanical	\$68,600	\$49,800	\$47,500	\$71,400
Site Pavements	\$35,700			
Elevators/Escalators	\$86,400	\$86,400	\$86,400	\$86,400
<b>Total</b>	<b>\$3,133,100</b>	<b>\$198,500</b>	<b>\$174,400</b>	<b>\$348,100</b>
Importance Code A	\$900			\$48,900
Importance Code B	\$3,132,200	\$198,500	\$174,400	\$295,000
Importance Code C				\$4,200
<b>Total</b>	<b>\$3,133,100</b>	<b>\$198,500</b>	<b>\$174,400</b>	<b>\$348,100</b>



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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	**			
Masonry: Brick	10%	Now	\$173,800	LIFE	**	5	\$21,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Interior Courtyard At 3rd Floor And Window Lintels Throughout								
Masonry: Granite	69%	Now	\$229,400	LIFE	**	5	\$110,200	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Building Perimeter								
Explanation : Sidewalk Shed In Use								
Masonry: Granite	20%			LIFE	**	5	\$31,900	
Windows								
Aluminum	95%	Now	\$1,164,500	2047	**	5	\$123,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Street Level Windows								
Explanation : Protective Metal Grilles								
Bronze/Brass	3%			2039	**	5	\$48,700	
Metal Louvers	2%			2040	**	10	\$32,400	
Parapets								
Masonry: Brick	25%	Now	\$72,300	LIFE	**	5	\$5,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Southwest Corner Of Main Roof								
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Interior Face								
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Interior Parapet Face								
Explanation : Repointing Failure								
Masonry: Granite	60%			LIFE	**	5	\$17,400	
Masonry: Granite	15%			LIFE	**	5	\$4,400	

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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									
Roof									
	Copper/Terne	5%			2059	**	10	\$12,200	
	Modified Bitumen	28%	Now	\$29,600	2031	\$296,100			
		Debris Present, Extent : Moderate, Area Affected : 20%							
		Location : Courtyard Area							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Curbs In Courtyard Area							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : At Fan Curbs							
	Modified Bitumen	65%	Now	\$68,700	2036	**			
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas On The South Side Of Main Roof							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : North West Corner, Main Roof							
	Skylight, Metal/Glass	2%			2031	\$543,700	10	\$6,500	
Soffits									
	Granite Panels	40%			LIFE	**	5		
	Marble Panels	60%			LIFE	**	5		
Interior									
Floors									
	Carpet	25%			2026	\$2,724,200	3	\$310,900	
	Ceramic Tile	5%			2034	\$1,736,900	5	\$31,100	
	Marble Panels	10%	4+	\$675,700	LIFE	**	5	\$46,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Stairs To Ninth Floor							
	Quarry Tile	5%			2036	**	5	\$46,600	
	Raised Access Floor	5%			2040	**	5	\$116,600	
	Terrazzo	20%			LIFE	**	5	\$97,100	
	Vinyl Tile	25%			2036	**	3	\$58,300	
	Wood	5%			2066	**	5	\$58,300	
Interior Walls									
	Ceramic Tile	2%			2034	\$457,200	5	\$8,400	
	Gypsum Board	10%			LIFE	**	5	\$25,200	
	Metal Panel	5%			LIFE	**			
	Marble Panels	20%			LIFE	**			
	Plaster	48%	Now	\$97,100	LIFE	**	5	\$60,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Electrical Room Foundation Wall							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Electrical Room Foundation Wall							
	SGFT/Glazed Masonry	10%			LIFE	**			
	Wood	5%			LIFE	**	5	\$83,900	

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**  
**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

## Ceilings

AcousTile,Adhered	10%			2036	**	5	\$62,200	
AcousTileSusp.Lay-In	40%	Now	\$82,000	2036	**	5	\$124,400	

*Staining/Discoloring, Extent : Moderate, Area Affected : 2%*

*Location : Room 1020 On The 10th Floor*

*Water Penetration, Extent : Moderate, Area Affected : 2%*

*Location : Room 1020 On The 10th Floor*

Exposed Struc: Concrete	5%			LIFE	**	5	\$4,900	
Masonry: Marble	3%			LIFE	**	1		
Masonry: Vault Struct	5%			LIFE	**			
Mosaic Tile	2%			LIFE	**	1		
Plaster	35%			LIFE	**	5	\$136,000	

## Site Enclosure

## Retaining Walls

Masonry: Brick	90%			2041	**			
Masonry: Fieldstone	10%			2041	**			

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

*Location : Areaway Copings*

*Explanation : This Is Actually Granite*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$35,700	2036	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Various Sidewalks Adjacent To Lafayette, Hester And Worth Streets*

## On-Site Walkways

Masonry: Granite	100%			LIFE	**			
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2051	**	5	\$1,800	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.*

## Transformers

Dry Type	100%			2044	**	5	\$1,500	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 1,500 Kilovolt-ampere, 480/208/120volts*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2051	**	5	\$10,900	
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## Raceway

Conduit	90%			2051	**	1		
Conduit	10%			2041	**	1		

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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									
Panelboards									
	Fused Disc Sw	5%			2039	**	5	\$500	
	Molded Case Bkrs	95%			2039	**	5	\$10,400	
Wiring									
	Thermoplastic	90%			2051	**	1		
	Thermoplastic	10%			2041	**	1		
Motor Controllers									
	Locally Mounted	20%			2029	\$9,300	5	\$600	
	Variable Frequency Drive	80%			2044	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$6,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$127,800	
Generators									
	Diesel	100%			2040	**	1	\$160,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Of 3rd Floor, Access Through Window									
Explanation : Two 1,500 Kilowatt Emergency Generators									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$15,400	
Fuel Storage									
	Day Tank	50%			2047	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : No Available Nameplate Rating Capacity									
	Main Tank	50%			2059	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 14,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	10%			2036	**	10	\$38,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
	Fluorescent	80%			2036	**	10	\$304,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2036	**	10	\$19,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices At 10th Floor									
	LED	5%			2036	**			

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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	

**Lighting**

## Egress Lighting

Emergency, Service

50%

2036

\* \*

1

Exit, LED

50%

2059

\* \*

1

**Alarm**

## Security System

No Component

70%

Generic

30%

2036

\* \*

1

\$46,500

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

\* \*

1-3

\$76,800

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2041

\* \*

1

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

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2034

\$247,800

5

\$24,700

## Distribution

Steam Piping/Pump

100%

0-2

\$65,900

2031

\$3,296,300

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Leaking Riser Evident In Rooms 331 And 415.**Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Faulty Vacuum Pump Bearings. Basement*

## Terminal Devices

Convactor/Radiator

100%

2029

\$3,366,100

1

\$134,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout***Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

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									
	Centrifugal, Elec Chiller	10%			2034	\$839,300	1	\$45,000	
	Interior Pkg Unit - Cooling	5%			2032	\$325,500	2	\$1,300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 5th Floor									
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : 5th Floor									
	Exterior Pkg Unit - Cooling	5%			2031	\$225,700	2	\$1,300	
	Split Unit	15%			2031	\$1,466,200			
	Window/Wall Unit	65%			2026	\$1,013,600	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	15%			2041	* *	4	\$3,100	
	No Component	85%							
Terminal Devices									
	Air Handler/Cool/Ht	3%			2031	\$239,600	1	\$7,700	
	Fan Coil - 2 Pipe	2%	0-2	\$5,000	2031	\$251,200	1	\$2,400	
Corroded, Extent : Severe, Area Affected : 10%									
Location : Switchgear Room									
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2031	\$178,800	2	\$43,400	
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$69,500	
	No Component	70%							
Exhaust Fans									
	Interior	90%			2026	\$1,643,100	2	\$11,400	
	Roof	10%			2026	\$79,900	2	\$1,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	10%			2041	* *	1		
	Galvanized Steel	90%			2029	\$4,729,600	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
HW Heat Exchanger									
	HTHW/HW	100%			2031	\$1,153,700			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2026	\$12,700	4	\$13,200	
	Sewage Ejector(s)								
	Electric	100%	Now	\$64,700	2031	\$215,500	4	\$16,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 1 Of 2 Pump Sets In Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Units							
	Backflow Preventer								
	Generic	100%	4+	\$3,700	2031	\$183,800	1	\$22,900	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Rusting Occuring At Piping							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 10th Floor							
		Explanation : 10 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$217,200	
	Sprinkler								
	No Component	25%							
	Generic	75%			2041	**	1-2	\$87,300	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 03-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2467 **Lot** : 1 **BIN** : 3063635

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$74,400	\$80,700
Interior Architecture	\$265,800	\$1,069,400
Electrical	\$71,100	\$351,100
Mechanical	\$535,900	\$1,454,700
Site Enclosure	\$94,700	
Site Pavements	\$356,600	
<b>Total</b>	<b>\$1,398,500</b>	<b>\$2,955,900</b>
Importance Code A	\$74,400	\$80,700
Importance Code B	\$872,700	\$2,875,100
Importance Code C	\$451,300	
<b>Total</b>	<b>\$1,398,500</b>	<b>\$2,955,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$14,000			\$6,200
Interior Architecture	\$192,900	\$61,900		\$5,600
Electrical	\$44,800	\$29,000	\$1,900	\$2,200
Mechanical	\$84,900	\$80,700	\$19,600	\$14,200
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$343,700</b>	<b>\$178,800</b>	<b>\$28,700</b>	<b>\$35,400</b>
Importance Code A	\$22,400	\$9,600	\$8,500	\$14,600
Importance Code B	\$263,000	\$169,200	\$20,200	\$20,800
Importance Code C	\$58,300			
<b>Total</b>	<b>\$343,700</b>	<b>\$178,800</b>	<b>\$28,700</b>	<b>\$35,400</b>



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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
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$5,000	LIFE	**	5	\$21,100	
		Exposed Reinforcement, Extent : Light, Area Affected : 1%							
		Location : South Side Of Building							
	Masonry: Brick	75%			LIFE	**	5	\$31,700	
	Masonry: Granite	2%			LIFE	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : Located On Kent Avenue							
	Masonry: Limestone	3%			LIFE	**	5	\$1,000	
	Metal Coiling Doors	10%	Now	\$8,900	2037	**	5	\$6,600	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Coiling Door At Rear							
Windows									
	Aluminum	100%			2054	**	5	\$12,300	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$11,400	
	Masonry: Limestone	15%			LIFE	**	5	\$2,700	
	Metal Rail	5%			2045	**	5-10	\$12,900	
Roof									
	Built-Up (BUR)	21%	2-4	\$74,400	2040	**			
		Blisters, Extent : Light, Area Affected : 2%							
		Location : Main Roof							
		Ridging, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
	Built-Up (BUR)	79%			2040	**	10	\$80,700	
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$43,100	LIFE	**	5	\$55,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room							
	Mosaic Tile	5%			2037	**	5	\$16,000	
	Vinyl Tile	25%	Now	\$43,800	2037	**	3	\$12,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Offices And Shop Areas							
	Vinyl Tile 9" X 9"	10%	4+	\$20,300	2032	\$1,013,400	3	\$4,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Lockers							
	Wood	5%	Now	\$7,600	2047	**	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%			2067	**	5	\$83,900	

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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
Interior								
Interior Walls								
Cast in Place Concrete	25%	0-2	\$24,100	LIFE	**			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Concrete Masonry Unit	25%	4+	\$29,800	LIFE	**	5	\$6,400	
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Freight Elevator Room In Basement								
Gypsum Board	25%	4+	\$4,400	LIFE	**	5	\$9,600	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	10%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	Now	\$8,200	2045	**	5	\$6,400	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 2nd Floor								
AcousTileConcealSpLn	5%	Now	\$11,700	2037	**	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%			2037	**	5	\$24,000	
Exposed Struc: Concrete	70%	4+	\$265,800	LIFE	**	5	\$14,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Paint Shop On 1st Floor								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Paint Shop On 1st Floor								
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	\$94,700	2062	**			
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%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			

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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 Pavements

## Parking/Driveway

## Asphalt

100% Now \$356,600 2041 \* \*

*Cracking/Crumbling, 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% 2042 \* \* 5 \$2,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.*

## Transformers

## Dry Type

100% 2045 \* \* 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 150 Kilovolt Amperes, 208 Volts Primary, 480/ 277 Volts Secondary*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2042 \* \* 5 \$2,300

## Raceway

## Conduit

50% 2032 \$5,500 1

## Conduit

50% 2042 \* \* 1

## Panelboards

## Molded Case Bkrs

85% 2040 \* \* 5 \$1,900

## Molded Case Bkrs

15% 2031 \$5,900 5 \$300

## Wiring

## Thermoplastic

50% 2042 \* \* 1

## Thermoplastic

50% 2032 \$11,200 1

## Motor Controllers

## Locally Mounted

50% 2030 \$51,200 5 \$300

## Locally Mounted

50% 2037 \* \* 5 \$300

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$1,300

## Lighting

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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	

**Lighting**

Interior Lighting  
Fluorescent

50%  
 2032 \$299,900 10 \$39,200  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : 2nd Floor*  
*Explanation : T-8 Lamps*

LED

50% 2040 \* \*

**Egress Lighting**

Emergency, Battery  
Exit, Service

50% 2027 \$71,100 10 \$10,300  
 50% 2027 \$14,300 1

**Exterior Lighting**

LED  
No Component

30% 2040 \* \*  
 70%

**Alarm****Security System**

No Component  
Generic

70%  
 30% 2037 \* \* 1 \$9,600  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Hallways, Outside Perimeter*  
*Explanation : CCTV Surveillance Cameras*

**Fire/Smoke Detection**

No Component  
Generic, Analog

80%  
 20% Now \$43,700 2042 \* \* 1-3 \$9,600  
*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Obsolete Fire Alarm System. Not Functioning. Alarm Bells And Manual Pull Stations Only.*

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% 2032 \$194,300 5 \$26,500

**Conversion Equipment**

Steam Boiler

100% 2037 \* \* 1 \$84,600  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Boilers*

**Distribution**

Steam Piping/Pump

100% 2032 \$678,000

*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**  
**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									
	Terminal Devices								
	Air Handler	15%	0-2	\$47,800	2042	**	1	\$7,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 2 Inefficient Old Units In Machine Shop.							
	Convactor/Radiator	25%			2030	\$173,100	1	\$6,900	
	Fan Coil Unit/Heat	60%	0-2	\$377,800	2042	**	1	\$14,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Inefficient Units, Machine Shop And 1st Floor.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%	0-2	\$6,400	2027	\$64,100	1		
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2-5	\$11,900	
	No Component	75%							
	Exhaust Fans								
	Interior	25%			2027	\$93,900	2	\$700	
	Roof	75%			2037	**	2	\$2,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%	0-2	\$300	2032	\$16,900	2		
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement Boiler Room							
	HW Heat Exchanger								
	Steam Fired	100%			2032	\$409,400	4	\$8,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%	Now	\$2,600	2027	\$2,600	4	\$1,800	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement Boiler Room							
	Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$16,400	2062	**	4	\$900	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement Boiler Room							

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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									
	Backflow Preventer								
	Generic	100%			2027	\$37,800	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%			2042	* *	1-5	\$43,100	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**Asset Name** : LONG ISLAND CITY COURTHOUSE  
**Address** : 25-10 COURT SQUARE  
**Borough** : QUEENS **Agency's Number** : 312-409  
**Program / Asset #** : DGS0029.000 / 2793 **Yr Built/Renovated** : 1874 / 2007  
**Area Sq Ft** : 67,590 **Project Type** : REAL PROPERTY  
**Date of Survey** : 02-Jun-2021 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 83 **Lot** : 1 **BIN** : 4000698

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,955,800	\$195,900
Interior Architecture	\$428,200	\$807,400
Electrical	\$274,800	\$1,013,100
Mechanical	\$1,640,400	\$1,534,200
Site Pavements	\$186,600	
<b>Total</b>	<b>\$5,485,900</b>	<b>\$3,550,600</b>
Importance Code A	\$2,955,800	\$195,900
Importance Code B	\$2,433,800	\$2,547,300
Importance Code C	\$96,300	\$807,400
<b>Total</b>	<b>\$5,485,900</b>	<b>\$3,550,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$23,100		
Interior Architecture		\$40,400	\$303,500	\$4,800
Electrical	\$2,400	\$22,400	\$1,700	\$1,700
Mechanical	\$69,200	\$54,700	\$35,800	\$18,100
Site Pavements	\$41,000			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$127,000</b>	<b>\$155,000</b>	<b>\$355,400</b>	<b>\$39,000</b>
Importance Code A	\$6,700	\$30,000	\$6,700	\$6,700
Importance Code B	\$79,300	\$125,000	\$348,700	\$32,300
Importance Code C	\$41,000			
<b>Total</b>	<b>\$127,000</b>	<b>\$155,000</b>	<b>\$355,400</b>	<b>\$39,000</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**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%	4+	\$542,100	2076	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Roof Penthouse							
Masonry: Brick	70%	2-4	\$1,053,600	LIFE	**	5	\$81,200	
	Efflorescence, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$99,300	LIFE	**	5	\$4,400	
	Caulking Deteriorated, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	15%	Now	\$670,100	LIFE	**	5	\$13,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Windows								
Wood	100%	4+	\$145,100	2048	**	5	\$114,700	
	Crwt/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%			LIFE	**	5	\$17,200	
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	15%			LIFE	**	5	\$3,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Clay Tile	25%			2042	**	10	\$18,800	
Copper/Terne	5%			2047	**	10	\$9,400	
Metal Panel	10%			2037	**	10	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Cupola							
	Explanation : Painted Surface							
Modified Bitumen	50%	Now	\$445,700	2040	**			1
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Above Ceremonial Courtroom 304 Low Roof. Evidence Of Expensive Leak And Patch Repair							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Upper Roof Above Ceremonial Courtroom. Air Pockets Throughout							
Skylight, Metal/Glass	10%			2042	**	10	\$25,000	

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**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									
Floors									
	Carpet	15%			2028	\$291,500	3	\$22,800	
	Carpet	5%			2031	\$97,200	3	\$7,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
	Recent Repair Evident, Extent : N/A, Area Affected : 50%								
	Location : Basement Boiler Room								
	Mosaic Tile	10%			2037	**	5	\$25,300	
	Terrazzo	7%			LIFE	**	5	\$5,500	
	Vinyl Tile	38%	0-2	\$230,700	2040	**	3	\$14,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
	Location : 2nd Floor Courtrooms								
	Vinyl Tile	15%			2037	**	3	\$5,700	
	Wood	5%			2060	**	5	\$9,500	
Interior Walls									
	Ceramic Tile	3%			2035	\$593,800	5	\$9,900	
	Gypsum Board	25%			LIFE	**	5	\$49,700	
	Plaster	55%	Now	\$96,300	LIFE	**	5	\$54,600	
	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	**			
	Wood	12%			LIFE	**	5	\$159,000	
Ceilings									
	AcousTileConcealSpLn	15%			2037	**	5	\$19,300	
	AcousTileSusp.Lay-In	15%			2037	**	5	\$15,500	
	AcousTileSusp.Lay-In	20%			2037	**	5	\$20,600	
	Embossed Metal	5%	Now	\$101,300	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	**			
	Plaster	25%			LIFE	**	5	\$16,100	
	Plaster	15%			LIFE	**	5	\$9,700	
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2042	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Rear Of Buiding								
	Iron Picket	20%			2067	**			
Site Pavements									

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**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

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete 85% Now \$124,800 2045 \* \*

*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 \$61,800 2041 \* \*

*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*

**Parking/Driveway**

Asphalt 100% 0-2 \$41,000 2045 \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 80%*

*Location : North Side Parking, Driveway. Asphalt Missing, Exposed Cobblestone*

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% 2032 \$27,500 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% 2032 \$176,600 5 \$300

**Raceway**

Conduit 90% 2032 \$113,300 1

Conduit 10% 2052 \* \* 1

**Panelboards**

Fused Disc Sw 5% 2031 \$4,900 5 \$100

Molded Case Bkrs 85% 2031 \$82,900 5 \$1,500

Molded Case Bkrs 10% 2048 \* \* 5 \$200

**Wiring**

Braided Cloth 50% 2-4 \$94,400 2057 \* \* 1

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

*Location : Throughout The Building*

Thermoplastic 40% 2032 \$75,600 1

Thermoplastic 10% 2052 \* \* 1

**Motor Controllers**

Locally Mounted 25% 2030 \$56,300 5 \$100

Locally Mounted 75% 2045 \* \* 5 \$300

**Ground**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	**	10	\$6,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Court Reporter Offices							
		Explanation : T-8 Lamp							
	Fluorescent	40%			2032	\$446,800	10	\$24,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	10%			2027	\$123,600	2	\$200	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 3rd Floor Court Room							
		Explanation : Around Perimeter Of Skylight							
	LED	40%			2040	**			
Egress Lighting									
	Emergency, Battery	50%			2032	\$61,600	10	\$8,200	
	Exit, Service	50%			2032	\$15,800	1		
Exterior Lighting									
	HID	20%			2037	**	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Perimeter							
		Explanation : T-3 Halogen Lamps							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$13,800	1	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$13,800	1	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2027	\$56,800	1-3	\$12,500	
		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							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	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%			2042	* *			
	Steam Piping/Pump	5%	0-2	\$8,800	2042	* *			
		Leak Evident, Extent : Moderate, Area Affected : 30%							
		Location : Return Line, Underneath Of East And West Wing.							
	Terminal Devices								
	Air Handler	25%			2027	\$345,400	1	\$10,500	
	Convactor/Radiator	75%			2037	* *	1	\$16,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	60%			2035	\$898,100	1	\$43,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Window/Wall Unit	10%			2027	\$27,800	1		
	No Component	10%							
	Under Construction	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Court Yard							
		Explanation : 4 Split Units Are In Progress Of Installation.							
	Distribution								
	CW & CHW Wtr	60%			2042	* *	4	\$3,000	
	Pipe/Pump								
	No Component	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2027	\$769,200	1	\$25,100	
	No Component	40%							
	Heat Rejection								
	Water Cooling Tower	60%	Now	\$20,000	2026	\$200,200	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	\$37,700	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**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
Ventilation									
	Exhaust Fans								
	Interior	100%			2027	\$325,600	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2042	* *	1		
	Galvanized Steel	30%			2030	\$281,200	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$18,600	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%			2032	\$355,000	4	\$6,700	
		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		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$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 4th Floor							
		Explanation : 2 New Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$34,100	
	Sprinkler								
	No Component	90%							
	Generic	10%			2058	* *	1-2	\$1,900	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**Asset Name** : LOUIS LEFKOWITZ BLDG.  
**Address** : 80 CENTRE STREET @ WORTH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0055.000 / 13877 **Yr Built/Renovated** : 1927 / 2007  
**Area Sq Ft** : 500,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 29-Oct-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,9  
**Block** : 166 **Lot** : 27 **BIN** : 1001830

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,490,700	\$1,465,700
Interior Architecture	\$776,300	\$13,161,400
Electrical	\$3,354,000	\$1,467,800
Mechanical	\$8,507,100	\$6,817,100
Site Pavements	\$74,000	
<b>Total</b>	<b>\$17,202,200</b>	<b>\$22,912,100</b>
Importance Code A	\$4,788,900	\$1,465,700
Importance Code B	\$12,174,400	\$18,448,800
Importance Code C	\$238,800	\$2,997,500
<b>Total</b>	<b>\$17,202,200</b>	<b>\$22,912,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$54,400			
Interior Architecture	\$41,800		\$42,200	\$75,300
Electrical	\$175,000	\$77,700	\$75,800	\$79,200
Mechanical	\$93,900	\$61,000	\$60,900	\$44,400
Site Pavements	\$15,500			
Elevators/Escalators	\$84,000	\$84,000	\$84,000	\$84,000
<b>Total</b>	<b>\$464,600</b>	<b>\$222,700</b>	<b>\$262,900</b>	<b>\$282,900</b>
Importance Code A	\$70,600			
Importance Code B	\$378,500	\$222,700	\$262,900	\$258,100
Importance Code C	\$15,500			\$24,800
<b>Total</b>	<b>\$464,600</b>	<b>\$222,700</b>	<b>\$262,900</b>	<b>\$282,900</b>



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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	**			
Copper/Terne	3%			2051	**	10	\$36,900	
Masonry: Brick	45%			LIFE	**	5	\$236,100	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Interior Courtyards								
Masonry: Granite	40%			LIFE	**	5	\$157,400	
Masonry: Granite	10%	Now	\$818,900	LIFE	**	5	\$39,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Penthouse And Window Sills								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Window Sills In Courtyard And Penthouse								
Windows								
Bronze/Brass	60%	4+	\$736,600	2039	**	5	\$130,500	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	2%	Now	\$45,900	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : North Elevation At Grade Level								
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Elevation At Grade Level								
Explanation : Louvers Are Missing								
Steel	38%	Now	\$1,182,200	2056	**	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/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Courtyard Windows								
Parapets								
Copper/Terne	10%	Now	\$8,500	2051	**	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	\$12,700	
Masonry: Granite	35%			LIFE	**	5	\$12,400	
Masonry: Granite	10%			LIFE	**	5	\$3,500	

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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								
Roof								
Built-Up (BUR)	80%	Now	\$1,679,300	2041		* *		
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Over 9th Floor							
	Debris Present, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Over 9th Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Over 9th Floor							
Single Ply Membrane	20%	Now	\$73,700	2031	\$737,000			
	Adhesion Failure, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Lower Roof On West Side Of Building							
Soffits								
Cast Stone/Terra Cotta	100%			LIFE		* *	5	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Car Ramp Ceiling Soffit							
	Explanation : This Is Actually Guastavino Terracotta Tile							
Interior								
Floors								
Carpet	7%	0-2	\$20,700	2032	\$1,034,300	3	\$88,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 1%							
	Location : Second Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 2%							
	Location : Second Floor							
Cast in Place Concrete	20%			LIFE		* *	5	\$368,800
Ceramic Tile	5%			2040		* *	5	\$42,200
Mosaic Tile	2%			2036		* *	5	\$42,200
Marble Panels	6%			LIFE		* *	5	\$37,900
Vinyl Tile	40%			2031	\$9,231,300	3	\$126,500	
Vinyl Tile 9" X 9"	20%	Now	\$267,200	2041		* *	3	\$63,200
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Corridors							

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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%			2034	\$2,700,300	5	\$49,500	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Glass: Single Pane	5%			LIFE	**	5	\$37,100	
	Gypsum Board	30%			LIFE	**	5	\$178,300	
	Masonry: Brick	8%			LIFE	**			
	Metal Panel	7%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	10%	Now	\$238,800	LIFE	**	5	\$29,700	
		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	30%			LIFE	**	5	\$89,200	
Ceilings									
	AcousTile,Adhered	20%			2036	**	5	\$168,600	
	AcousTileSusp.Lay-In	20%			2044	**	5	\$168,600	
	Gypsum Board	15%			LIFE	**	5	\$158,100	
	Plaster	32%			LIFE	**	5	\$168,600	
	Plaster	8%	Now	\$101,600	LIFE	**	5	\$42,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 9th Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		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%			LIFE	**	5	\$26,300	
Site Enclosure									
Retaining Walls									
	Masonry: Brick	90%			2041	**			
	Masonry: Fieldstone	10%			2041	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Areaway Coping Stones							
		Explanation : This Is Actually Granite							
Site Pavements									

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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 Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%	0-2	\$74,000	2036		* *		
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									
	Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Worth Street									
Explanation : Impacted Sidewalks From Ongoing Adjacent Road Work									
On-Site Walkways									
	Cast in Place Concrete	50%			2036		* *		
	Masonry: Granite	50%	Now	\$10,700	LIFE		* *		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Entry Stairs									
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$4,900	2036		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
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%			2051	* *	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 3 Main Services (Low Voltage Power Breakers) Rated At 4,000 Amperes Each									
Transformers									
	Dry Type	100%			2048	* *	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Six 75 Kilovolt-ampere, 208/120 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2051	* *	5	\$2,600	
Raceway									
	Conduit	70%			2031	\$766,100	1		
	Conduit	30%			2051	* *	1		

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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
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2053	**	5	\$600	
	Molded Case Bkrs	95%			2053	**	5	\$12,500	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 9th Floor Electrical Room									
Explanation : The 9th Floor Electrical Closet Has A Water Leak That May Cause Severe Problems To The Building Electrical System.									
Wiring									
	Braided Cloth	60%	2-4	\$1,003,900	2056	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2057	**	1		
Motor Controllers									
	Locally Mounted	20%			2029	\$9,300	5	\$700	
	Locally Mounted	70%			2044	**	5	\$2,400	
	Variable Frequency Drive	10%			2044	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$7,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : New Grounding System Was Installed In 2019.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$153,800	
Generators									
	Diesel	100%			2040	**	1	\$193,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Emergency Generator Rated At 1,500 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$18,500	
Fuel Storage									
	Day Tank	50%			2053	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Enclosure									
Explanation : 330 Gallons Rated Capacity									
	Main Tank	50%			2059	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 10,000 Gallons Rated Capacity									
Lighting									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	4%			2026	\$338,200	10	\$18,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	90%			2036	**	10	\$412,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	\$422,700	10	\$22,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase And Lobby</i>								
LED	1%			2039	**			
<b>Egress Lighting</b>								
Emergency, Service	25%			2036	**	1		
Emergency, Battery	25%			2036	**	10	\$30,200	
Exit, Battery	50%			2036	**	10	\$16,900	
<b>Exterior Lighting</b>								
Fluorescent	80%			2026	\$1,580,900	10	\$36,600	
Fluorescent	19%			2036	**	10	\$8,700	
LED	1%			2036	**			
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2031	\$279,000	1	\$56,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Other Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2039	**	1-3	\$308,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Smoke Detectors, Strobe Lights, Horns And Manual Pull Stations</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Steam Room</i>								
<i>Explanation : Steam From Con Edison</i>								

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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								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$14,900	2027	\$298,300	5	\$14,800	
	Controller Not Working, Extent : Severe, Area Affected : 100% Location : Pressure Reducing Valves In Basement Other Observation, Extent : Light, Area Affected : 5% Location : Sub-basement Pressure Reducing Valve Room Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau Room								
Distribution									
	Hot Wtr Piping/Pump	5%			2039	**	4	\$1,800	
	Steam Piping/Pump	95%	Now	\$75,400	2031	\$3,769,200			
	Not in Service, Extent : Severe, Area Affected : 20% Location : Vacuum Pump								
Terminal Devices									
	Air Handler	5%			2036	**	1	\$15,500	
	Convactor/Radiator	90%	Now	\$72,900	2029	\$3,646,400	1	\$130,800	
	On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout, Newly Installed Steam Traps And Danfoss Valves Other Observation, Extent : Light, Area Affected : 30% Location : Sub-basement Explanation : Controls Not Working								
	Fan Coil Unit/Heat	5%			2036	**	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2026	\$365,500	1	\$11,600	
	R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : Lower Roof, For Marriage Bureau								
	Reciprocating Compr/Chiller	5%			2031	\$365,500	1	\$11,600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves Print Shop.								
	Exterior Pkg Unit - Cooling	10%			2036	**	2	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves 8th Floor								
	Split Unit	10%			2036	**			
	Window/Wall Unit	70%			2026	\$1,313,900	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									
Distribution									
	CW & CHW Wtr	5%			2051	* *	4	\$1,800	
	Pipe/Pump								
	No Component	95%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2036	* *	1	\$15,500	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Marriage Bureau								
	Explanation : For Marriage Bureau								
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2036	* *	2	\$52,200	
	No Component	85%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Roof								
	Explanation : Cooling Tower Abandon In Place								
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$111,500	
	No Component	60%							
Exhaust Fans									
	Roof	10%	Now	\$19,200	2026	\$96,100	2	\$1,200	
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Roof								
	Explanation : Fans Not Connected To Power Or Motors.								
	No Component	15%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Basement Print Shop And Basement Electrical Equipment Rooms								
	Explanation : Component Accounted For Under The Cooling Section Of This Report								
	No Component	75%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout								
	Explanation : No Mechanical Ventilation								
Plumbing									
H/C Water Piping									
	Brass/Copper	10%			2051	* *	1		
	Galvanized Steel	90%	Now	\$1,138,500	2036	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Pump(s) Malfunctioning, Extent : Severe, Area Affected : 20%								
	Location : 1 Of 2 Pumps Is Not Operational In The Sub-basement.								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Roof								
	Explanation : House Tank Serving Domestic And Stand Pipe Needs To Be Replaced								
HW Heat Exchanger									
	Steam Fired	100%			2031	\$2,395,800	4	\$74,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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									
	Sanitary Piping								
	Cast Iron	100%	2-4	\$1,248,300	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 30%							
		Location : Bathrooms Throughout							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$87,400	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Balconies Causing Flooding In Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$19,800	2026	\$99,200	4	\$10,600	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : 1 Of 3 Pumps In Sub-basement							
	Backflow Preventer								
	Generic	100%			2031	\$221,300	1	\$30,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 9th Floor							
		Explanation : 10 Units - 2 Freight, 8 Passenger							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$261,400	
	Sprinkler								
	No Component	90%							
	Generic	10%			2041	* *	1-2	\$14,000	

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

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 25-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,9,11,12,13  
**Block** : 169 **Lot** : 10 **BIN** : 1001833

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$847,500	\$1,506,200
Interior Architecture	\$26,067,500	\$9,639,400
Electrical		\$9,327,000
Mechanical	\$14,227,200	\$14,429,900
<b>Total</b>	<b>\$41,142,200</b>	<b>\$34,902,500</b>
Importance Code A	\$955,100	\$1,775,400
Importance Code B	\$39,412,600	\$30,256,300
Importance Code C	\$774,500	\$2,870,800
<b>Total</b>	<b>\$41,142,200</b>	<b>\$34,902,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$79,700	\$5,600		
Interior Architecture	\$75,700			\$54,900
Electrical	\$70,800	\$99,500	\$54,200	\$60,000
Mechanical	\$149,300	\$105,700	\$230,700	\$97,200
Elevators/Escalators	\$103,000	\$103,000	\$103,000	\$103,000
<b>Total</b>	<b>\$478,400</b>	<b>\$313,700</b>	<b>\$387,800</b>	<b>\$315,100</b>
Importance Code A	\$79,700	\$6,600		
Importance Code B	\$360,800	\$307,100	\$387,800	\$315,100
Importance Code C	\$37,900			
<b>Total</b>	<b>\$478,400</b>	<b>\$313,700</b>	<b>\$387,800</b>	<b>\$315,100</b>



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

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

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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	\$37,700	
Masonry: Limestone	45%	Now	\$361,300	LIFE	**	5	\$115,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Masonry: Limestone	1%			LIFE	**	5	\$2,600	
Metal/Glass Curt Wall	35%			LIFE	**	5	\$225,100	
Metal Coiling Doors	1%			2037	**	5	\$10,700	
Marble Panels	2%	Now	\$47,700	LIFE	**	5	\$5,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Ground Floor Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Perimeter At Ground Level								
Window Wall	5%	Now	\$206,400	2052	**	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%			2040	**	5	\$79,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 9th Floor Office 933b								
Metal Louvers	5%	4+	\$4,600	2035	\$230,200			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Parapets								
Masonry: Brick	47%			LIFE	**	5	\$2,000	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Panel	3%			2042	**	5	\$500	
Panel: Limestone	45%			LIFE	**	5	\$2,100	
Roof								
Modified Bitumen	100%	4+	\$279,800	2032	\$932,600			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : At Corners								
Soffits								
Stucco Cement	100%	0-2	\$27,400	2037	**	5	\$16,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Outside Of Main Lobby								

**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**  
**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									
Floors									
	Cast in Place Concrete	5%	4+	\$56,900	LIFE	* *	5	\$73,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Garage							
	Ceramic Tile	5%	0-2	\$37,700	2035	\$1,887,000	5	\$16,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Toilets At 9th Floor Office							
	Terrazzo	25%			LIFE	* *	5	\$131,900	
	Vinyl Tile	30%	4+	\$110,900	2027	\$5,547,400	3	\$76,000	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	35%	4+	\$374,700	2027	\$18,736,300	3	\$88,700	
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	4%	0-2	\$37,900	2035	\$1,896,700	5	\$17,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : 9th Floor Toilet							
	Mosaic Tile	1%			LIFE	* *			
	Marble Panels	20%			LIFE	* *			
	Plaster	40%	Now	\$167,800	LIFE	* *	5	\$104,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Back Corridor							
	SGFT/Glazed Masonry	10%			LIFE	* *			
	Wood	25%	4+	\$606,700	LIFE	* *	5	\$869,800	
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Court Rooms Throughout							
Ceilings									
	AcousTileConcealSpLn	40%	0-2	\$215,400	2030	\$4,308,500	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%			2037	* *	5	\$101,300	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 12th Floor Court Room And Office And Throughout							
	Exposed Struc: Concrete	10%	Now	\$200,600	LIFE	* *	5	\$10,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Parking Garage							
	Plaster	35%			LIFE	* *	5	\$147,800	
Site Enclosure									

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

Site Enclosure

Fence/Gates

Chain Link

25%

2052

\*\*

Iron Picket

75%

2052

\*\*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

\*\*

On-Site Walkways

Masonry: Granite

100%

LIFE

\*\*

Parking/Driveway

Cast in Place Concrete

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%

2042

\*\*

5

\$1,900

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

*Location : Electrical Room*

*Explanation : Two Main Service And One Bus Tie Disconnect Switches Rated At 4,000 Amperes Each*

Transformers

Dry Type

100%

2037

\*\*

5

\$1,700

Switchgear / Switchboard

Air Circuit Breaker

100%

2042

\*\*

5

\$2,300

Raceway

Conduit

20%

2032

\$135,800

1

Conduit

80%

2052

\*\*

1

Panelboards

Molded Case Bkrs

100%

2040

\*\*

5

\$11,900

Wiring

Thermoplastic

100%

2042

\*\*

1

Motor Controllers

Locally Mounted

5%

2045

\*\*

5

\$200

Motor Control Center

5%

2030

\$64,900

5

\$600

Motor Control Center

85%

2045

\*\*

5

\$10,500

Variable Frequency

5%

2030

\$64,900

Drive

Ground

Grounding Devices

Generic

100%

LIFE

\*\*

5

\$6,600

Stand-by Power

Transfer Switches

Automatic

100%

2037

\*\*

1

\$138,900

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CIVIL COURT**  
**Asset # : 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
Stand-by Power									
	Generators								
	Diesel	100%			2035	\$206,500	1	\$174,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1250 Kilowatt Rating							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$16,700	
Fuel Storage									
	Day Tank	50%			2040	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2047	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	\$6,123,900	10	\$372,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2032	\$680,400	10	\$41,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	40%			2032	\$110,200	1		
	Emergency, Battery	10%			2037	* *	10	\$10,900	
	Exit, Service	10%			2027	\$19,300	1		
	Exit, Battery	40%			2037	* *	10	\$12,200	
Exterior Lighting									
	Incandescent	30%			2032	\$719,000	2	\$200	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$50,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior Spaces							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	No Component	30%							
	Generic, Digital	70%			2032	\$807,500	1-3	\$200,600	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Energy Source								
	Utility Steam	100%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Steam From Con Edison</i>							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$107,700	2035	\$269,200	5	\$13,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : Some Valves Need Replacement As They Are No Longer Holding</i>							
	Distribution								
	Steam Piping/Pump	100%			2032	\$3,581,200			
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%	Now	\$4,923,900	2047	**	1	\$395,600	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Basement One Remaining Operable Unit Is Over 30 Years Old And Requires Frequent Repair</i>							
		<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Basement- 1 Unit Of 2 Is Broken Beyond Repair</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Basement Mechanical Room</i>							
		<i>Explanation : R123 Refrigerant</i>							
	Split Unit	10%			2032	\$1,062,000			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Rooftop</i>							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$72,300	2042	**	4	\$22,200	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Valves At Condenser Water Pumps Not Holding</i>							
		<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Basement Variable Speed Drives For Pumps</i>							
	Terminal Devices								
	Air Handler/Cool/Ht	80%	Now	\$138,800	2027	\$6,942,000	1	\$200,900	
		<i>Controller Not Working, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Controls Not Operational</i>							
	Induction Unit	20%			2032	\$483,200	1	\$29,200	
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2032	\$129,500	2	\$31,400	
	Water Cooling Tower	90%			2030	\$2,033,000	2	\$408,800	
<b>Ventilation</b>									

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN 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	100%			LIFE	**	2-5	\$251,700	
Exhaust Fans									
	Interior	100%			2027	\$1,983,400	2	\$13,800	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Electric	1%			2030	\$200	4		
		Other Observation, Extent : N/A, Area Affected : 1%							
		Location : Sub-basement							
		Explanation : 40 Gallons							
	No Component	99%							
HW Heat Exchanger									
	Steam Fired	100%			2042	**	4	\$66,900	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Basement							
		Explanation : Original Steam To Hot Water Heat Exchanger Abandoned For A New Instantaneous Hot Water Heater Which Uses Steam.							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$89,500	4	\$9,500	
Sewage Ejector(s)									
	Compressed Air	100%			2042	**	4	\$6,800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 6 Units From 1st To 12th Floor; 4 Units From Basement To 12th Floor; 1 Freight Unit From Basement To 12th Floor							
		Explanation : 11 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$227,600	
Sprinkler									
	Generic	100%			2032	\$6,184,500	1-2	\$126,400	
Fire Pump									
	Generic	100%			2035	\$427,000	1	\$84,300	

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.

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$2,876,700	\$2,531,700
Interior Architecture	\$2,001,500	\$17,924,200
Electrical	\$3,493,400	\$21,775,700
Mechanical	\$24,852,800	\$9,427,700
<b>Total</b>	<b>\$33,224,400</b>	<b>\$51,659,200</b>
Importance Code A	\$4,536,100	\$2,531,700
Importance Code B	\$28,226,600	\$48,360,200
Importance Code C	\$461,700	\$767,400
<b>Total</b>	<b>\$33,224,400</b>	<b>\$51,659,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture				
Interior Architecture	\$158,500	\$21,600		\$3,700,400
Electrical	\$180,600	\$186,800	\$181,400	\$156,400
Mechanical	\$129,300	\$246,600	\$401,800	\$244,200
Elevators/Escalators	\$232,300	\$232,300	\$232,300	\$232,300
<b>Total</b>	<b>\$700,700</b>	<b>\$687,300</b>	<b>\$815,500</b>	<b>\$4,333,400</b>
Importance Code A		\$95,100	\$97,200	\$95,100
Importance Code B	\$678,900	\$592,200	\$718,300	\$4,238,200
Importance Code C	\$21,900			
<b>Total</b>	<b>\$700,700</b>	<b>\$687,300</b>	<b>\$815,500</b>	<b>\$4,333,400</b>



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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$2,479,500	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	\$295,300	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	\$1,460,900	10	\$134,900	
Interior									
Floors									
	Carpet	14%			2029	\$3,527,800	3	\$402,600	
	Cast in Place Concrete	10%	4+	\$242,400	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	\$157,200	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	\$787,200	2033	\$15,743,700	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		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	\$109,900	LIFE	* *			
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Sub-basement Foundation Wall								
	Ceramic Tile	3%			2036	* *	5	\$43,800	
	Gypsum Board	5%			LIFE	* *	5	\$43,800	
	Masonry: Brick	15%			LIFE	* *			
	Marble Panels	15%			LIFE	* *			
	Plaster	20%	Now	\$351,800	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	\$173,300	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		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	\$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		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									
	Fused Disc Sw	20%			2043	* *	5	\$800	
	Molded Case Bkrs	80%			2043	* *	5	\$20,200	
Raceway									
	Conduit	100%			2033	\$1,131,300	1		
Panelboards									
	Fused Disc Sw	15%			2032	\$178,000	5	\$3,300	
	Molded Case Bkrs	85%			2032	\$1,008,600	5	\$21,500	
Wiring									
	Braided Cloth	10%	2-4	\$168,400	2058	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	90%			2033	\$1,515,700	1		
Motor Controllers									
	Locally Mounted	80%			2031		5	\$5,200	
	Motor Control Center	10%			2031	\$216,300	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	\$207,000	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%			2026	\$2,400	5	\$35,600	
Fuel Storage									
	Day Tank	50%			2032	\$12,700	5		
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : 275 Gallon Capacity							
	Main Tank	50%			2036	* *	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

\$14,048,600

10

\$854,600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

## HID

1%

2028

\$112,700

10

\$300

## Incandescent

1%

2028

\$160,200

2

\$200

## LED

1%

2033

\$160,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Chiller Room**Explanation : LED Lighting Observed*

## Egress Lighting

## Emergency, Service

45%

2028

\$263,900

1

## Emergency, Battery

5%

2028

\$79,900

10

\$11,600

## Exit, LED

50%

2036

\* \*

1

## Exterior Lighting

## HID

15%

2028

\$666,200

10

\$400

## Incandescent

5%

2028

\$255,100

2

\$100

## No Component

80%

**Alarm**

## Security System

## Generic

100%

2028

\$1,786,900

1

\$358,800

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

## Fire/Smoke Detection

## Generic, Digital

100%

2033

\$2,455,400

1-3

\$592,000

*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

100%

2043

\* \*

1

## Fuel

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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	\$1,659,400	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	\$2,676,700	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	\$895,700	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	\$3,582,600	2043	* *	1	\$106,900	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Fan Rooms								
	Convactor/Radiator	75%			2031	\$5,837,900	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	\$521,900	2	\$2,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : 18th Floor Roof								
	Window/Wall Unit	50%			2028	\$1,803,100	1		
	No Component	10%							

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning	Distribution								
	CW & CHW Wtr Pipe/Pump	35%	Now	\$24,200	2043	* *	4	\$16,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i> <i>Location : Zone Valves, Various Locations</i>							
	No Component	65%							
Terminal Devices	Air Handler/Cool/Ht	35%	0-2	\$5,818,100	2043	* *	1	\$187,100	
		<i>Controller Not Working, Extent : Severe, Area Affected : 95%</i> <i>Location : Various Locations. 95 Percent Of The Unit Variable Frequenct Drive Is Not Working</i> <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Fan Room</i>							
	No Component	65%							
Heat Rejection	Water Cooling Tower	35%	Now	\$151,500	2034	\$1,514,600	2	\$270,700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> <i>Location : Insufficient Air Flow Causing Water Damage At Upper Roof</i>							
	No Component	65%							
Ventilation	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,090,400	LIFE	* *	2-5	\$535,700	
		<i>Damaged, Extent : Severe, Area Affected : 5%</i> <i>Location : Air Intake, 18th Floor Roof</i>							
	Exhaust Fans								
	Interior	90%	0-2	\$3,799,600	2043	* *	2	\$21,200	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> <i>Location : Penthouse</i>							
Plumbing	Interior	10%	Now	\$422,200	2043	* *	2	\$2,400	
		<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i> <i>Location : 18th Floor Fan Room</i>							
	H/C Water Piping								
	Brass/Copper	14%	Now	\$85,600	2033	\$1,711,600	1		
		<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%</i> <i>Location : 1 Of 2 Pumps Is Not Functioning</i>							
	Brass/Copper	86%			2053	* *	1		
HW Heat Exchanger	Steam Fired	100%	Now	\$460,300	2043	* *	4	\$95,000	
		<i>Corroded, Extent : Severe, Area Affected : 20%</i> <i>Location : Basement</i>							
	Sanitary Piping								
	Cast Iron	100%	Now	\$599,600	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i> <i>Location : Sub-basement And Basement</i>							

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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	\$67,100	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	\$93,700	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$497,500	\$1,027,600
Interior Architecture	\$1,801,800	\$958,700
Electrical	\$363,800	\$5,166,600
Mechanical	\$16,469,300	\$5,796,000
<b>Total</b>	<b>\$19,132,400</b>	<b>\$12,948,900</b>
Importance Code A	\$497,500	\$1,478,600
Importance Code B	\$18,478,200	\$11,297,600
Importance Code C	\$156,600	\$172,700
<b>Total</b>	<b>\$19,132,400</b>	<b>\$12,948,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$84,000		\$63,700	\$19,400
Interior Architecture		\$53,600		\$46,300
Electrical	\$102,000	\$80,800	\$86,900	\$90,400
Mechanical	\$261,700	\$215,700	\$233,400	\$211,500
Site Pavements	\$44,300			
Elevators/Escalators	\$91,200	\$91,200	\$91,200	\$91,200
<b>Total</b>	<b>\$583,300</b>	<b>\$441,400</b>	<b>\$475,200</b>	<b>\$458,800</b>
Importance Code A	\$84,000		\$64,900	\$19,400
Importance Code B	\$499,300	\$430,000	\$410,200	\$439,400
Importance Code C		\$11,400		
<b>Total</b>	<b>\$583,300</b>	<b>\$441,400</b>	<b>\$475,200</b>	<b>\$458,800</b>



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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
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$202,000	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+	\$46,800	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	\$821,700	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+	\$507,100	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	\$71,900	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	\$84,700	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+	\$129,500	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+	\$44,300	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		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	70%			2033	\$451,000	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	\$26,500	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	\$515,500	5	\$10,300	
Raceway									
	Conduit	80%			2033	\$543,000	1		
	Conduit	20%			2053	**	1		
Panelboards									
	Fused Disc Sw	15%			2032	\$106,800	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	\$1,038,400	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	\$51,700	1	\$75,500	
Generators									
	Diesel	100%			2029	\$206,500	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%			2026	\$2,400	5	\$109,400	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 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
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2032	\$7,600	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	70%			2036	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 400 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	2%			2033	\$148,100	10	\$9,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	17%			2033	\$1,258,500	10	\$76,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 12th Floor							
		Explanation : T-8 Lamps							
	HID	1%			2028	\$57,600	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	\$45,000	1		
	Emergency, Service	30%			2038	* *	1		
	Emergency, Battery	5%			2033	\$40,800	10	\$5,900	
	Exit, LED	50%			2061	* *	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$913,400	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	\$311,700	
		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		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%			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	\$20,200	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	\$9,700	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	\$20,100	2028	\$1,007,200	1	\$30,100	
		Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Mechanical Rooms							
	Air Handler	64%			2028	\$5,859,800	1	\$194,300	
	Convactor/Radiator	25%			2031	\$994,600	1	\$39,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2036	**	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	\$11,000	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	\$9,440,700	1	\$303,600	

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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
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	50%	0-2	\$24,600	2031	\$1,228,800	2	\$197,700	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Water Cooling Tower	50%			2031	\$1,228,800	2	\$247,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%	0-2	\$21,400	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	\$2,157,900	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	\$6,900	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	\$97,400	4	\$10,400	
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		* *		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Seven Units. Basement To 11th Floor, One Unit. 1st To 11th Floor, One Unit. 1st To 7th Floor</i>									
<i>Explanation : 9 Units</i>									
	Hydraulic	10%			LIFE		* *		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st To 2nd Floor</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2053		* *	1-5	\$256,700
Sprinkler									
	Generic	100%			2043		* *	1-2	\$137,500
Fire Pump									
	Generic	100%			2036		* *	1	\$91,700

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,770,200	\$2,122,200
Interior Architecture	\$1,799,100	\$10,360,700
Electrical	\$174,900	\$9,092,900
Mechanical	\$24,148,200	\$18,246,300
Site Pavements	\$107,500	
<b>Total</b>	<b>\$30,999,900</b>	<b>\$39,822,000</b>
Importance Code A	\$4,770,200	\$2,122,200
Importance Code B	\$25,540,700	\$37,161,600
Importance Code C	\$689,000	\$538,200
<b>Total</b>	<b>\$30,999,900</b>	<b>\$39,822,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$42,700			\$46,600
Interior Architecture	\$279,700	\$2,480,900		\$139,900
Electrical	\$94,700	\$109,800	\$96,300	\$99,000
Mechanical	\$274,700	\$131,300	\$258,400	\$114,300
Site Pavements	\$34,800			
Elevators/Escalators	\$95,000	\$95,000	\$95,000	\$95,000
<b>Total</b>	<b>\$821,800</b>	<b>\$2,817,100</b>	<b>\$449,800</b>	<b>\$494,700</b>
Importance Code A	\$42,700	\$17,100		\$47,800
Importance Code B	\$779,100	\$2,800,000	\$449,800	\$446,900
<b>Total</b>	<b>\$821,800</b>	<b>\$2,817,100</b>	<b>\$449,800</b>	<b>\$494,700</b>



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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	\$1,359,000	LIFE	**	5	\$397,200	
Joint Mortar Miss/Erod, 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+	\$443,500	2042	**	5	\$143,400	
Deteriorated Finish, Extent : Light, Area Affected : 2%									
Location : Main Entrance									
	Metal Louvers	5%			2043	**	10	\$57,400	
	Steel	70%	4+	\$524,400	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	\$217,300	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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**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									
Roof									
	Cast in Place Concrete	5%	Now	\$5,200	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Areaways								
	Copper/Terne	35%	Now	\$34,100	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	\$911,100	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	\$390,400	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	\$924,500	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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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%	0-2	\$248,100	2027	\$2,480,900	3	\$193,700	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Offices Throughout 5th And 6th Floors								
Cast in Place Concrete	10%	0-2	\$159,100	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	\$31,600	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	\$244,800	LIFE	* *	5	\$94,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Vinyl Tile	35%	4+	\$180,800	2034	\$9,041,700	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	\$581,400	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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Struc: Concrete	10%	Now	\$280,300	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	\$352,700	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	\$30,900	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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**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

## 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

\$107,500

LIFE

\* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Stair**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Stair*

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

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

\$273,100

5

\$5,300

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

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									
	Braided Cloth	10%	2-4	\$110,800	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		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	\$5,703,600	10	\$316,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	20%			2034	\$1,901,200	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	\$728,800	10	\$400	
	No Component	75%							

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

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 \$354,500  
*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+ \$3,952,900 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 \$439,200 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*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN 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
Heating									
	Terminal Devices								
	Air Handler	60%	2-4	\$1,410,900	2029	\$7,054,400	1	\$192,100	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations. 4 Steam Coils Leaking							
	Convector/Radiator	30%	0-2	\$306,500	2032	\$1,532,700	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	\$11,471,100			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Control Also On Building Management System							
	Pneumatic	5%	0-2	\$301,900	2032	\$603,700			
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Compressor 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	\$342,500	2	\$1,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							
	Window/Wall Unit	10%	0-2	\$23,700	2029	\$236,700	1		
		Malfunctioning, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations. 15 Percent Not Woking							
	No Component	15%							
Distribution									
	CW & CHW Wtr	70%			2060	* *	4	\$19,800	
	Pipe/Pump								
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2029	\$7,213,100	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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**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
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	\$2,355,300	2	\$15,000	
	Roof	15%			2029	\$181,800	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2044	**	1		
	Galvanized Steel	10%	Now	\$39,900	2032	\$797,600	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement And Sub-basement							
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$302,100	2044	**	4	\$56,900	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Broken Control For Heat Exxhange							
	Sanitary Piping								
	Cast Iron	100%	Now	\$157,400	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$44,100	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	\$62,500	2034	\$125,100	4	\$12,200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Throughout. Drainage Problem In The Building							
	Sewage Ejector(s)								
	Electric	100%	0-2	\$98,100	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	\$279,000	1	\$35,200	
	Fixtures								
	Generic	100%							
	Hot Water Storage Tank								
	Generic	100%	0-2	\$800	2034	\$16,700	1		
		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	\$2,876,800	1-5	\$290,000	
Sprinkler									
	No Component	90%							
	Generic	10%			2044		* *	1-2	\$16,100
Other Observation, Extent : Light, Area Affected : 2%									
Location : Throughout									
Explanation : Partial									

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 30-Oct-2019 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,8,9  
**Block** : 2468 **Lot** : 1 **BIN** : 2002869

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,493,200	\$835,500
Interior Architecture	\$2,336,700	\$13,768,500
Electrical	\$3,692,600	\$2,113,000
Mechanical	\$12,974,600	\$14,789,900
Site Enclosure	\$97,800	
Site Pavements	\$794,000	
<b>Total</b>	<b>\$23,388,900</b>	<b>\$31,506,900</b>
Importance Code A	\$3,598,400	\$835,500
Importance Code B	\$18,010,900	\$29,646,600
Importance Code C	\$1,779,600	\$1,024,800
<b>Total</b>	<b>\$23,388,900</b>	<b>\$31,506,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$52,000	\$22,800		
Interior Architecture	\$26,000	\$20,800	\$20,800	\$61,300
Electrical	\$140,300	\$100,900	\$93,000	\$104,700
Mechanical	\$236,800	\$130,700	\$221,600	\$133,900
Elevators/Escalators	\$168,000	\$168,000	\$168,000	\$168,000
<b>Total</b>	<b>\$623,100</b>	<b>\$443,100</b>	<b>\$503,400</b>	<b>\$467,900</b>
Importance Code A	\$53,400	\$77,800	\$55,000	\$55,000
Importance Code B	\$569,700	\$365,300	\$448,300	\$412,800
<b>Total</b>	<b>\$623,100</b>	<b>\$443,100</b>	<b>\$503,400</b>	<b>\$467,900</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
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%			2051	**	10	\$51,300		
Masonry: Brick	30%			LIFE	**	5	\$218,800		
Recent Repair Evident, Extent : N/A, Area Affected : 2%									
Location : Inner Courtyard									
Masonry: Granite	10%	Now	\$124,700	LIFE	**	5	\$54,700		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Masonry: Limestone	11%	Now	\$686,100	LIFE	**	5	\$60,200		
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	44%			LIFE	**	5	\$240,600		
Metal Coiling Doors	2%			2036	**	5	\$45,600		
Windows									
Aluminum	45%			2047	**	5	\$45,500		
Bronze/Brass	50%			2047	**	5	\$316,200		
Steel	5%	Now	\$247,800	2056	**	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	40%	Now	\$252,000	LIFE	**	5	\$36,700		
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Interior Face									
Masonry: Granite	10%			LIFE	**	5	\$11,500		
Masonry: Limestone	45%			LIFE	**	5	\$51,900		
Metal Panel	5%			2051	**	5	\$17,700		
Roof									
Asphalt Shingle	5%			2040	**	10	\$1,700		
IRMA/Protected Membrane	10%			2036	**	10	\$20,300		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : East Side									
Explanation : Green Roof									
Modified Bitumen	65%	Now	\$1,570,100	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plaza Roof: Stone Panels	20%	Now	\$454,300	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Over Chiller Room									
Soffits									
Masonry: Limestone	100%			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**  
**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									
Floors									
	Carpet	5%			2030	\$797,700	3	\$62,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$90,800	
	Ceramic Tile	3%			2034	\$1,525,800	5	\$24,900	
	Marble Panels	15%			LIFE	**	5	\$93,400	
	Terrazzo	25%			LIFE	**	5	\$162,200	
	Vinyl Tile	42%	Now	\$209,300	2031	\$10,466,500	3	\$130,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	5%	Now	\$180,400	2041	**	3	\$15,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	3%	Now	\$812,400	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cast in Place Concrete	2%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$196,800	
	Masonry: Brick	5%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Marble Panels	20%			LIFE	**			
	Plaster	35%	0-2	\$303,300	LIFE	**	5	\$172,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Wood	10%			LIFE	**	5	\$655,900	
Ceilings									
	AcousTileConcealSpLn	5%			2036	**	5	\$51,900	
	AcousTileSusp.Lay-In	35%			2036	**	5	\$290,700	
	AcousTileSusp.Lay-In	5%			2048	**	5	\$41,500	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$6,500	
	Plaster	50%	Now	\$685,900	LIFE	**	5	\$259,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%			2041	**			
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$97,800	2041	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Stone Walls Along Perimeter								
	Misaligned/Bulging, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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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 Pavements

## Public Sidewalk

Cast in Place Concrete 100% 0-2 \$130,200 2036 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout*

## On-Site Walkways

Masonry: Granite 10% Now \$663,800 LIFE \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 5%*

*Location : Throughout*

*Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Masonry: Granite 90% 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

## Service Equipment

Air Circuit Breaker 100% 2051 \* \* 5 \$2,900

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

*Location : Electrical Room*

*Explanation : Three 4,000 Ampere Main Services And Nine 2,000 Ampere Sub-service*

*Disconnect Switches*

## Transformers

Dry Type 60% 2044 \* \* 5 \$1,200

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

*Location : Electrical Room*

*Explanation : Three 200 Kilovolt-ampere 480/277 Primary - 208/120 Secondary*

Dry Type 40% 2029 \$11,600 5 \$800

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

*Location : Mechanical Room - Penthouse*

*Explanation : Two 63 Kilovolt-ampere 480/277volt - 208/120volt*

## Switchgear / Switchboard

Air Circuit Breaker 10% 2031 \$70,600 5 \$300

Air Circuit Breaker 70% 2051 \* \* 5 \$2,000

Fused Disc Sw 10% 2031 \$70,600 5 \$200

Molded Case Bkrs 10% 2031 \$70,600 5 \$1,500

## Raceway

Conduit 80% 2031 \$595,200 1

Conduit 20% 2057 \* \* 1

## Panelboards

Fused Disc Sw 8% 2030 \$62,400 5 \$1,000

Fused Disc Sw 2% 2053 \* \* 5 \$300

Molded Case Bkrs 60% 2030 \$468,200 5 \$8,800

Molded Case Bkrs 30% 2053 \* \* 5 \$4,400

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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
Under 600 Volts									
Wiring									
	Braided Cloth	40%			2030	\$443,000	1		
	Thermoplastic	30%			2031	\$332,300	1		
	Thermoplastic	30%			2057	**	1		
Motor Controllers									
	Locally Mounted	65%			2029		5	\$2,400	
	Locally Mounted	20%			2044	**	5	\$700	
	Variable Frequency Drive	15%			2048	**			
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$4,100	
	Generic	50%			LIFE	**	5	\$4,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$170,900	
Generators									
	Diesel	100%			2040	**	1	\$215,200	
Batteries									
	Lead/Acid	100%			2026	\$2,700	5	\$20,600	
Fuel Storage									
	Day Tank	50%			2047	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room - Roof							
		Explanation : One 275 Gallons							
	Main Tank	50%			2059	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 20,000 Gallon							
Lighting									
Interior Lighting									
	Fluorescent	85%			2036	**	10	\$433,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2036	**	10	\$25,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor And Hallways							
		Explanation : Compact Fluorescent Lamps							
	LED	10%			2039	**			
Egress Lighting									
	Emergency, Service	40%			2039	**	1		
	Emergency, Battery	15%			2036	**	10	\$20,100	
	Exit, Service	10%			2036	**	1		
	Exit, Battery	35%			2036	**	10	\$13,100	
Exterior Lighting									
	Incandescent	100%			2026	\$3,234,000	2	\$900	

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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

**Alarm**

Security System  
Generic

100% 2036 \* \* 1 \$207,500  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection  
Generic, Digital

100% 2036 \* \* 1-3 \$342,400

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% 2051 \* \* 5 \$172,100  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Oil Tanks Each 20,000 Gallons*

Conversion Equipment  
Steam Boiler

100% Now \$105,200 2036 \* \* 1 \$495,200  
*Leak Evident, Extent : Severe, Area Affected : 30%*  
*Location : No.3 Boiler Tubes*  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 3 Units*

Distribution  
Steam Piping/Pump

100% 2041 \* \*

Terminal Devices

Convector/Radiator 95% 2029 \$4,687,900 1 \$170,500  
Unit Heater - Steam 5% 2031 \$171,500 4 \$3,800

**Air Conditioning**

Energy Source  
Electricity

100% 2039 \* \* 1

Conversion Equipment

Centrifugal, Elec Chiller 50% 2034 \$6,152,000 1 \$300,600  
*R-22 Refrigerant, Extent : Light, Area Affected : 50%*  
*Location : Ground Floor Air Conditioning Room*

Interior Pkg Unit - Cooling 5% 2026 \$477,200 2 \$1,700

Split Unit 10% 2036 \* \*

Window/Wall Unit 5% 2026 \$114,300 1

No Component 30%

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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									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	Now	\$204,900	2061	* *	4	\$13,700	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
	No Component	50%							
Terminal Devices									
	Fan Coil - 2 Pipe	50%	Now	\$128,900	2031	\$6,443,400	1	\$80,700	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks							
	No Component	50%							
Heat Rejection									
	Water Cooling Tower	50%	Now	\$106,700	2026	\$1,066,800	2	\$223,700	
		Damaged, Extent : Severe, Area Affected : 25%							
		Location : Inside The Unit On Roof							
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$530,100	LIFE	* *	2-5	\$309,800	
		Leak Evident, Extent : Light, Area Affected : 15%							
		Location : Dampers And Throughout							
Exhaust Fans									
	Interior	60%			2031	\$1,605,800	2	\$10,200	
	Roof	25%			2036	* *	2	\$4,300	
	No Component	15%							
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2041	* *	1		
	Galvanized Steel	70%	Now	\$107,900	2029	\$5,392,800	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Water Main Valve In Basement							
Water Heater With Tanks									
	Gas Fired	100%			2026	\$18,600	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$42,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Ceiling Of Refrigeration Room On Ground Floor							
Sump Pump(s)									
	Non-Submersible	100%			2031	\$120,800	4	\$17,600	
Fixtures									
	Generic	100%							

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 8 Units From Basement To 9th Floor; 11 Units From 1st To 8th Floor; 1 Unit From 1st Floor To 4m To 6m</i>									
<i>Explanation : 20 Units</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2041		* *	1-5	\$290,500

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$81,900	\$81,900
Interior Architecture	\$263,600	\$783,800
Electrical		\$17,800
Mechanical	\$50,200	\$838,800
<b>Total</b>	<b>\$395,700</b>	<b>\$1,722,400</b>
Importance Code A	\$81,900	\$81,900
Importance Code B	\$102,100	\$1,640,500
Importance Code C	\$211,700	
<b>Total</b>	<b>\$395,700</b>	<b>\$1,722,400</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$127,400		\$14,100	
Interior Architecture	\$132,200		\$18,500	\$7,600
Electrical	\$5,400	\$3,400	\$4,100	\$3,400
Mechanical	\$132,400	\$8,900	\$8,800	\$7,500
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
<b>Total</b>	<b>\$412,700</b>	<b>\$27,600</b>	<b>\$60,800</b>	<b>\$33,800</b>
Importance Code A	\$129,200	\$1,800	\$15,900	\$1,800
Importance Code B	\$263,900	\$25,800	\$44,900	\$32,000
Importance Code C	\$19,600			
<b>Total</b>	<b>\$412,700</b>	<b>\$27,600</b>	<b>\$60,800</b>	<b>\$33,800</b>



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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
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$163,800	
	Masonry: Brick	50%			LIFE	* *	5	\$69,900	
	Masonry: Granite	10%			LIFE	* *	5	\$10,500	
	Metal Panel	5%			2055	* *	5-10	\$24,000	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$22,700	
	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	* *	5-10	\$18,800	
	Copper/Terne	10%			2070	* *	5	\$2,100	
	Masonry: Brick	30%			LIFE	* *	5-10	\$9,000	
	Masonry: Brick	25%			LIFE	* *	5-10	\$7,500	
	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	\$2,800	
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	\$41,100	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**

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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	\$33,500	2031	\$167,300	3	\$13,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Cast in Place Concrete	5%			LIFE	**	5	\$12,700	
Paint Peeling, Extent : Light, Area Affected : 25%									
Location : Basement And Sub-basement									
	Ceramic Tile	5%			2038	**	5	\$2,900	
	Marble Panels	5%	Now	\$51,900	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	\$23,200	2040	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Ground Floor Lobby									
	Terrazzo	15%			LIFE	**	5	\$13,600	
	Vinyl Tile	45%			2035	\$783,800	3	\$13,100	
Interior Walls									
	Cast in Place Concrete	5%	Now	\$12,200	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Ceramic Tile	10%	Now	\$88,200	2038	**	5	\$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Main Stair And Toilets									
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,900	
	Gypsum Board	40%			LIFE	**	5-10	\$100,400	
	Masonry: Brick	10%			LIFE	**	10	\$4,400	
	Plaster	30%	Now	\$58,500	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		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	60%			2048	* *	5	\$34,200	
				Staining/Discoloring, Extent : Light, Area Affected : 2%					
				Location : Throughout 5th And 6th Floors					
	Glass: Susp Panels	2%	Now	\$19,300	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	* *	10	\$2,800	
	Plaster	28%			LIFE	* *	5-10	\$27,400	
				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		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	\$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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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

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	100%			2055	**	1		
Motor Controllers									
	Locally Mounted	20%			2048	**	5		
	Variable Frequency Drive	80%			2048	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,100	
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	\$17,800	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		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%			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	
	Convactor/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	\$10,900	2030	\$217,400			
		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	\$40,400	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	\$13,100	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	\$7,400	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	\$119,300	1	\$1,200	
Fan Coil - 4 Pipe	60%			2040	* *	1	\$7,000	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$12,700	
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+	\$50,200	2035	\$502,200	1		
	Corroded, Extent : Moderate, Area Affected : 100% Location : Sidewalk Vault In Basement, Gate Valve On Waster Piping							

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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
Plumbing									
	Water Heater With Tanks								
	Electric	20%	0-2	\$1,000	2030	\$10,300	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	\$29,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 100 Gallons							
	Sanitary Piping								
	Cast Iron	100%	4+	\$49,300	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	\$6,900	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Sidewalk Vault In Basement							
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$7,800	4	\$1,100	
	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	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 29-Oct-2019 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5,17,24,25,36,38  
**Block** : 121 **Lot** : 1 **BIN** : 1001394

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$3,017,800	\$2,580,200
Interior Architecture	\$3,096,400	\$14,133,100
Electrical	\$2,926,900	\$18,944,500
Mechanical	\$24,712,400	\$33,902,800
Site Pavements	\$142,400	\$3,328,600
<b>Total</b>	<b>\$33,896,000</b>	<b>\$72,889,100</b>
Importance Code A	\$3,661,800	\$2,580,200
Importance Code B	\$28,920,600	\$66,702,300
Importance Code C	\$1,313,600	\$3,606,600
<b>Total</b>	<b>\$33,896,000</b>	<b>\$72,889,100</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$115,000			
Interior Architecture		\$8,717,000	\$51,600	
Electrical	\$226,600	\$160,100	\$134,700	\$163,300
Mechanical	\$1,018,400	\$150,400	\$275,300	\$171,800
Site Pavements	\$41,700			
Elevators/Escalators	\$476,200	\$476,200	\$476,200	\$476,200
<b>Total</b>	<b>\$1,877,900</b>	<b>\$9,503,700</b>	<b>\$937,700</b>	<b>\$811,200</b>
Importance Code A	\$130,000			
Importance Code B	\$1,706,100	\$9,503,700	\$937,700	\$811,200
Importance Code C	\$41,700			
<b>Total</b>	<b>\$1,877,900</b>	<b>\$9,503,700</b>	<b>\$937,700</b>	<b>\$811,200</b>



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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									
Exterior Walls									
	Bronze/Brass	1%			LIFE	**			
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$145,900	
	Masonry: Granite	97%	Now	\$2,325,000	LIFE	**	5	\$679,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : West Facade At Window Lintels. Floors 2, 3, 6 And Breezeway.									
Vertical Cracks, Extent : Moderate, Area Affected : 1%									
Location : Tower Walls Between 36th And 38th Floors									
Water Penetration, Extent : Moderate, Area Affected : 1%									
Location : 5th Floor Cornice On East Elevation									
Windows									
	Aluminum	95%	Now	\$550,900	2039	**	5	\$106,400	
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : 25th Floor At Renovation Area									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Various Locations Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
	Bronze/Brass	5%	0-2	\$43,300	2039	**	5	\$35,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Entry Vestibule									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%									
Location : 1st Floor On North Elevation									
Parapets									
	Masonry: Brick Cavity	35%			LIFE	**	5	\$14,600	
	Masonry: Granite	65%			LIFE	**	5	\$34,000	
Roof									
	Metal Panel	15%			2036	**	10	\$29,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 26th Floor									
Explanation : Painted Surface									
	Modified Bitumen	65%	Now	\$41,900	2031	\$837,300			
Blisters, Extent : Moderate, Area Affected : 5%									
Location : 36th Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 36th Floor									
Other Observation, Extent : Light, Area Affected : 5%									
Location : 36th Floor									
Explanation : Water Was Present Inside Blisters									
	Panel/Paver: Cer/Brk	20%	Now	\$63,400	2041	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Chiller Room In Sub-basement - From Con Edison Vault									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Efflorescence - East Plaza At Grade									

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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	1%	4+	\$78,500	LIFE	**	5	\$13,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : Tower Soffit On 38th Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Soffits							
		Explanation : This Is Actually A Guastavino Terracotta Tile							
	Cast Stone/Terra Cotta	44%			LIFE	**	5	\$578,900	
	Masonry: Granite	15%			LIFE	**	5	\$18,900	
	Pre-Cast Concrete	40%			LIFE	**	5	\$218,900	
Interior									
	Floors								
	Carpet	30%			2027	\$8,495,900	3	\$663,400	
	Cast in Place Concrete	10%	4+	\$272,400	LIFE	**	5	\$322,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : Sub-basement And 38th Floor							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Pump Room, Old Subway Station							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement At Generator Room							
		Explanation : Staining/ Discoloring							
	Ceramic Tile	2%			2040	**	5	\$29,500	
	Mosaic Tile	15%			2036	**	5	\$552,800	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Marble Panels	3%			LIFE	**	5	\$33,200	
	Terrazzo	10%			LIFE	**	5	\$115,200	
	Vinyl Tile	28%			2031	\$12,385,500	3	\$154,800	
	No Component	2%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : South Wing Of 25th Floor							
		Explanation : Under Construction							

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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								
Interior Walls								
Cast in Place Concrete	3%	Now	\$478,200	LIFE		* *		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Pump Room, Old Subway Station								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Sub-basement At Refrigeration Emergency Generator Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement At Refrigeration Emergency Generator Room								
Ceramic Tile	3%			2040		* *	5	\$29,000
Concrete Masonry Unit	5%			LIFE		* *	5	\$19,300
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Basement, Electircal Room								
Glass: Single Pane	3%			LIFE		* *	5	\$21,700
Gypsum Board	29%			LIFE		* *	5	\$167,900
Masonry: Brick	5%	Now	\$499,100	LIFE		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : 36th To 38th Floor Tower								
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Pump Room								
Efflorescence, Extent : Moderate, Area Affected : 2%								
Location : 36th To 38th Floor Tower								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : 36th To 38th Floor Tower								
Metal: Cage/Fence	2%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Elevator Lobbies								
Explanation : Decorative Metal Grilles								
Marble Panels	10%			LIFE		* *		
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : 25th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 3%								
Location : 25th Floor								
Plaster	38%	Now	\$193,900	LIFE		* *	5	\$110,000
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 38th Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Stair To 26 And 38th Floor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 38th Floor								

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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								
Interior Walls								
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : South Wing On 25th Floor								
Explanation : Under Construction								
Ceilings								
AcousTileConcealSpLn	14%			2036	* *	5	\$258,000	
AcousTileSusp.Lay-In	35%			2044	* *	5	\$516,000	
Exposed Struc: Concrete	5%	Now	\$599,800	LIFE	* *	5	\$11,500	
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								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Various Areas In Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Areas In Sub-basement								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Sub-basement Corridor Adjacent To Oil Tank Room								
Explanation : Spalling Concrete								
Gypsum Board	2%			LIFE	* *	5	\$36,900	
Masonry: Marble	2%			LIFE	* *	1		
Plaster	40%	Now	\$389,600	LIFE	* *	5	\$368,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 38th Floor								
Loose/Delam Surface, Extent : Moderate, Area Affected : 1%								
Location : 38th Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 1%								
Location : 38th Floor								
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : South Wing Of 25th Floor								
Explanation : Under Construction								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2051	* *			
Free Standing Walls								
Cast in Place Concrete	15%			2051	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Colonnade At Entrance								
Explanation : This Is Actually Pre-cast Concrete At Column Capitals								
Masonry: Fieldstone	85%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Colonnade At Entrance								
Explanation : This Is Actually Granite								

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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									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		* *		
On-Site Walkways									
	Cast in Place Concrete	40%	Now	\$41,700	2036		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Of Building By Subway Entrance							
	Masonry: Granite	20%	Now	\$75,800	LIFE		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Entrance Steps On East Elevation							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : West Entry							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Steps On East Elevation							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
		Location : West Entry							
	Pavers/Stone	40%	Now	\$66,600	2034	\$3,328,600			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Southwest Corner Of Building							

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%			2051	* *	5	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 6,000 Ampere Bolted Pressure Switch Main Disconnects; Four 4,000 Ampere Bolted Pressure Main Disconnects.							
	Transformers								
	Dry Type	50%			2029	\$14,500	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 1,000 Kilovolt-ampere, 480/208/120 Volts							
	Dry Type	50%			2044	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 500 Kilovolt-ampere, 480/277/208 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	10%			2031	\$197,700	5	\$400	
	Molded Case Bkrs	70%			2051	* *	5	\$18,200	
	Molded Case Bkrs	20%			2041	* *	5	\$5,200	

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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%			2036	* *	1		
	Conduit	40%			2031	\$799,700	1		
	Conduit	50%			2051	* *	1		
	Conduit	5%	0-2	\$100,000	2061	* *	1		
Corroded, Extent : Severe, Area Affected : 100%									
Location : Sub-basement Corridor (Diesel Tank Area)									
Panelboards									
	Fused Disc Sw	5%			2047	* *	5	\$1,100	
	Molded Case Bkrs	45%			2030	\$809,600	5	\$11,700	
	Molded Case Bkrs	50%			2047	* *	5	\$13,000	
Wiring									
	Braided Cloth	15%	2-4	\$458,500	2056	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2036	* *	1		
	Thermoplastic	25%			2041	* *	1		
	Thermoplastic	55%			2051	* *	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$5,100	5	\$700	
	Locally Mounted	50%			2044	* *	5	\$3,300	
	Motor Control Center	20%			2029	\$407,600	5	\$5,400	
	Variable Frequency Drive	10%			2036	* *			
	Variable Frequency Drive	5%			2051	* *			
Not Functioning, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Variable Frequency Drive	5%			2029	\$2,500			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$14,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Grounding System Installed In 2019.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	* *	1	\$303,000	
Generators									
	Diesel	100%			2040	* *	1	\$381,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 1352 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,700	5	\$36,500	

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2047	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room In Basement							
		Explanation : 550 Gallon Capacity							
	Main Tank	50%			2059	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 15,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2031	\$12,777,600	10	\$632,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2026	\$1,825,400	10	\$90,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	\$1,825,400	10	\$90,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Corridors And Basement							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	5%			2036	**	10	\$45,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
	LED	5%			2039	**			
Egress Lighting									
	Emergency, Battery	40%			2031	\$718,300	10	\$95,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Some Lighting Fixtures Are Equipped With Battery Pack							
	Emergency, Battery	10%			2036	**	10	\$23,800	
	Exit, Battery	50%			2036	**	10	\$33,200	
Exterior Lighting									
	HID	20%			2031	\$998,400	10	\$600	
	LED	10%			2039	**			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	**	1	\$110,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Corridors							
		Explanation : CCTV Surveillance Camera System							

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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	

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2039

\* \*

1-3

\$607,000

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

*Location : Throughout The Building*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2041

\* \*

1

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

*Location : Sub-basement Steam Room*

*Explanation : From Con Edison*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

0-2

\$12,900

2027

\$644,000

5

\$29,200

*Controller Not Working, Extent : Severe, Area Affected : 100%*

*Location : Control Valves In Basement*

*Other Observation, Extent : Light, Area Affected : 1%*

*Location : Basement*

*Explanation : 2 Units For Dual Temperature Loop Serving Adjacent Buildings*

## Distribution

Steam Piping/Pump

100%

2-4

\$1,713,300

2031

\$8,566,700

*Corroded, Extent : Severe, Area Affected : 10%*

*Location : Piping In Basement*

*On Extended Life, Extent : Severe, Area Affected : 5%*

*Location : Vacuum Pumps In Basement*

*Steam Traps Faulty, Extent : Severe, Area Affected : 30%*

*Location : Basement*

## Terminal Devices

Convactor/Radiator

100%

2029

\$8,747,900

1

\$318,100

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Throughout*

*Explanation : Some Air Handling Equipment Have The Capability To Provide Heating, But They Are Not Utilized For This Purpose.*

## Air Conditioning

Energy Source  
Electricity

100%

2039

\* \*

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	5%			2034	\$1,735,600	1	\$53,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 3 Units							
	Centrifugal, Elec Chiller	20%			2034	\$4,362,400	1	\$213,200	
	Interior Pkg Unit - Cooling	10%	0-2	\$846,000	2026	\$1,691,900	2	\$4,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
		Explanation : End Of Useful Life							
	Interior Pkg Unit - Cooling	20%			2029	\$3,383,900	2	\$12,100	
	Interior Pkg Unit - Cooling	15%			2026	\$2,537,900	2	\$9,000	
	Reciprocating Compr/Chiller	20%			2031	\$3,156,500	1	\$91,400	
	Split Unit	5%			2031	\$1,270,200			
	Window/Wall Unit	5%			2026	\$202,600	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	45%			2041	* *	4	\$21,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled And Condenser Water Pumps And Piping							
	No Component	55%							
Terminal Devices									
	Fan Coil - 2 Pipe	30%			2031	\$9,790,800	1	\$95,400	
	No Component	70%							
Heat Rejection									
	Water Cooling Tower	45%	0-2	\$486,300	2029	\$2,431,600	2	\$356,900	
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Induced Draft Cell Number At Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 26th Floor Of Roof							
		Explanation : 2 Units. 1 Forced Draft Unit Serves Dual Temperature System For Adjacent Building. 1 Induced Draft Unit Serves Centre Street.							
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$494,300	
	No Component	10%							

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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
Ventilation									
	Exhaust Fans								
	Interior	20%			2031	\$948,900	2	\$6,000	
	No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout Mechanical Rooms									
Explanation : Component Accounted For Under The Cooling Section Of This Report									
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$687,000	2041	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%									
Location : Mains Rotting At North End Of Basement.									
	Water Heater With Tanks								
	Electric	35%			2026	\$9,000	4		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Bathrooms Throughout									
Explanation : Pipe Mounted Water Heater At Sinks And Lavatories									
	No Component	65%							
	HW Heat Exchanger								
	Steam Fired	30%			2031	\$1,551,900	4	\$43,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 27th Floor									
Explanation : Three 900 Gallon Storage Units Serving Low And Intermediate Zones In Basement Not In Use.									
	Steam Fired	35%			2041	* *	4	\$34,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Plate Heat Exchanger Using Steam Condensate With Low Pressure Steam As Back Up Replaces Steam Fired Shell And Tube Heat Exchangers To Serve Low And Intermediate Zones									
	No Component	35%							
	Sanitary Piping								
	Cast Iron	100%	4+	\$1,347,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$75,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 2%									
Location : 5th Floor Ledge									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$214,200	4	\$31,200	
	Sewage Ejector(s)								
	Electric	100%			2026	\$560,100	4	\$58,800	

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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%			2031	\$477,800	1	\$60,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : In Basement							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 16 Units From 1st To 15th Floor; 8 Units From 15th To 24th Floor; 4 Units From 16th To 25th Floor; 2 Service Units From 1st To 25th Floor; 1 Tower Unit From 24th To 36th Floor							
		Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator. 1 Service Elevator Is In Bad Condition							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$515,000	
Sprinkler									
	No Component	40%							
	Generic	10%	0-2	\$74,000	2031	\$1,479,400	1-2	\$23,900	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Piping Rusting Near Filter Room In Basement							
	Generic	50%			2041	**	1-2	\$137,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated							

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$246,400	\$1,396,900
Electrical		\$1,145,800
Mechanical	\$121,700	\$649,000
<b>Total</b>	<b>\$368,100</b>	<b>\$3,191,700</b>
Importance Code A	\$317,600	\$1,396,900
Importance Code B	\$50,600	\$1,794,800
<b>Total</b>	<b>\$368,100</b>	<b>\$3,191,700</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$30,000			
Interior Architecture	\$89,300		\$47,000	\$22,200
Electrical	\$20,400	\$11,000	\$12,900	\$11,000
Mechanical	\$33,800	\$15,000	\$18,400	\$13,300
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$187,900</b>	<b>\$40,400</b>	<b>\$92,700</b>	<b>\$60,800</b>
Importance Code A	\$30,000	\$3,300	\$3,300	\$3,300
Importance Code B	\$123,600	\$37,100	\$89,400	\$55,800
Importance Code C	\$34,300			\$1,700
<b>Total</b>	<b>\$187,900</b>	<b>\$40,400</b>	<b>\$92,700</b>	<b>\$60,800</b>



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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
Exterior									
Exterior Walls									
	Metal, Corrugated	10%			2055	**	1		
	Metal/Glass Curt Wall	5%			LIFE	**	5	\$9,600	
	Metal Panel	5%			2055	**	5-10	\$17,700	
	Panel: Limestone	80%	Now	\$183,400	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	**	5-10	\$19,900	
Roof									
	IRMA/Protected Membrane	100%			2035	\$1,396,900	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	\$442,900	3	\$37,900	
	Cast in Place Concrete	10%			LIFE	**	5	\$44,200	
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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**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	\$10,200	
	Gypsum Board	75%	Now	\$14,200	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	**	10	\$1,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor, Lobby									
Explanation : Component Is Actually Slate Panels									
	Wood	5%			LIFE	**	5	\$27,300	
Ceilings									
	AcousTileSusp.Lay-In	60%			2048	**	5	\$60,600	
	Exposed Struc: Concrete	25%			LIFE	**	5-10	\$31,600	
	Gypsum Board	15%	Now	\$5,300	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

*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**  
**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	\$2,000	
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	\$2,400	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								

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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
Lighting									
Interior Lighting	Fluorescent	70%			2035	\$799,300	10	\$43,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2035	\$114,200	10	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors							
		Explanation : T-5 Lamps							
	Fluorescent	10%			2035	\$114,200	10	\$6,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Corridors And Staircase								
	LED	10%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2035	\$20,600	1		
	Exit, Service	50%			2035	\$14,400	1		
Exterior Lighting									
	HID	20%			2035	\$62,400	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		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%			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	\$71,100	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	
	Convactor/Radiator	30%			2048	* *	1	\$6,500	
	Controls								
	Electrical	100%			2033	\$372,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2036	* *	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Computer Room							
		Explanation : 2 Units							
	Ext Pkg Unit - Heating/Cooling	90%	0-2	\$50,600	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	\$4,000	2035	\$79,500			
		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	\$15,400	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	\$59,600	
	Exhaust Fans								
	Roof	100%			2035	\$129,800	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$67,700	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$317,400	\$376,500
Interior Architecture	\$404,900	\$3,421,200
Electrical		\$2,313,600
Mechanical	\$910,800	\$14,280,900
<b>Total</b>	<b>\$1,633,100</b>	<b>\$20,392,300</b>
Importance Code A	\$317,400	\$478,400
Importance Code B	\$1,047,600	\$19,826,800
Importance Code C	\$268,000	\$87,200
<b>Total</b>	<b>\$1,633,100</b>	<b>\$20,392,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$93,600	\$16,900	\$9,700	
Interior Architecture	\$224,000		\$5,700	\$55,600
Electrical	\$47,300	\$24,400	\$27,500	\$27,300
Mechanical	\$127,600	\$50,600	\$82,500	\$40,400
Site Enclosure	\$5,400			
Site Pavements	\$21,900			
Elevators/Escalators	\$25,200	\$25,200	\$25,200	\$25,200
<b>Total</b>	<b>\$545,000</b>	<b>\$117,100</b>	<b>\$150,600</b>	<b>\$148,500</b>
Importance Code A	\$93,600	\$16,900	\$9,700	
Importance Code B	\$361,800	\$100,200	\$141,000	\$141,200
Importance Code C	\$89,600			\$7,300
<b>Total</b>	<b>\$545,000</b>	<b>\$117,100</b>	<b>\$150,600</b>	<b>\$148,500</b>



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**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	\$92,800	
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	\$634,900	
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	\$17,400	
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	* *	5-10	\$16,300	
Metal Panel	40%			2065	* *	5	\$12,300	
Metal Rail	30%			2052	* *	5-10	\$43,000	
Roof								
Cast in Place Concrete	20%			LIFE	* *	10	\$24,600	
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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**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	\$1,195,300	3	\$136,400	
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : 9th Floor Throughout									
	Cast in Place Concrete	15%			LIFE	**	5	\$149,200	
	Ceramic Tile	5%			2038	**	5	\$11,400	
	Vinyl Tile	50%	2-4	\$62,200	2035	\$3,111,700	3	\$42,600	
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Lobby									
Interior Walls									
	Cast in Place Concrete	10%	Now	\$43,800	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	\$108,200	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	**	5-10	\$247,000	
	Plaster	15%			LIFE	**	5-10	\$37,000	
Ceilings									
	AcousTileSusp.Lay-In	65%			2040	**	5	\$147,800	
	Exposed Struc: Concrete	20%			LIFE	**	5-10	\$56,800	
	Exposed Struc: Steel	5%			LIFE	**	10	\$22,700	
	Gypsum Board	10%			LIFE	**	5-10	\$78,100	
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	\$5,400	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	\$21,900	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	\$101,900	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	\$96,600	5	\$200	
	Raceway								
	Conduit	80%			2045	* *	1		
	Conduit	20%			2045	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2043	* *	5	\$200	
	Fused Disc Sw	5%			2034	\$14,800	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	\$115,800	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	\$4,400	
		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	\$2,400	5	\$33,400	

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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
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	\$1,141,300	10	\$61,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2035	\$126,800	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	\$279,000	1	\$56,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Internal Only									
Explanation : CCTV System									
Fire/Smoke Detection									
	Generic, Digital	100%			2035	\$383,400	1-3	\$95,200	

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									
	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		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	50%			2030	\$1,398,600	1	\$46,400	
	Fan Coil Unit/Heat	50%			2030	\$1,842,600	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	\$826,300			
Air Conditioning									
	Energy Source								
	Electricity	10%			2043	* *	1		
	Natural Gas	90%			2045	* *	1		
	Conversion Equipment								
	Absorption	90%			2030	\$3,677,300	1	\$146,100	
	Chiller/Direct Fire								
		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	\$235,100	2	\$900	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2035	\$240,300	4	\$11,100	
	Terminal Devices								
	Air Handler/Cool/Ht	50%			2030	\$1,442,100	1	\$46,400	
	Fan Coil - 4 Pipe	40%			2030	\$2,261,500	1	\$19,400	
	No Component	10%							
	Heat Rejection								
	Dry Cooler	10%			2030	\$68,200	2	\$10,400	
	Water Cooling Tower	90%			2029	\$675,700	2	\$135,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$132,400	
	Exhaust Fans								
	Interior	90%			2030	\$593,300	2	\$4,100	
	Roof	10%			2040	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			2035	\$1,813,600	1		
	Brass/Copper	5%	Now	\$4,800	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	\$6,100	2035	\$30,500	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	\$20,300	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	\$6,000	
	Backflow Preventer								
	Generic	100%			2035	\$66,400	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	\$75,600	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$42,000	
	Fire Pump								
	Generic	100%			2038	* *	1	\$28,000	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 22-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4  
**Block** : 2274 **Lot** : 2 **BIN** : 4052812

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$792,800	\$1,452,000
Interior Architecture	\$2,839,100	\$3,822,900
Electrical	\$286,000	\$3,377,100
Mechanical	\$880,800	\$10,066,800
Site Pavements	\$166,900	\$4,470,600
<b>Total</b>	<b>\$4,965,700</b>	<b>\$23,189,400</b>
Importance Code A	\$792,800	\$1,528,400
Importance Code B	\$4,006,000	\$17,013,700
Importance Code C	\$166,900	\$4,647,200
<b>Total</b>	<b>\$4,965,700</b>	<b>\$23,189,400</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$20,600	\$22,500	\$35,800	
Interior Architecture	\$33,600	\$4,500	\$645,800	\$15,700
Electrical	\$56,300	\$60,200	\$27,800	\$28,900
Mechanical	\$91,200	\$127,500	\$100,500	\$93,400
Site Enclosure	\$18,100			
Site Pavements	\$27,300			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$261,500</b>	<b>\$229,100</b>	<b>\$824,200</b>	<b>\$152,300</b>
Importance Code A	\$46,400	\$48,900	\$61,600	\$25,800
Importance Code B	\$178,300	\$180,200	\$762,600	\$126,500
Importance Code C	\$36,800			
<b>Total</b>	<b>\$261,500</b>	<b>\$229,100</b>	<b>\$824,200</b>	<b>\$152,300</b>



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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%			2041	**	5	\$8,200	
Masonry: Brick	86%			LIFE	**	5	\$187,700	
Masonry: Limestone	10%	Now	\$170,400	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	\$4,900	
Windows								
Aluminum	100%			2048	**	5	\$71,600	
Parapets								
Masonry: Brick	83%	Now	\$559,200	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	\$16,500	LIFE	**	5	\$3,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Metal Rail	5%			2037	**	5-10	\$24,300	
Granite Panels	2%			LIFE	**	5	\$600	
Roof								
Metal Panel	15%			2045	**	10	\$42,800	
Modified Bitumen	75%	Now	\$63,200	2032	\$1,264,300			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Single Ply Membrane	5%			2037	**	10	\$7,800	
Skylight, Metal/Glass	5%			2052	**	10	\$25,900	
Soffits								
Glass: Special Gauge	25%			LIFE	**	1		
Masonry: Limestone	75%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$627,900	3	\$53,700	
Cast in Place Concrete	10%			LIFE	**	5	\$78,400	
Ceramic Tile	10%			2041	**	5	\$35,800	
Marble Panels	10%			LIFE	**	5	\$26,900	
Terrazzo	15%			LIFE	**	5	\$42,000	
Vinyl Tile	35%			2032	\$3,432,500	3	\$62,700	
Vinyl Tile 9" X 9"	10%			2027	\$2,839,100	3	\$13,400	

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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								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,300	
Glass: Single Pane	5%			LIFE	**	5	\$11,700	
Gypsum Board	15%			LIFE	**	5	\$28,100	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$51,600	
Wood	10%			LIFE	**	5	\$125,000	
Ceilings								
AcousTileSusp.Lay-In	25%			2045	**	5	\$90,300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$5,600	
Gypsum Board	5%			LIFE	**	5	\$22,600	
Plaster	60%			LIFE	**	5	\$135,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	2%			2052	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Generator Enclosure								
Explanation : Gates								
Iron Picket	98%	4+	\$9,500	2052	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : Northwest Corner Of Building								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	50%			2067	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Generator Enclosure								
Masonry: Brick	50%			2052	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Generator Enclosure								
Retaining Walls								
Cast in Place Concrete	10%			2052	**			
Masonry: Brick	65%	Now	\$5,700	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Cheek Walls At Various Ramps And Exterior Steps								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Cheek Walls At Various Ramps And Exterior Steps								
Masonry: Fieldstone	25%	2-4	\$2,900	2042	**			
Joint Mortar Miss/Erod, 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								

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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 Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2037		* *			
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## On-Site Walkways

Asphalt	25%	0-2	\$7,800	2035		\$155,300			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Rear Of Building*

Cast in Place Concrete	45%			2037		* *			
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Masonry: Granite	5%			LIFE		* *			
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Pavers/Stone	25%	Now	\$19,500	2035		\$976,600			
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*Broken/Missing Elements, Extent : Severe, Area Affected : 10%**Location : Front Entrance Area*

## Parking/Driveway

Asphalt	100%	Now	\$166,900	2035		\$3,338,800			
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*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*

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	30%			2032		\$76,400	5	\$300	
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Fused Disc Sw	70%			2052		* *	5	\$800	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : New Electrical Room**Explanation : Main Service Switch Rated At 4,000 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	60%			2052		* *	5	\$700	
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Molded Case Bkrs	40%			2052		* *	5	\$2,700	
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## Raceway

Conduit	80%			2032		\$583,700	1		
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Conduit	20%			2052		* *	1		
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## Panelboards

Fused Disc Sw	5%			2031		\$31,600	5	\$300	
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Molded Case Bkrs	25%			2031		\$158,200	5	\$1,700	
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Molded Case Bkrs	30%			2040		* *	5	\$2,100	
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Molded Case Bkrs	40%			2048		* *	5	\$2,700	
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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									
Wiring									
	Braided Cloth	10%	2-4	\$111,500	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Section							
	Thermoplastic	50%			2052	**	1		
	Thermoplastic	40%			2042	**	1		
Motor Controllers									
	Locally Mounted	30%			2030	\$13,900	5	\$500	
	Locally Mounted	70%			2045	**	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement In The Boiler Room							
		Explanation : Metal Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	**	1	\$80,300	
Generators									
	Diesel	100%			2041	**	1	\$101,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : 810 Kilowatts Diesel Generator							
Batteries									
	Nickel Cadmium	100%			2027	\$2,400	5	\$58,200	
Fuel Storage									
	Main Tank	100%			2060	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 4800 Gallon Capacity							
Lighting									
Interior Lighting									
	Fluorescent	55%			2032	\$2,427,100	10	\$131,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2037	**	10	\$95,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways And New Additions							
	Fluorescent	5%			2037	**	10	\$12,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Service	50%			2037	**	1		
	Exit, Service	50%			2037	**	1		

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

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

## Lighting

## Exterior Lighting

## HID

30% Now \$36,200 2037 \* \*

*Malfunctioning, Extent : Moderate, Area Affected : 10%*  
*Location : Building Exterior*

## No Component

70%

## Alarm

## Security System

## No Component

90%

## Generic

10% 2037 \* \* 1 \$9,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : 4th Floor Hallways Only**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

## No Component

50%

## Generic, Analog

50% Now \$66,700 2040 \* \* 1-3 \$73,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm Control Panel Displayed 12 Trouble Alarms And Ground Default.**Strobe Lights, Horns, Manual Pull Stations, Alarm Bells*

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

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100% 2042 \* \* 1

## Conversion Equipment

## Steam Boiler

100% 2037 \* \* 1 \$258,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Queens Criminal Court, District Attorney Office, And Queens House Of Detention**Explanation : 3 Large High Pressure Steam Units And 1 Small Unit For Summer Use.**Boilers Also Supply Other Nearby City Buildings*

## Distribution

## Hot Wtr Piping/Pump

10% 2040 \* \* 4 \$1,300

## Central Plant Steam

90% 2042 \* \* 4 \$17,400

## Piping/Pmp

## Terminal Devices

## Air Handler

20% 2032 \$973,400 1 \$32,300

## Convactor/Radiator

70% 2037 \* \* 1 \$59,000

## Fan Coil Unit/Heat

10% 2032 \$641,200 1 \$8,400

## Air Conditioning

## Energy Source

## Electricity

80% 2040 \* \* 1

## Natural Gas

20% 2042 \* \* 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, Elec Chiller	10%			2035	\$527,300	1	\$28,200	
	Reciprocating Compr/Chiller	30%	Now	\$114,500	2032	\$1,144,700	1	\$32,700	
		Broken, Extent : Severe, Area Affected : 20% Location : 1 Of 4 Units In Penthouse R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Basement Other Observation, Extent : N/A, Area Affected : 40% Location : Basement Explanation : Rotary Screw Compressors							
	Ext Pkg Unit - Heating/Cooling	20%	0-2	\$521,400	2042	* *	2	\$2,600	
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Lower Roof Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Lower Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Lower Roof Explanation : Two 40 Ton Units							
	Split Unit	15%			2032	\$921,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : Roof Other Observation, Extent : N/A, Area Affected : 100% Location : 2 Units In Rear Yard And Rooftop Explanation : 1 Unit On Rooftop, 2 Units In Rear Yard							
	Window/Wall Unit	25%			2027	\$244,900	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	75%			2042	* *	4	\$14,500	
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	75%			2032	\$3,763,800	1	\$121,100	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2032	\$112,300	2	\$27,300	
	Water Cooling Tower	60%			2033	\$783,800	2	\$157,600	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$145,500	
	Exhaust Fans								
	Interior	90%			2032	\$1,032,400	2	\$7,200	
	Roof	10%			2032	\$50,200	2	\$800	
Plumbing									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$38,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$51,800	4	\$5,500	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2037	* *	1	\$1,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Serving Cooling Equipment								
	Fixtures								
	Generic	100%							
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									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$131,600	
	Sprinkler								
	No Component	50%							
	Generic	50%			2042	* *	1-2	\$36,600	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 03-Dec-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5  
**Block** : 9680 **Lot** : 1 **BIN** : 4448759

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$2,545,600	\$2,426,600
Interior Architecture	\$1,051,600	\$3,968,800
Electrical	\$945,500	\$4,525,900
Mechanical	\$14,412,700	\$668,800
Site Pavements	\$242,800	
<b>Total</b>	<b>\$19,198,300</b>	<b>\$11,590,200</b>
Importance Code A	\$5,569,800	\$2,426,600
Importance Code B	\$13,328,500	\$5,703,900
Importance Code C	\$300,000	\$3,459,600
<b>Total</b>	<b>\$19,198,300</b>	<b>\$11,590,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$94,700			
Interior Architecture	\$141,700	\$5,800		\$56,300
Electrical	\$74,100	\$44,800	\$44,800	\$54,900
Mechanical	\$100,500	\$88,900	\$150,700	\$81,000
Site Enclosure	\$6,900			
Site Pavements	\$21,000			
Elevators/Escalators	\$81,800	\$81,800	\$81,800	\$81,800
<b>Total</b>	<b>\$520,800</b>	<b>\$221,300</b>	<b>\$277,300</b>	<b>\$274,100</b>
Importance Code A	\$109,600	\$22,900	\$14,200	\$14,600
Importance Code B	\$387,900	\$192,600	\$263,100	\$259,500
Importance Code C	\$23,300	\$5,800		
<b>Total</b>	<b>\$520,800</b>	<b>\$221,300</b>	<b>\$277,300</b>	<b>\$274,100</b>



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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	\$11,900	
	Masonry: Granite	10%	Now	\$185,300	LIFE	**	5	\$17,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : South And West Side									
Recent Repair Evident, Extent : N/A, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Lower Level 1 Garage At Storm Drain Line									
	Metal/Glass Curt Wall	12%	Now	\$237,900	LIFE	**	5	\$53,400	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Main Lobby									
	Metal/Glass Curt Wall	13%			LIFE	**	5	\$57,900	
	Metal Panel	10%			2051	**	5-10	\$163,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Penthouse									
Explanation : Metal Louvers									
	Metal Coiling Doors	5%			2036	**	5	\$37,100	
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : South Side Along 90th Avenue									
	Panel: Limestone	9%	Now	\$572,400	LIFE	**	5	\$16,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair G - Grade Level And Lower Level 1									
	Panel: Limestone	36%			LIFE	**	5	\$64,100	
Windows									
	Aluminum	80%	Now	\$14,300	2047	**	5	\$7,500	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor, Room 506									
	Glass Block	10%			LIFE	**	5	\$1,200	
	Metal Louvers	10%			2040	**	10	\$11,800	

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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									
Parapets									
	Masonry: Granite	10%			LIFE	* *	5	\$1,400	
	Metal Panel	10%	Now	\$4,600	2041	* *	5	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Penthouse Roof									
	Metal Rail	10%	4+	\$3,800	2044	* *	5	\$8,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Panel: Limestone	30%	Now	\$228,600	LIFE	* *	5	\$3,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 35%									
Location : Coping Stone									
	Panel: Limestone	35%			LIFE	* *	5	\$4,400	
	Weathering Steel	5%	4+	\$5,900	LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Steel Supports - Mechanical Screens									
Explanation : Corrosion Of Non-weathering Steel									
Roof									
	IRMA/Protected Membrane	27%	Now	\$166,800	2031	\$833,900			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Penthouse Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair B									
	IRMA/Protected Membrane	33%			2031	\$1,019,200	10	\$43,500	
	Plaza Roof: Stone Panels	25%	Now	\$503,100	2061	* *			
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Over Basement Parking Garage - West And South Facades, Main Entrance And Interior Courtyard									
	Sloped Glazing	15%	Now	\$651,500	LIFE	* *	5	\$263,400	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%									
Location : Atrium									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Atrium									
Soffits									
	Masonry: Limestone	75%			LIFE	* *	5	\$3,600	
	Metal Panel	25%			2051	* *	5-10	\$10,900	

## Interior

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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	\$124,700	2030	\$1,247,100	3	\$106,700		
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : 3rd Floor Offices And Throughout									
Cast in Place Concrete	20%	Now	\$159,900	LIFE	**	5	\$207,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Boiler Room									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : North East Corner At Sub-basement									
Ceramic Tile	5%			2040	**	5	\$23,700		
Cork Tile	10%	0-2	\$94,800	2051	**	5	\$20,800		
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Courtroom 301									
Terrazzo	15%			LIFE	**	5	\$55,600		
Vinyl Tile	35%	Now	\$90,900	2036	**	3	\$62,300		
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Lower Levels 1 And 2 And Court Rooms Behind Bench									
Interior Walls									
Concrete Masonry Unit	20%	Now	\$57,200	LIFE	**	5	\$12,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Basement And Sub-basement									
Fabric on Framing	15%			2032	\$3,459,600	5	\$11,500		
Glass: Single Pane	5%			LIFE	**	5	\$5,800		
Gypsum Board	40%	Now	\$17,000	LIFE	**	5	\$36,800		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 1st And 3rd Floor Offices									
Granite Panels	5%			LIFE	**				
Marble Panels	10%			LIFE	**				
Wood	5%			LIFE	**	5	\$30,700		

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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									
	Ceilings								
	AcousTileConcealSpLn	25%	Now	\$189,100	2044	* *	5	\$74,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Courtroom Ceilings And Throughout							
	AcousTileSusp.Lay-In	35%	Now	\$54,700	2044	* *	5	\$83,000	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 5th Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 5th Floor Offices							
	Exposed Struc: Concrete	20%	Now	\$281,700	LIFE	* *	5	\$14,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Basement And Sub-basement, Garages							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Basement And Sub-basement, Garages							
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	15%	Now	\$123,300	LIFE	* *	5	\$88,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Atrium, Lobby							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Atrium, Lobby							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$3,800	2066	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Retaining Walls								
	Cast in Place Concrete	100%	Now	\$3,100	2066	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Ramp To Lower Garage							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Ramp To Lower Garage							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$18,500	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							

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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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	25%	Now	\$2,400	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair At 90th Avenue Exit</i>								

Masonry: Granite	75%	Now	\$166,000	LIFE	**			
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Sutphin Boulevard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Sutphin Boulevard</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Sutphin Boulevard</i>								

## Parking/Driveway

Cast in Place Concrete	100%	0-2	\$76,900	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage Entrance</i>								

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2041	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Thre Electrical Services Rated At 4,000 Amperes Each. Personnel Stated That Indicated That The Switchgear Is Having Ground Fault Issues. A Service Company Should Evaluate This Issue.</i>								

## Transformers

Dry Type	100%			2036	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Generator Room, Boiler Room</i>								
<i>Explanation : Three 45 Kilovolt-ampere, Two 30 Kilovolt-ampere, 480/208/120 Volts</i>								

## Switchgear / Switchboard

Air Circuit Breaker	100%			2041	**	5	\$1,700	
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## Raceway

Conduit	100%			2041	**	1		
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## Panelboards

Fused Disc Sw	10%			2039	**	5	\$700	
Molded Case Bkrs	90%			2039	**	5	\$7,600	

## Wiring

Thermoplastic	100%			2041	**	1		
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

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%			2036	**	5	\$100	
	Motor Control Center	80%			2036	**	5	\$7,000	
	Variable Frequency Drive	10%	Now	\$86,500	2051	**			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Rooms							
	Variable Frequency Drive	5%			2029	\$43,300			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Five- Water Mains With Five- Separate Ground Connections.							
Stand-by Power									
	Transfer Switches								
	Automatic	90%			2036	**	1	\$88,400	
	Automatic	10%	Now	\$10,300	2051	**	1	\$8,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Automatic Transfer Switch 3 , Northside 5th Floor Mechanical Room							
		Explanation : Automatic Transfer Switch No.3 Is Not Functioning.							
	Generators								
	Diesel	100%			2034	\$107,700	1	\$123,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1400 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$11,800	
	Fuel Storage								
	Day Tank	50%			2039	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 250 Gallons Rated Capacity							
	Main Tank	50%			2046	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 4,500 Gallon Capacity							

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

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	70%			2031	\$3,368,100	10	\$204,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$481,200	10	\$29,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lamps							
	LED	20%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage, 1st, 2nd, 5th Floor Corridor							
		Explanation : LED Fixtures Installed 2 Years Ago.							
Egress Lighting									
	Emergency, Service	50%			2031	\$97,400	1		
	Exit, LED	50%			2046	* *	1		
Exterior Lighting									
	LED	20%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : LED Fixtures Installed 3 Years Ago.							
	No Component	80%							
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2031	\$237,500	1	\$47,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : CCTV Surveillance Camera Systems							
Fire/Smoke Detection									
	Generic, Digital	100%			2026	\$815,700	1-3	\$202,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns.							
		System Is Being Assessed To Be Replaced.							

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%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Level 2							
		Explanation : One 5,000 Gallon Oil Tank							

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Conversion Equipment								
	Hot Water Boiler	90%			2029	\$3,024,300	1	\$142,000	
		<i>Other Observation, Extent : Light, Area Affected : 95%</i> <i>Location : Sub-basement Boiler Room</i> <i>Explanation : 2 Dual Fuel Hot Water Boilers</i>							
	HTHW/HW Exchanger	10%			2027	\$8,300	2	\$2,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Fifth Floor Penthouse</i> <i>Explanation : Hot Water To Glycol Unit Serving 2 Rooftop Air Conditioning Units.</i>							
	<b>Distribution</b>								
	Hot Wtr Piping/Pump	95%	0-2	\$65,700	2039	* *	4	\$14,900	
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i> <i>Location : Damage From Leaks Above. Sub-basement</i>							
	No Component	5%							
	<b>Terminal Devices</b>								
	Convactor/Radiator	49%			2036	* *	1	\$50,500	
	Convactor/Radiator	1%	Now	\$15,500	2051	* *	1	\$900	
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i> <i>Location : First Floor, Ruptured Base Board Radiator Piping</i>							
	No Component	50%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Roof</i> <i>Explanation : See Air Conditioning Units</i>							
	<b>Air Conditioning</b>								
	Energy Source								
	Electricity	100%			2039	* *	1		

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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
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2027	\$4,513,500	1	\$241,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room, Basement							
		Explanation : 3 Scroll Compressor Chillers							
	Interior Pkg Unit - Cooling	5%	0-2	\$250,100	2036	* *	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%			2026	\$250,100	2	\$1,000	
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$265,700	2	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Penthouse Roof							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Penthouse Roof							
		Explanation : 1 Rooftop Package Unit							
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$265,700	2	\$1,000	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	1%	0-2	\$200	2026	\$12,000	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%							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2031	\$325,700	4	\$16,500	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2026	\$2,233,600	1	\$78,900	
	Air Handler/Cool/Ht	10%	0-2	\$335,000	2041	* *	1	\$17,800	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Roof, Damaged Duct Insulation On Air Handler No.4							
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations, Supply Or Return Fans With Defective Variable Frequency Drives							
	Fan Coil - 4 Pipe	10%			2026	\$1,094,600	1	\$10,300	
	No Component	40%							

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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
Air Conditioning								
Heat Rejection								
Water Cooling Tower	60%	0-2	\$872,200	2036	**	2	\$154,200	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Roof							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Roof							
	Explanation : Deteriorating Baffles							
Water Cooling Tower	10%	0-2	\$145,400	2036	**	2	\$25,700	
	Corroded, Extent : Severe, Area Affected : 50%							
	Location : Roof							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Roof							
	Explanation : Deteriorating Baffles							
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$277,800	LIFE	**	2-5	\$178,000	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
	Location : Damage Due To Weather. Basement							
Exhaust Fans								
Roof	20%			2031	\$122,700	2	\$2,000	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2041	**	1		
Brass/Copper	5%	0-2	\$121,800	2061	**	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%			2030	\$16,900	2		
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 200-gallon Units							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$55,800	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Sub-basement							

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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									
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$63,300	2041	* *	4	\$6,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : One Pump Failed. Sub-basement							
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Tank Basin. Sub-basement							
	Sewage Ejector(s)								
	Electric	100%	Now	\$99,300	2041	* *	4	\$12,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : One Pump Failed. Sub-basement							
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Tank Basin. Sub-basement							
	Backflow Preventer								
	Generic	100%			2031	\$141,200	1	\$19,500	
	Fixtures								
	Generic	100%							
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%			2041	* *	1-5	\$166,900	
	Sprinkler								
	Generic	100%	2-4	\$437,300	2041	* *	1-2	\$77,500	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Dry Pipe System Piping In Parking Garage. Sub-basement							
	Fire Pump								
	Generic	100%			2040	* *	1	\$59,600	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 19-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,8  
**Block** : 9653 **Lot** : 1 **BIN** : 4206522

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$6,783,700	\$3,422,500
Interior Architecture	\$18,759,400	\$13,444,300
Electrical	\$6,326,400	\$3,523,600
Mechanical	\$3,489,400	\$37,242,100
Site Pavements		\$799,700
<b>Total</b>	<b>\$35,358,900</b>	<b>\$58,432,100</b>
Importance Code A	\$6,783,700	\$4,136,700
Importance Code B	\$28,223,900	\$53,166,800
Importance Code C	\$351,300	\$1,128,700
<b>Total</b>	<b>\$35,358,900</b>	<b>\$58,432,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$96,800			\$53,700
Interior Architecture	\$2,652,700			\$157,100
Electrical	\$62,600	\$56,400	\$52,500	\$59,700
Mechanical	\$676,000	\$193,400	\$303,800	\$270,100
Site Enclosure	\$1,800			
Site Pavements	\$42,800			
Elevators/Escalators	\$155,000	\$155,000	\$155,000	\$155,000
<b>Total</b>	<b>\$3,687,800</b>	<b>\$404,800</b>	<b>\$511,400</b>	<b>\$695,600</b>
Importance Code A	\$104,400	\$6,100	\$6,100	\$74,500
Importance Code B	\$3,558,300	\$398,700	\$505,200	\$621,100
Importance Code C	\$25,100			
<b>Total</b>	<b>\$3,687,800</b>	<b>\$404,800</b>	<b>\$511,400</b>	<b>\$695,600</b>



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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	\$1,887,800	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/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Masonry: Granite	2%	Now	\$240,700	LIFE	**	5	\$11,600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	55%			LIFE	**	5	\$318,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : 1961 Wing									
	Metal Panel	5%			2051	**	5-10	\$265,100	
	Metal Coiling Doors	2%			2029	\$1,632,400	5	\$48,200	
	Window Wall	6%			2051	**	5	\$173,500	
Windows									
	Aluminum	95%	Now	\$2,314,500	2047	**	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									
	Glass Block	3%	Now	\$27,700	LIFE	**	5	\$3,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Louvers	2%			2040	**	10	\$21,500	
Parapets									
	Concrete Masonry Unit	20%	2-4	\$10,200	LIFE	**	5	\$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	40%	Now	\$209,000	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	\$15,700	
	Metal Rail	10%			2044	**	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	\$34,500	2031	\$345,300			
				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	\$105,100	2031	\$2,101,700			
				Ponding, Extent : Light, Area Affected : 15%					
				Location : 3rd Floor Roof					
	Plaza Roof: Stone Panels	20%	Now	\$152,000	2041	* *			
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Annex					
	Skylight, Metal/Glass	5%	Now	\$83,100	2051	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : 3rd Floor Roof					
Soffits									
	Metal Panel	100%			2051	* *	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	15%	0-2	\$2,642,700	2033	\$2,642,700	3	\$226,200	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	7%	0-2	\$118,600	LIFE	* *	5	\$153,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout Basement</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout Basement</i>							
Ceramic Tile	3%	Now	\$84,200	2040	* *	5	\$15,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Toilets Throughout</i>							
	<i>Patching Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Toilets Throughout</i>							
Granite Panels	5%	0-2	\$220,700	LIFE	* *	5	\$37,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	Now	\$93,100	LIFE	* *	5	\$39,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	45%	Now	\$247,700	2031	\$12,383,300	3	\$169,600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout Corridors, 5th And 8th Floors</i>							
	<i>Patching Evident, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout Corridors, 5th And 8th Floors</i>							
Vinyl Tile 9" X 9"	20%	Now	\$318,700	2026	\$15,933,000	3	\$75,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : 3rd, 5th, 8th Floor Throughout</i>							

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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	\$100,600	2040	**	5	\$18,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
	Gypsum Board	15%			LIFE	**	5	\$66,400	
	Masonry: Brick	5%			LIFE	**			
	Granite Panels	3%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	52%	Now	\$185,000	LIFE	**	5	\$115,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 8th Floor Room 812 And Throughout							
	SGFT/Glazed Masonry	5%	2-4	\$65,700	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Wood	5%			LIFE	**	5	\$147,600	
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Ceilings									
	AcousTile,Adhered	3%	0-2	\$192,400	2036	**	5	\$15,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
	AcousTile,Adhered	2%			2036	**	5	\$20,100	
	AcousTileConcealSpLn	47%			2044	**	5	\$590,600	
	Exposed Struc: Steel	3%	Now	\$359,100	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room Penthouse - 1994 Wing							
	Exposed Struc: Steel	2%			LIFE	**			
	Glass: Susp Panels	3%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$62,800	
	Plaster	17%			LIFE	**	5	\$106,800	
	Plaster	18%	0-2	\$545,300	LIFE	**	5	\$113,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Room 190, 825, 856, 812 And Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Room 190, 825, 856, 812							
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2051	**			
	Iron Picket	90%			2051	**			

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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									
	Free Standing Walls								
	Cast in Place Concrete	70%			2066		* *		
	Masonry: Brick	30%	Now	\$1,800	2041		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Parking Lot							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : South Side Parking Lot							
	Retaining Walls								
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$19,500	2044		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	90%	0-2	\$11,600	2044		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Entrance And Throughout							
	Masonry: Granite	10%	4+	\$11,700	LIFE		* *		
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Main Entrance Stair							
	Parking/Driveway								
	Asphalt	100%			2034	\$799,700			

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%			2031	\$418,800	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Two 4,000 Ampere Main Disconnect Switches.							
	Fused Disc Sw	50%			2051	**	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Two 3,000 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2044	**	5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 150 Kilovolt-ampere, 480/208/120 Volts							

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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									
Switchgear / Switchboard									
	Air Circuit Breaker	65%			2031	\$544,500	5	\$2,100	
	Air Circuit Breaker	20%			2051	**	5	\$600	
	Fused Disc Sw	5%			2051	**	5	\$100	
	Molded Case Bkrs	10%			2051	**	5	\$1,600	
Raceway									
	Conduit	25%			2051	**	1		
	Conduit	75%			2031	\$678,800	1		
Panelboards									
	Fused Disc Sw	3%			2047	**	5	\$400	
	Fused Disc Sw	7%			2030	\$66,500	5	\$1,000	
	Molded Case Bkrs	70%			2030	\$664,500	5	\$11,400	
	Molded Case Bkrs	20%			2047	**	5	\$3,300	
Wiring									
	Braided Cloth	15%	2-4	\$202,100	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Sections							
	Thermoplastic	65%			2031	\$875,700	1		
	Thermoplastic	20%			2051	**	1		
Motor Controllers									
	Locally Mounted	5%			2044	**	5	\$200	
	Locally Mounted	15%			2029		5	\$600	
	Motor Control Center	20%			2044	**	5	\$3,400	
	Motor Control Center	50%			2029	\$865,300	5	\$8,400	
	Variable Frequency Drive	7%			2044	**			
	Variable Frequency Drive	3%	Now	\$51,900	2051	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 5th Floor							
		Explanation : Five Variable Frequency Drives Are Not Operational							
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$4,500	
	Generic	50%			LIFE	**	5	\$4,500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$190,400	
Generators									
	Diesel	100%			2040	**	1	\$239,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Penthouse							
		Explanation : One 400 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2026	\$2,400	5	\$138,000	

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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
Stand-by Power									
Fuel Storage									
	Day Tank	50%			2047	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - Penthouse									
Explanation : One 300 Gallon									
	Main Tank	50%			2059	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 10,000 Gallon									
Lighting									
Interior Lighting									
	Fluorescent	30%			2026	\$2,799,800	10	\$170,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	5%			2036	**	10	\$28,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : New Sections									
Explanation : Compact Fluorescent Lamps									
	Fluorescent	10%			2039	**	10	\$56,800	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	HID	10%			2036	**	10	\$2,000	
	Incandescent	10%			2036	**	2	\$1,400	
	LED	35%			2039	**			
Egress Lighting									
	Emergency, Service	10%			2039	**	1		
	Emergency, Battery	20%			2031	\$205,900	10	\$29,900	
	Exit, LED	40%			2059	**	1		
	Exit, Service	30%			2026	\$79,300	1		
Exterior Lighting									
	HID	70%			2026	\$2,003,500	10	\$1,300	
	HID	30%			2036	**	10	\$600	
Alarm									
Security System									
	No Component	90%							
	Generic	10%			2036	**	1	\$23,100	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%			2036	**	1-3	\$76,300	

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 CRIMINAL COURTS**  
**Asset # : 2764**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
	Plant Campus Steam / PRV	80%	Now	\$6,800	2041	* *	1	
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i> <i>Location : High Pressure Condensate Leak Between Criminal Court And Borough Hall.</i> <i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Basement</i> <i>Explanation : Steam Supply From Borough Hall.</i>								
	Interruptible Gas/Dual Fuel	20%			2041	* *	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Underground</i> <i>Explanation : Two 10,000 Gallon Fuel Oil Tank For Q1 Annex</i>								
<b>Conversion Equipment</b>								
	Hot Water Boiler	20%			2036	* *	1	\$61,200
<i>Other Observation, Extent : N/A, Area Affected : 20%</i> <i>Location : Q1 Mechanical Room</i> <i>Explanation : 2 Units</i>								
	Pres. Reducing Valve/LP Steam	80%			2034	\$295,400	5	\$29,400
<b>Distribution</b>								
	Hot Wtr Piping/Pump	20%			2039	* *	4	\$9,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room</i> <i>Explanation : Q1 Annex</i>								
	Central Plant Steam Piping/Pmp	80%			2041	* *	4	\$24,400
<b>Terminal Devices</b>								
	Air Handler	70%			2031	\$8,080,000	1	\$268,000
	Convactor/Radiator	10%			2036	* *	1	\$20,000
	Fan Coil Unit/Heat	20%			2031	\$3,041,600	1	\$40,000
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2047	* *	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%			2034	\$10,005,100	1	\$535,900	
Other Observation, Extent : Light, Area Affected : 80%									
Location : Main Building Refrigeration Room And Q1 Refrigeration Room									
Explanation : Refrigerant No.123. Two 325 Ton Units For Main Building And Two 280 Ton Units For Q1 Annex.									
	Exterior Pkg Unit - Cooling	10%			2026	\$672,500	2	\$3,800	
R-22 Refrigerant, Extent : Light, Area Affected : 10%									
Location : Various									
	Exterior Pkg Unit - Cooling	10%	Now	\$134,500	2031	\$672,500	2	\$3,000	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Roof									
Explanation : Glycol Air Cooled Chiller With Pump Serving Lobby Rooftop Unit.									
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$24,400	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2031	\$9,521,500	1	\$306,200	
	Air Handler/Cool/Ht	10%			2031	\$1,190,200	1	\$38,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Roof									
Explanation : Rooftop Cooling Only Unit Serving Lobby									
	No Component	10%							
Heat Rejection									
	Dry Cooler	20%			2031	\$563,000	2	\$86,200	
	Water Cooling Tower	80%	Now	\$495,700	2026	\$2,478,600	2	\$398,700	
Corroded, Extent : Severe, Area Affected : 60%									
Location : Shell Badly Corroded									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units. One At Main Building And One At Q1 Annex.									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$345,200	
Exhaust Fans									
	Interior	90%			2031	\$2,448,400	2	\$17,100	
	Roof	10%			2031	\$119,000	2	\$1,900	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	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
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
				Recent Replace Evident, Extent : N/A, Area Affected : 100%					
				Location : Q1 Annex Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Q1 Annex Basement					
				Explanation : Two 150 Gallon Units					
	HW Heat Exchanger								
	Steam Fired	80%			2041	* *	4	\$49,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2,000 Gallon Storage Tank.					
	No Component	20%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$122,800	4	\$19,600	
	Sewage Ejector(s)								
	Electric	100%			2031	\$321,200	4	\$37,000	
	Backflow Preventer								
	No Component	40%							
	Generic	60%			2031	\$164,400	1	\$22,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : 19 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$323,700	
	Sprinkler								
	No Component	80%							
	Generic	20%			2041	* *	1-2	\$34,700	
	Fire Pump								
	Generic	100%			2034	\$585,600	1	\$115,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Located In Q1 Annex.					

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 19-Nov-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,PEN  
**Block** : 10093 **Lot** : 1 **BIN** : 4826930

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$417,300
Interior Architecture	\$416,900	\$560,800
Electrical	\$88,300	
Mechanical	\$106,700	\$953,900
<b>Total</b>	<b>\$611,900</b>	<b>\$1,932,000</b>
Importance Code A		\$417,300
Importance Code B	\$560,600	\$1,284,400
Importance Code C	\$51,300	\$230,300
<b>Total</b>	<b>\$611,900</b>	<b>\$1,932,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$183,400	\$17,300		
Interior Architecture	\$61,900		\$20,600	\$25,300
Electrical	\$29,600	\$25,100	\$29,500	\$23,900
Mechanical	\$80,900	\$110,300	\$108,400	\$70,500
Site Enclosure	\$700			
Site Pavements	\$28,600			
Elevators/Escalators	\$146,900	\$146,900	\$146,900	\$146,900
<b>Total</b>	<b>\$532,000</b>	<b>\$299,600</b>	<b>\$305,400</b>	<b>\$266,600</b>
Importance Code A	\$200,600	\$26,300	\$8,700	\$8,700
Importance Code B	\$294,700	\$273,300	\$293,000	\$258,000
Importance Code C	\$36,800		\$3,700	
<b>Total</b>	<b>\$532,000</b>	<b>\$299,600</b>	<b>\$305,400</b>	<b>\$266,600</b>



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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	6%	0-2	\$45,400	LIFE	* *	5	\$11,100	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Cooling Tower								
Masonry: Brick	79%			LIFE	* *	5	\$146,700	
Metal Panel	3%			2052	* *	5-10	\$38,300	
Metal Coiling Doors	1%			2045	* *	5	\$5,800	
Granite Panels	1%			LIFE	* *	5	\$1,400	
Pre-Cast Concrete	5%			LIFE	* *	5	\$30,200	
Window Wall	5%	Now	\$14,000	2052	* *	5	\$17,400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Entrances North And South								
Windows								
Aluminum	97%	Now	\$29,600	2048	* *	5	\$15,700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Offices								
Metal Louvers	3%			2041	* *	10	\$6,100	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$10,700	
Metal Rail	1%			2045	* *	5-10	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$6,700	
Stucco Cement	44%			2045	* *	5	\$24,300	
Roof								
Cast in Place Concrete	2%	Now	\$1,400	LIFE	* *			
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Balconies								
IRMA/Protected Membrane	75%	Now	\$45,600	2037	* *			
Vegetation Growth, Extent : Light, Area Affected : 1%								
Location : Upper Roof Cooling Tower								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Offices 5th Floor, 4th Floor Waiting And Connecting Bridges								
Metal Panel	3%	Now	\$11,200	2037	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Entry Lobby								
Skylight, Metal/Glass	5%	Now	\$36,100	2052	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Sloped Glazing	15%			LIFE	* *	5	\$259,500	
Soffits								
Metal Panel	100%			2052	* *	5-10	\$25,100	

**Interior**

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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
Interior								
Floors								
Carpet	10%			2031	\$591,900	3	\$50,700	
Cast in Place Concrete	7%			LIFE	* *	5	\$51,700	
Cast in Place Concrete	3%	Now	\$20,500	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 : Polished Concrete								
Mosaic Tile	5%			2045	* *	5	\$42,200	
Terrazzo	15%	4+	\$93,900	LIFE	* *	5	\$39,600	
Uneven Surface, Extent : Light, Area Affected : 25%								
Location : Lobby								
Vinyl Tile	60%	Now	\$110,900	2037	* *	3	\$76,000	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Basement								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$14,900	
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,000	
Folding Partition	1%			2048	* *	5	\$7,500	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	62%	Now	\$51,300	LIFE	* *	5	\$111,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Offices								
Masonry: Brick	12%			LIFE	* *			
Metal Panel	3%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$119,300	

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	4%	Now	\$22,300	2045	* *	5	\$6,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Basement							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : 5th Floor Throughout							
	AcousTileSusp.Lay-In	76%			2045	* *	5	\$256,700	
	Exposed Struc: Steel	10%	Now	\$160,900	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Basement, Below Exterior Plaza							
		Water Penetration, Extent : Moderate, Area Affected : 1%							
		Location : Basement, Below Exterior Plaza							
	Gypsum Board	10%	Now	\$11,700	LIFE	* *	5	\$42,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Basement Below Exterior Plaza							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement Below Exterior Plaza, Lobby Entries And Skylights							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$700	2067	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	25%			2045	* *			
	Pavers/Stone	75%			2041	* *			
	On-Site Walkways								
	Pavers/Stone	100%	Now	\$28,600	2041	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Throuhgout Base Of Building							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Front Exterior Lobby							
		Explanation : Water Penetration Into Basement							

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**  
**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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Switch Rated At 2,000 Amperes, Two Main Service Switches Rated At 1200 Amperes And One Main Service Switch Rated At 800 Amperes.							
	Transformers								
	Dry Type	100%			2045	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room And Penthouse							
		Explanation : 45 Kilovolt-ampere, 2- 30 Kilovolt-ampere 480/208/120v And 10- 51 Kilovolt-ampere 460/230v							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	* *	5	\$800	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2048	* *	5	\$400	
	Molded Case Bkrs	90%			2048	* *	5	\$4,100	
	Wiring								
	Busway	10%			2045	* *	1		
	Thermoplastic	90%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2045	* *	5	\$100	
	Motor Control Center	90%			2045	* *	5	\$4,300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$53,800	
	Generators								
	Diesel	100%			2041	* *	1	\$67,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Emergency Generator Rated At 1100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$6,500	
	Fuel Storage								
	Day Tank	5%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 275 Gallon Capacity							
	Main Tank	95%			2060	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 5,000 Gallon Capacity							

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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
Lighting									
	Interior Lighting								
	Fluorescent	55%			2037	* *	10	\$88,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	5%			2037	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Atrium							
		Explanation : Artwork Floodlighting							
	LED	40%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2037	* *	1		
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	30%			2037	* *	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Halogen Lamps							
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	* *	5	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Copper							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$19,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Lobby And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$107,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations 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%			2052	* *	1		

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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
Heating								
Conversion Equipment								
Hot Water Boiler	30%	0-2	\$11,100	2045	**	1	\$23,400	
	Controller Not Working, Extent : Moderate, Area Affected : 5%							
	Location : Both Control Boards							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 2 Units							
Hot Water Boiler	70%			2045	**	1	\$60,600	
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$8,600	
Terminal Devices								
Air Handler	70%			2037	**	1	\$75,800	
Convactor/Radiator	30%			2045	**	1	\$17,000	
Air Conditioning								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	54%	0-2	\$51,500	2037	**	1	\$92,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 3 Inefficient Units. No.1 Unit Has Multiple Defects.							
Absorption Chiller/Direct Fire	36%			2037	**	1	\$68,200	
Reciprocating Compr/Chiller	10%	0-2	\$12,800	2037	**	1	\$7,300	
	Unit Inoperable, Extent : Severe, Area Affected : 100%							
	Location : Air Conditioning Room							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$8,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	**	1	\$108,200	
Heat Rejection								
Air Cooled Condenser Unit	10%			2037	**	2	\$12,200	
Water Cooling Tower	63%	0-2	\$55,200	2033	\$551,800	2	\$88,800	
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Roof							
	Leak Evident, Extent : Moderate, Area Affected : 10%							
	Location : Valves. Roof							
Water Cooling Tower	27%			2033	\$236,500	2	\$47,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	

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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
Ventilation									
	Exhaust Fans								
	Interior	98%			2037	* *	2	\$5,300	
	Roof	2%			2032	\$6,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	2%	0-2	\$900	2052	* *	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 5% Location : Defective Control Board. Basement							
	Brass/Copper	98%			2052	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : Two 250 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$5,300	4	\$5,500	
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,800	2037	* *	4	\$7,000	
		Not in Service, Extent : Moderate, Area Affected : 10% Location : 2 Holding Tank Pumps And 1 Sewage Pump Are Out Of Service.							
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$10,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1 Unit From Basement To 5th Floor, Penthouse, 8 Units From Basement To 5th Floor, 3 Units From Basement To 4th Floor Explanation : 12 Units							
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : First To Second, Second To Third And Third To Fourth Floors Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$88,200	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$49,000	
	Fire Pump								
	Generic	100%			2035	\$165,600	1	\$32,700	

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

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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-Nov-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,7,Ph  
**Block** : 9691 **Lot** : 1 **BIN** : 4207071

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,329,700	\$419,300
Interior Architecture	\$269,900	\$8,913,300
Electrical	\$102,800	\$6,072,600
Mechanical	\$200,200	\$5,429,500
Site Pavements	\$96,500	\$862,300
<b>Total</b>	<b>\$1,999,100</b>	<b>\$21,697,000</b>
Importance Code A	\$1,329,700	\$419,300
Importance Code B	\$372,800	\$19,613,600
Importance Code C	\$296,600	\$1,664,100
<b>Total</b>	<b>\$1,999,100</b>	<b>\$21,697,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,400		\$22,900	
Interior Architecture	\$29,400	\$47,000	\$11,700	\$29,400
Electrical	\$49,300	\$53,500	\$42,100	\$47,900
Mechanical	\$141,400	\$194,400	\$169,500	\$165,600
Site Enclosure	\$11,800			
Site Pavements	\$78,700			
Elevators/Escalators	\$79,200	\$79,200	\$79,200	\$79,200
<b>Total</b>	<b>\$423,100</b>	<b>\$374,200</b>	<b>\$325,500</b>	<b>\$322,100</b>
Importance Code A	\$63,900	\$31,200	\$53,500	\$30,500
Importance Code B	\$268,700	\$343,000	\$272,000	\$291,600
Importance Code C	\$90,500			
<b>Total</b>	<b>\$423,100</b>	<b>\$374,200</b>	<b>\$325,500</b>	<b>\$322,100</b>



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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	**			
	Masonry: Brick	3%			LIFE	**	5	\$12,700	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Masonry: Granite	8%	4+	\$263,400	LIFE	**	5	\$25,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	87%	Now	\$572,800	LIFE	**	5	\$275,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 6%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout At Doors, Exterior Balcony, Spandrels							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Around Building							
		Explanation : Sidewalk Bridge Erected							
Windows									
	Aluminum	98%	4+	\$67,000	2040	**	5	\$35,400	
		Air Infiltration, Extent : Moderate, Area Affected : 10%							
		Location : Around Window Units							
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	2%			2035	\$79,500	10	\$9,000	
Parapets									
	Masonry: Limestone	75%	Now	\$355,900	LIFE	**	5	\$24,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Southeast Corner							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Rail	25%			2037	**	5-10	\$116,400	

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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%	Now	\$300	LIFE	**			
	Drains Clogged, Extent : Moderate, Area Affected : 25%							
	Location : Balconies							
IRMA/Protected Membrane Metal Panel	2%			2032	\$64,500	10	\$2,800	
	57%	Now	\$22,600	2045	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
	Location : Gutter Above Room 735 And 718a							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Gutter Above Room 735 And 718a							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Painted Surfaces							
Modified Bitumen	35%	2-4	\$10,400	2037	**			
	Blisters, Extent : Light, Area Affected : 5%							
	Location : In Front Of Penthouse Doors							
Skylight, Metal/Glass	5%			2058	**	10	\$22,900	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2031	\$411,800	3	\$35,200	
Cast in Place Concrete	5%			LIFE	**	5	\$51,400	
Ceramic Tile	5%			2035	\$1,312,700	5	\$23,500	
Marble Panels	5%			LIFE	**	5	\$17,600	
Terrazzo	30%			LIFE	**	5	\$110,100	
Vinyl Tile	50%			2032	\$6,431,600	3	\$117,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$114,600	
Marble Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$43,000	
Plaster	25%	Now	\$115,100	LIFE	**	5	\$71,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Basement							
SGFT/Glazed Masonry	5%	Now	\$85,000	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Stairs In Front Of Custodial Office To Sub-basement							
	Diagonal Cracks, Extent : Light, Area Affected : 2%							
	Location : Chiller Room							
Wood	15%			LIFE	**	5	\$572,800	

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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
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2037	**	5	\$94,000	
Exposed Struc: Concrete	5%	Now	\$69,800	LIFE	**	5	\$3,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Parking Lot Hatch To Water Tank Room								
Gypsum Board	5%			LIFE	**	5	\$29,400	
Plaster	20%			LIFE	**	5	\$58,700	
Plaster	50%			LIFE	**	5	\$146,800	
Site Enclosure								
Fence/Gates								
Chain Link	10%			2052	**			
Iron Picket	90%	0-2	\$11,800	2052	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 88th Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : 88th Avenue								
Pavers/Stone	5%			2041	**			
On-Site Walkways								
Cast in Place Concrete	77%	Now	\$35,600	2037	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Granite	23%	Now	\$96,500	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Entry Stairs								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Front Plaza								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Front Plaza								

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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 Pavements

## Parking/Driveway

## Asphalt

100% 4+ \$43,100 2035 \$862,300

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*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

60% 2042 \* \* 5 \$800

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

*Location : Electrical Room 2*

*Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.*

## Fused Disc Sw

40% 2042 \* \* 5 \$500

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

*Location : Electrical Room 1*

*Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes And 1200 Amperes*

## Transformers

## Dry Type

100% 2037 \* \* 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% 2042 \* \* 5 \$1,300

## Raceway

## Conduit

50% 2032 \$226,300 1

## Conduit

50% 2042 \* \* 1

## Panelboards

## Fused Disc Sw

5% 2040 \* \* 5 \$400

## Molded Case Bkrs

60% 2040 \* \* 5 \$4,900

## Molded Case Bkrs

35% 2031 \$166,100 5 \$2,800

## Wiring

## Thermoplastic

50% 2032 \$336,800 1

## Thermoplastic

50% 2042 \* \* 1

## Motor Controllers

## Locally Mounted

60% 2037 \* \* 5 \$1,200

## Locally Mounted

20% 2030 \$123,300 5 \$400

## Variable Frequency

20% 2045 \* \*

## Drive

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$4,500

## Stand-by Power

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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									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$94,800	
	Generators								
	Diesel	100%			2035	\$107,700	1	\$119,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : No Available Nameplate Rating Capacity							
	Batteries								
	Lead/Acid	100%			2027	\$2,400	5	\$11,400	
	Fuel Storage								
	Day Tank	12%			2040	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	88%			2047	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 2000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	63%			2032	\$2,927,400	10	\$178,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	15%			2032	\$697,000	10	\$42,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Courtrooms							
		Explanation : Compact Fluorescent Lights							
	Incandescent	2%			2027	\$102,800	2	\$100	
	LED	20%			2037	* *			
	Egress Lighting								
	Emergency, Service	50%			2032	\$94,100	1		
	Exit, LED	50%			2047	* *	1		
	Exterior Lighting								
	HID	15%			2032	\$213,800	10	\$100	
	LED	5%			2037	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2047	* *	5	\$1,400	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	\$172,000	1	\$34,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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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	

## Alarm

Fire/Smoke Detection

Generic, Analog

100%

2032

\$787,800

1-3

\$195,700

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

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

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2052

\* \*

1

Conversion Equipment

Steam Boiler

100%

2045

\* \*

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

2048

\* \*

4

\$800

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Throughout**Explanation : Defective Building Management System*

Hot Wtr Piping/Pump

65%

2048

\* \*

4

\$9,900

Steam Piping/Pump

30%

2052

\* \*

Terminal Devices

Air Handler

70%

2037

\* \*

1

\$133,400

Convactor/Radiator

30%

2037

\* \*

1

\$29,900

## Air Conditioning

Energy Source

Plant Campus Steam / PRV

20%

2042

\* \*

1

Electricity

80%

2040

\* \*

1

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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									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	15%			2035	\$1,486,400	1	\$50,000	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : 1 Unit					
	Centrifugal, Elec Chiller	70%			2041	**	1	\$233,500	
				R-134a Refrigerant, Extent : Light, Area Affected : 40%					
				Location : Basement Air Conditioning Room					
	Split Unit	5%			2032	\$362,600			
				R-134a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	85%			2052	**	4	\$12,900	
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2037	**	1	\$162,000	
	Fan Coil - 2 Pipe	5%			2032	\$419,300	1	\$5,000	
	No Component	10%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2032	\$39,800	2	\$10,700	
	Water Cooling Tower	85%			2033	\$1,180,100	2	\$263,600	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$68,700	
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$103,100	
Exhaust Fans									
	Interior	98%			2037	**	2	\$9,200	
	Roof	2%			2032	\$11,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$16,900	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : One 50 Gallon Unit					
HW Heat Exchanger									
	Steam Fired	100%			2032	\$1,476,800	4	\$30,500	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : One 300 Gallon Unit					

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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
Plumbing									
	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	25%	0-2	\$15,300	2042	* *	4	\$1,600	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Sub-basement Boiler Room							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Boiler Room							
	Non-Submersible	75%			2042	* *	4	\$7,300	
	Sewage Ejector(s)								
	Electric	100%			2027	\$159,900	4	\$18,400	
	Backflow Preventer								
	Generic	100%	0-2	\$2,700	2032	\$136,400	1	\$17,000	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Basement Room B-37							
		Explanation : Leaking							
	Fixtures								
	Generic	100%							
		Leaking Connections, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Vertical Transport									
	Elevators								
	Gear Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 5 Units From Sub-basement To 7th Floor, 5 Units From 1st To 7th Floor							
		Explanation : 10 New Units.							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$155,400	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$86,300	
	Fire Pump								
	Generic	100%			2035	\$291,600	1	\$57,600	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,404,900	\$174,700
Interior Architecture	\$804,900	\$1,171,100
Electrical	\$60,600	\$801,200
Mechanical	\$617,900	
Site Enclosure	\$369,000	
Site Pavements	\$1,731,500	
<b>Total</b>	<b>\$4,988,900</b>	<b>\$2,146,900</b>
Importance Code A	\$1,549,400	\$174,700
Importance Code B	\$1,547,300	\$1,972,300
Importance Code C	\$1,892,200	
<b>Total</b>	<b>\$4,988,900</b>	<b>\$2,146,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$22,800		\$38,400	
Interior Architecture	\$31,600	\$4,600		\$9,300
Electrical	\$17,100	\$14,800	\$66,000	\$12,400
Mechanical	\$4,800	\$12,800	\$48,200	\$12,800
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$90,700</b>	<b>\$46,700</b>	<b>\$167,000</b>	<b>\$48,900</b>
Importance Code A	\$22,800	\$7,600	\$46,100	\$7,600
Importance Code B	\$67,900	\$39,100	\$120,800	\$41,300
Importance Code C				
<b>Total</b>	<b>\$90,700</b>	<b>\$46,700</b>	<b>\$167,000</b>	<b>\$48,900</b>



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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	\$572,800	LIFE	* *	5	\$64,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$22,800	LIFE	* *	5	\$4,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	32%	Now	\$219,100	LIFE	* *	5	\$25,600	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	3%			2043	* *	5-10	\$22,000	
Windows								
Wood	100%	Now	\$279,800	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	\$333,200	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	\$356,300	3	\$37,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$27,100	
Ceramic Tile	5%	Now	\$75,700	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	\$313,900	LIFE	* *	5	\$24,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Corridors							
Vinyl Tile	30%			2033	\$1,113,100	3	\$13,900	

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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	\$86,800	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	\$216,100	2053	**	5	\$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	AcousTileSusp.Lay-In	20%	0-2	\$22,300	2046	**	5	\$12,400	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	10%	0-2	\$51,100	LIFE	**	5	\$7,700	
Loose/Delam Surface, Extent : Severe, Area Affected : 25%									
Location : Around Skylights									
	Plaster	50%			LIFE	**	5	\$38,600	
	Plaster	15%	Now	\$61,300	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	\$132,800	2053	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Retaining Walls									
	Concrete Masonry Unit	100%	Now	\$236,100	2053	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									

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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	

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	2-4	\$59,000	2038		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Front Walk</i>									

## On-Site Walkways

Cast in Place Concrete	50%	2-4	\$186,400	2046		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Side Yard</i>									

Pavers/Stone	50%	Now	\$1,486,200	2048		* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									

## Parking/Driveway

Asphalt	100%			2042		* *			
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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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2043		* *	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Two 4,000 Ampere Circuit Breakers</i>									

## Switchgear / Switchboard

Fused Disc Sw	100%			2043		* *	5	\$300	
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## Raceway

Conduit	100%			2033		\$145,500	1		
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## Panelboards

Fused Disc Sw	5%			2032		\$8,700	5	\$100	
Molded Case Bkrs	95%			2032		\$164,700	5	\$1,900	

## Wiring

Thermoplastic	100%			2043		* *	1		
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## Motor Controllers

Locally Mounted	100%			2031		\$50,900	5	\$500	
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## Ground

## Grounding Devices

Generic	100%			LIFE		* *	5	\$1,100	
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## 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		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									
	Generators								
	Diesel	100%			2036	* *	1	\$29,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 450 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$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	\$70,700	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	\$60,600	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	\$28,100	1		
	Emergency, Battery	5%			2033	\$7,000	10	\$900	
	Exit, LED	35%			2048	* *	1		
	Exit, Service	5%			2028	\$1,800	1		
Exterior Lighting									
	Incandescent	10%			2028	\$44,400	2		
	LED	10%			2043	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	* *	5	\$600	
Alarm									

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

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

**Alarm**

Security System  
Generic

100% 2033 \$155,600 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 \$213,800 1-3 \$47,000

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

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100% 2053 \* \* 1

Conversion Equipment

Steam Boiler

100% Now \$144,500 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 \$116,500 2043 \* \* 4 \$3,800

*Insul. Deteriorating, Extent : Severe, Area Affected : 5%*

*Location : Basement*

Terminal Devices

Convactor/Radiator

100% 2038 \* \* 1 \$24,600

**Air Conditioning**

Energy Source

Electricity

100% 2049 \* \* 1

Conversion Equipment

Window/Wall Unit

80% 2028 \$251,200 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 \$105,800 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.  
Estimates are rounded to the nearest hundred dollars.*

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$18,600	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	

*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.*

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 05-Aug-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,Att  
**Block** : 159 **Lot** : 65 **BIN** : 5004530

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$65,100	
Interior Architecture		\$185,700
Electrical	\$27,100	\$228,000
Mechanical	\$397,000	\$142,800
Site Pavements		\$167,200
<b>Total</b>	<b>\$489,200</b>	<b>\$723,700</b>
Importance Code A	\$65,100	
Importance Code B	\$424,100	\$446,100
Importance Code C		\$277,600
<b>Total</b>	<b>\$489,200</b>	<b>\$723,700</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$67,000	\$2,300		
Interior Architecture	\$20,200	\$5,300		\$2,300
Electrical	\$21,800	\$700	\$700	\$900
Mechanical	\$26,800	\$4,100	\$3,200	\$21,000
Site Enclosure	\$3,300			
Site Pavements	\$16,200			
<b>Total</b>	<b>\$155,300</b>	<b>\$12,300</b>	<b>\$3,900</b>	<b>\$24,200</b>
Importance Code A	\$68,900	\$4,000	\$1,800	\$1,800
Importance Code B	\$56,500	\$8,200	\$2,100	\$21,400
Importance Code C	\$29,900			\$1,000
<b>Total</b>	<b>\$155,300</b>	<b>\$12,300</b>	<b>\$3,900</b>	<b>\$24,200</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
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%	0-2	\$65,100	LIFE	**	5	\$39,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : North Facade Adjacent To Windows							
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Rear Courtyard Above Courtroom Windows							
Masonry: Limestone	15%	4+	\$43,800	LIFE	**	5	\$5,600	
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Limestone Horizontal Banding							
Wood	5%	Now	\$20,100	2036	**	5	\$6,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Courtroom Windows Surrounds In Rear Courtyard							
	Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Courtroom Windows Surrounds In Rear Courtyard							
Windows								
Aluminum	100%			2047	**	5	\$4,500	
Roof								
Asphalt Shingle	100%	Now	\$3,200	2040	**			
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Courtroom Ceiling							
Soffits								
Stucco Cement	100%			2036	**	5		
Interior								
Floors								
Carpet	25%			2030	\$118,000	3	\$10,100	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2034	\$75,300	5	\$1,300	
Panel/Paver: Cer/Brk	2%			2039	**	5	\$1,200	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	5%	4+	\$2,500	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Lobby							
Vinyl Tile	56%			2036	**	3	\$5,700	
Interior Walls								
Ceramic Tile	5%			2034	\$110,400	5	\$2,000	
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$13,700	LIFE	**	5	\$8,500	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Courtrooms							
Wood	20%			LIFE	**	5	\$32,400	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$800	
Plaster	60%			LIFE	**	5	\$10,100	
Plaster	20%	Now	\$4,100	LIFE	**	5	\$3,400	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Courtrooms							

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**  
**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
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2051		* *		
	Retaining Walls								
	Cast in Place Concrete	95%	0-2	\$2,900	2051		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Retaining Wall Located At Rear Property Line							
	Masonry: Fieldstone	5%	Now	\$300	2041		* *		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Front Entry Stair Cheek Walls							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Entry Stair Cheek Walls							
		Explanation : This Is Actually Limestone							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		* *		
	On-Site Walkways								
	Cast in Place Concrete	40%			2036		* *		
	Pavers/Stone	50%			2034	\$139,400			
	Pavers/Stone	10%	Now	\$1,400	2034	\$27,900			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		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%	2-4	\$14,900	2036		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Yard							

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%			2051	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Disconnect Switch Rated At 600 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	* *	5	\$500	
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2041	* *	1		

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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**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

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								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2031	\$217,100	10	\$13,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	4%			2031	\$10,900	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Second Floor							
	Fluorescent	10%			2026	\$27,100	10	\$1,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	5%			2026	\$15,000	2		
	LED	1%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$15,000	10	\$2,200	
	Exit, Battery	50%			2031	\$12,600	10	\$600	
Exterior Lighting									
	HID	5%			2026	\$4,200	10		
	LED	95%			2039	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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%			2041	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2036	* *	1	\$17,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%			2031	\$142,800			
	Terminal Devices								
	Convactor/Radiator	100%			2036	* *	1	\$5,800	

**Air Conditioning**

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2029	\$169,300	2	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
		Explanation : Six Units Serving Courtrooms And Judges' Chambers. No Access To Check Refrigerant							
	Window/Wall Unit	35%			2026	\$23,700	1		
	No Component	5%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2031	\$29,400	2	\$7,500	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$6,000	
	No Component	40%							
	Exhaust Fans								
	Interior	60%			2031	\$47,500	2	\$300	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$227,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 50 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$500	4	\$600	
	Fixtures								
	Generic	100%							

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

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 22-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6  
**Block** : 6 **Lot** : 21 **BIN** : 5151735

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$276,900	\$598,600
Interior Architecture		\$1,231,500
Mechanical		\$1,000,400
<b>Total</b>	<b>\$276,900</b>	<b>\$2,830,400</b>
Importance Code A	\$276,900	\$598,600
Importance Code B		\$1,396,800
Importance Code C		\$835,100
<b>Total</b>	<b>\$276,900</b>	<b>\$2,830,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$111,200	\$19,200	
Interior Architecture	\$33,400		\$35,200	
Electrical	\$27,100	\$58,600	\$24,700	\$21,000
Mechanical	\$61,800	\$125,800	\$132,900	\$99,700
Site Pavements	\$17,100			
Elevators/Escalators	\$47,500	\$47,500	\$47,500	\$47,500
<b>Total</b>	<b>\$186,900</b>	<b>\$343,100</b>	<b>\$259,500</b>	<b>\$168,200</b>
Importance Code A	\$9,800	\$121,600	\$29,000	\$10,000
Importance Code B	\$153,900	\$221,500	\$228,900	\$158,200
Importance Code C	\$23,200		\$1,500	
<b>Total</b>	<b>\$186,900</b>	<b>\$343,100</b>	<b>\$259,500</b>	<b>\$168,200</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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%			2067	**	10	\$161,700	
	Metal/Glass Curt Wall	5%	Now	\$115,200	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	\$170,800	
	Metal Panel	5%			2052	**	5-10	\$94,900	
	Metal Coiling Doors	2%			2045	**	5	\$17,200	
	Pre-Cast Concrete	30%			LIFE	**	5	\$269,100	
Windows									
	Aluminum	100%			2048	**	5	\$38,500	
Parapets									
	Metal Panel	45%			2052	**	5	\$24,800	
	Metal Rail	15%			2045	**	5-10	\$38,600	
	Pre-Cast Concrete	40%			LIFE	**	5	\$35,900	
Roof									
	Green, Roof Inaccessible	50%			LIFE	**			
	IRMA/Protected Membrane	15%			2037	**	10	\$16,300	
	Metal Panel	5%			2045	**	10	\$10,000	
	Single Ply Membrane	30%			2037	**	10	\$32,600	
Soffits									
	Metal Panel	98%			2052	**	5-10	\$87,900	
	Stucco Cement	2%			2045	**	5	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entry									
Explanation : Canopy									
Interior									
Floors									
	Carpet	20%			2031	\$1,048,500	3	\$89,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$65,400	
	Ceramic Tile	5%			2041	**	5	\$15,000	
	Terrazzo	50%			LIFE	**	5	\$116,900	
	Vinyl Tile	10%			2037	**	3	\$11,200	
	Wood	5%			2060	**	5	\$28,000	
Interior Walls									
	Ceramic Tile	2%			2041	**	5	\$12,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$24,500	
	Fabric on Framing	1%			2033	\$614,400	5	\$3,100	
	Glass: Single Pane	5%			LIFE	**	5	\$23,000	
	Gypsum Board	60%			LIFE	**	5	\$220,700	
	Metal Panel	20%			LIFE	**			
	Wood	2%			LIFE	**	5	\$49,000	

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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**  
**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%			2045	**	5	\$71,400	
AcousTileSusp.Lay-In	50%			2045	**	5	\$142,700	
Exposed Struc: Concrete	10%			LIFE	**	5	\$4,500	
Gypsum Board	20%	Now	\$19,800	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**

**Fence/Gates**

Cast in Place Concrete	100%			2067	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Driveway On North Side Of Building</i>								
<i>Explanation : Generator Enclosure</i>								

**Retaining Walls**

Cast in Place Concrete	100%			2067	**			
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**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%			2045	**			
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**On-Site Walkways**

Cast in Place Concrete	100%	Now	\$17,100	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bottom Of Ramp Area Adjacent To Cemetery</i>								

**Parking/Driveway**

Asphalt	100%			2041	**			
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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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2052	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : Two 5,000 Ampere Main Switches</i>								

**Switchgear / Switchboard**

Air Circuit Breaker	100%			2052	**	5	\$1,000	
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**Raceway**

Conduit	100%			2052	**	1		
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**Panelboards**

Fused Disc Sw	20%			2048	**	5	\$900	
Molded Case Bkrs	80%			2048	**	5	\$4,200	

**Wiring**

Thermoplastic	100%			2052	**	1		
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*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 COURTHOUSE**  
**Asset # : 14812**

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	80%			2045	**	5	\$1,100	
	Variable Frequency Drive	20%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Switchboard Room							
		Explanation : Ground Bus Observed							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$61,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Five 1,200 Amperes, One 600 Amperes, One 260 Amperes, One 60 Amperes							
	Generators								
	Diesel	100%			2041	**	1	\$77,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside In Service Loading Dock Area							
		Explanation : 120 Volts 3 Phase 1250 Kilovolt-ampere							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$7,400	
	Fuel Storage								
	Day Tank	50%			2048	**	5		
	Main Tank	50%			2060	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground In Service Loading Dock							
		Explanation : 8,000 Gallons Shared With Boilers							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2037	**	10	\$36,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 10%							
		Location : In Lobby							
		Motion Sensors in Use, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Service Corridors							
	LED	80%			2037	**			
	Egress Lighting								
	Emergency, Service	50%			2037	**	1		
	Exit, LED	50%			2060	**	1		

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

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%			2037	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Integral With Light Fixtures							
		Explanation : Operated Via Photocells							
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	**	5	\$1,100	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	**	1	\$37,300	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$37,000	
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%			2052	**	1		
	Interruptible Gas/Dual	99%			2052	**	1		
	Fuel								
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside, Rear Of The Building							
		Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons							
	Conversion Equipment								
	Hot Water Boiler	99%			2045	**	1	\$97,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	Radiant Heater	1%			2037	**	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2048	**	4	\$9,900	

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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									
Terminal Devices									
	Convactor/Radiator	50%			2045	* *	1	\$32,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout Peripheral Spaces Of The Building									
Explanation : Serve Peripheral Spaces Of The Building. Under Floor Radiant Heating System Floors 4, 3 And 2 Hallway By Elevators.									
	Unit Heater - Hot Water	10%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement And 6th Floor									
Explanation : Serve Basement Mechanical And Electrical Rooms. 6th Floor Mechanical Room.									
	No Component	40%							
Air Conditioning									
Energy Source									
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2041	* *	1	\$205,500	
	Split Unit	5%			2037	* *			
Distribution									
	CW & CHW Wtr	30%			2052	* *	4	\$3,000	
	Pipe/Pump								
	Ductwork/Diffusers	70%			LIFE	* *	2	\$182,000	
Terminal Devices									
	Air Handler/Cool/Ht	95%			2037	* *	1	\$117,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Rooms Basement And 6th Floor									
Explanation : 11 Units. Provide Cooling To Both Peripheral And Interior Zone Spaces. Heating Only To The Interior Zone Spaces.									
	Fan Coil - 2 Pipe	5%			2037	* *	1	\$3,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : 22 Units Serve Mainly Telecommunication, Control, Elevator Machine, Server, Radio, Electrical Room.									
Heat Rejection									
	Water Cooling Tower	100%			2033	\$1,000,400	2	\$201,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 6th Floor, Outside									
Explanation : 2 Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$111,400	
Exhaust Fans									
	Interior	10%			2037	* *	2	\$600	
	Roof	90%			2037	* *	2	\$5,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		

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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									
Water Heater With Tanks	Electric	10%			2030	\$2,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
	Explanation : Heater Is A Backup In Case Of Gas Shut Off								
	Gas Fired	90%			2030	\$15,200	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 2 Units. Capacity 300 Gallons Each.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2037	**	1	\$12,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Boiler Room And Water Meter Room									
Explanation : 3 Water Main Services Each With Backflow Preventer.									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1 Unit From L L To 6th Floor, 4 Units From L L To 5th Floor, 1 Unit From L L To 4th Floor.									
Explanation : 6 Units. 1 Unit Not Operational									
Fire Suppression									
Standpipe									
	Generic	100%			2052	**	1-5	\$100,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Staircases									
Explanation : 2 Main Stair Cases Have Stand Pipe System.									
Sprinkler									
	Generic	100%			2052	**	1-2	\$56,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : All Floors									
Explanation : Dry System For Garage Only. Wet For The Rest Of The Building.									
Fire Pump									
	Generic	100%			2041	**	1	\$37,300	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$783,200	
Interior Architecture	\$385,400	\$440,100
Electrical		\$575,200
Mechanical		\$711,900
<b>Total</b>	<b>\$1,168,600</b>	<b>\$1,727,200</b>
Importance Code A	\$783,200	\$96,600
Importance Code B	\$258,400	\$1,630,600
Importance Code C	\$126,900	
<b>Total</b>	<b>\$1,168,600</b>	<b>\$1,727,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$51,800			
Interior Architecture	\$112,100		\$3,200	\$3,800
Electrical	\$21,200	\$800	\$800	\$1,100
Mechanical	\$6,500	\$3,000	\$3,500	\$3,000
Site Enclosure	\$1,200			
Site Pavements	\$18,700			
<b>Total</b>	<b>\$211,500</b>	<b>\$3,800</b>	<b>\$7,500</b>	<b>\$7,800</b>
Importance Code A	\$53,900	\$2,100	\$2,100	\$2,100
Importance Code B	\$92,600	\$1,600	\$4,400	\$5,700
Importance Code C	\$65,000		\$1,000	
<b>Total</b>	<b>\$211,500</b>	<b>\$3,800</b>	<b>\$7,500</b>	<b>\$7,800</b>



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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	\$366,300	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	\$58,400	LIFE	* *	5	\$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Main Entrance									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Main Entrance									
Windows									
	Aluminum	100%	Now	\$42,700	2051	* *	5	\$2,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%	Now	\$83,400	LIFE	* *	5	\$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Inside Face									
Joint Mortar Miss/Erod, 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/Eroded, Extent : Moderate, Area Affected : 60%									
Location : Inside Face									
	Masonry: Limestone	10%	Now	\$9,100	LIFE	* *	5	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									

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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								
Roof								
Built-Up (BUR)	80%	Now	\$275,200	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	\$62,600	3		\$7,100
Cast in Place Concrete	10%			LIFE		* *	5	\$15,600
Mosaic Tile	5%			2048		* *	5	\$4,500
Marble Panels	5%			LIFE		* *	5	\$2,700
Terrazzo	25%			LIFE		* *	5	\$14,000
Vinyl Tile	45%	Now	\$44,000	2035	\$440,100	3		\$6,000
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Courtrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Courtrooms								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Court Room And 2nd Floor Offices								
Interior Walls								
Cast in Place Concrete	10%			LIFE		* *	10	\$10,100
Ceramic Tile	5%			2038		* *	5	\$2,000
Masonry: Brick	5%	Now	\$19,100	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		* *	10	\$800
Plaster	65%	Now	\$126,900	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	\$32,400

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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	* *	5-10	\$4,500	
	Plaster	80%	Now	\$258,400	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/Erod, 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	\$8,500	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+	\$8,500	2038	* *			
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Front Entry Yard								
	Pavers/Stone	10%	4+	\$1,700	2038	* *			
	Joint Mortar Miss/Erod, 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	\$96,600	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		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%			2035	\$96,600	5	\$600	
	Raceway								
	Conduit	100%			2035	\$40,900	1		
	Panelboards								
	Molded Case Bkrs	100%			2034	\$39,600	5	\$600	
	Wiring								
	Thermoplastic	100%			2035	\$57,700	1		
	Motor Controllers								
	Locally Mounted	100%			2040	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2030	\$275,500	10	\$16,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	10%			2035	\$32,400	10	\$2,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	5%			2030	\$16,200	10	\$1,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : First And Second Floor							
	Egress Lighting								
	Emergency, Battery	50%			2030	\$17,900	10	\$2,600	
	Exit, LED	50%			2070	* *	1		
	Exterior Lighting								
	HID	20%			2030	\$19,900	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2030	\$40,000	1	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Camera System							

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%			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		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%			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	\$170,600			
			Abandoned in Place, Extent : Moderate, Area Affected : 100%						
			Location : Various Location						
Terminal Devices									
	Convactor/Radiator	100%			2033	\$174,200	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	\$93,400	2	\$500	
			R-134a Refrigerant, Extent : Light, Area Affected : 30%						
			Location : 3 Units In Courtrooms						
	Window/Wall Unit	60%			2030	\$48,400	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$7,600	
	No Component	60%							
	Exhaust Fans								
	Roof	30%			2035	\$12,400	2	\$200	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	\$273,600	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$16,900	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%			2026	\$700	4	\$700	
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 13-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 9 **Lot** : 22 **BIN** : 5000090

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$2,218,100	\$442,600
Interior Architecture		\$468,900
Electrical		\$313,500
Mechanical		\$340,500
Site Pavements		\$439,700
<b>Total</b>	<b>\$2,218,100</b>	<b>\$2,005,200</b>
Importance Code A	\$2,218,100	\$513,200
Importance Code B		\$1,052,200
Importance Code C		\$439,700
<b>Total</b>	<b>\$2,218,100</b>	<b>\$2,005,200</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$51,500			
Interior Architecture	\$2,000	\$2,400	\$26,600	\$2,000
Electrical	\$5,600	\$11,400	\$100	\$100
Mechanical	\$23,700	\$20,500	\$2,500	\$1,400
Site Enclosure	\$3,500			
Site Pavements	\$3,100			
<b>Total</b>	<b>\$89,400</b>	<b>\$34,300</b>	<b>\$29,100</b>	<b>\$3,500</b>
Importance Code A	\$52,600	\$1,200	\$1,100	\$1,100
Importance Code B	\$33,800	\$33,000	\$28,100	\$2,400
Importance Code C	\$3,100			
<b>Total</b>	<b>\$89,400</b>	<b>\$34,300</b>	<b>\$29,100</b>	<b>\$3,500</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$2,154,900	LIFE	**	5	\$389,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, 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%	4+	\$4,700	2048	**	5	\$2,300	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
	Location : Bathroom Windows								
Parapets									
	Cast Stone/Terra Cotta	50%	Now	\$12,200	LIFE	**	5	\$9,500	
	Open Joints, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 40%								
	Location : Throughout								
	Not Accessible	50%							
Roof									
	Copper/Terne	85%			2047	**	10	\$63,200	
	Modified Bitumen	15%			2032	\$53,000	10	\$4,500	
Soffits									
	Exposed Struc: Steel	70%	4+	\$34,700	LIFE	**	5	\$7,600	
	Corrosion/Rusting, Extent : Light, Area Affected : 30%								
	Location : Throughout Covered Walkway At Rear Of Building								
	Metal, Corrugated	30%			2052	**	1		
Interior									
Floors									
	Carpet	5%			2028	\$25,900	3	\$2,000	
	Cast in Place Concrete	7%			LIFE	**	5	\$4,100	
	Ceramic Tile	2%			2035	\$33,000	5	\$500	
	Marble Panels	3%			LIFE	**	5	\$600	
	Quarry Tile	5%			2037	**	5	\$2,000	
	Terrazzo	20%			LIFE	**	5	\$4,200	
	Vinyl Tile	58%			2032	\$468,900	3	\$7,800	

*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**  
**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		* *		
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Boiler Room							
	Concrete Masonry Unit	15%			LIFE		* *	5	\$2,400
	Masonry: Brick	15%			LIFE		* *		
	Plaster	55%			LIFE		* *	5	\$6,700
	Wood	10%			LIFE		* *	5	\$16,200
Ceilings									
	AcousTileSusp.Lay-In	10%			2037		* *	5	\$2,700
	Exposed Struc: Concrete	10%			LIFE		* *	5	\$400
	Plaster	80%			LIFE		* *	5	\$13,500
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2042		* *		
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$3,500	2052		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Cheek Walls At Main Entry Stair							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037		* *		
On-Site Walkways									
	Cast in Place Concrete	40%	Now	\$3,100	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Main Entry Steps							
	Pavers/Stone	60%			2035	\$201,600			
Parking/Driveway									
	Asphalt	100%			2035	\$238,100			

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%			2032	\$70,600	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 350 Amperes							
	Raceway								
	Conduit	90%			2032	\$15,800	1		
	Conduit	10%			2042	* *	1		
	Panelboards								
	Molded Case Bkrs	90%			2031	\$39,000	5	\$300	
	Molded Case Bkrs	10%			2040	* *	5		

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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 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									
Wiring									
	Braided Cloth	25%	2-4	\$5,400	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Thermoplastic	75%			2042	* *	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$64,400	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Janitor Closet									
Explanation : Under Insulation									
Lighting									
Interior Lighting									
	Fluorescent	100%			2032	\$178,500	10	\$9,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	50%			2027	\$9,800	10	\$1,300	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	30%			2032	\$16,400	10		
Other Observation, Extent : N/A, Area Affected : 30%									
Location : Throughout									
Explanation : Controlled Via Switch									
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2032	\$6,600	1	\$1,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby, Waiting Room And Outside									
Explanation : CCTV Surveillance Cameras									

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%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$10,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit.								

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%			2032	\$93,900			
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$95,900	1	\$3,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2026	\$22,200	1		
	No Component	50%							
	Distribution								
	Ductwork/Diffusers	25%			LIFE	* *	2	\$3,500	
	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%			2032	\$800	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									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$600	
	No Component	90%							
	Exhaust Fans								
	Wall Unit	10%			2027	\$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%			2032	\$150,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$18,600	2		

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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 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
Plumbing									
	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 13-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez,2,3,Att  
**Block** : 7 **Lot** : 12 **BIN** : 5000064

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$423,800	\$96,900
Interior Architecture		\$357,800
Electrical	\$162,200	\$887,700
Mechanical	\$182,000	\$1,630,000
Site Pavements	\$172,800	\$1,728,200
<b>Total</b>	<b>\$940,900</b>	<b>\$4,700,600</b>
Importance Code A	\$423,800	\$96,900
Importance Code B	\$344,200	\$2,741,600
Importance Code C	\$172,800	\$1,862,100
<b>Total</b>	<b>\$940,900</b>	<b>\$4,700,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$39,000		\$6,600	
Interior Architecture	\$68,000	\$10,100	\$15,900	\$700
Electrical	\$7,700	\$18,500	\$5,400	\$4,200
Mechanical	\$7,800	\$13,000	\$14,000	\$3,300
Site Enclosure	\$4,100			
Site Pavements	\$21,700			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$162,700</b>	<b>\$56,000</b>	<b>\$56,200</b>	<b>\$22,600</b>
Importance Code A	\$42,500		\$6,600	
Importance Code B	\$91,300	\$56,000	\$49,600	\$22,600
Importance Code C	\$28,800			
<b>Total</b>	<b>\$162,700</b>	<b>\$56,000</b>	<b>\$56,200</b>	<b>\$22,600</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Limestone	100%	Now	\$331,700	LIFE	**	5	\$96,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Base Of Building On West Elevation									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Base Of Building At Various Elevations									
Windows									
	Aluminum	90%			2048	**	5	\$13,200	
	Wood	10%	Now	\$38,300	2057	**	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	\$9,900	
Roof									
	Metal Panel	85%			2037	**	10	\$92,100	
	Modified Bitumen	5%	Now	\$700	2032	\$35,100			
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Southwest Corner Adjacent To Courtyard									
	Skylight, Metal/Glass	10%			2052	**	10	\$19,700	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2031	\$443,900	3	\$34,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
	Ceramic Tile	5%			2041	**	5	\$5,800	
	Marble Panels	15%			LIFE	**	5	\$13,000	
	Terrazzo	20%			LIFE	**	5	\$18,100	
	Vinyl Tile	30%			2037	**	3	\$13,000	
	Vinyl Tile	5%			2032	\$173,300	3	\$2,900	
Interior Walls									
	Cast in Place Concrete	4%			LIFE	**			
	Cast in Place Concrete	1%	0-2	\$3,100	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Room B10-b S Water Infiltration At Heavy Rains									
	Cast Stone/Terra Cotta	10%			LIFE	**			
	Ceramic Tile	3%			2035	\$133,900	5	\$2,200	
	Masonry: Brick	5%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$2,200	
	Plaster	55%			LIFE	**	5	\$12,300	
	SGFT/Glazed Masonry	2%			LIFE	**			
	Wood	10%			LIFE	**	5	\$29,900	

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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**  
**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									
Ceilings									
	AcousTileConcealSpLn	10%			2037	* *	5	\$14,400	
	AcousTileSusp.Lay-In	5%			2037	* *	5	\$5,800	
	Exposed Struc: Concrete	5%	Now	\$47,000	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	* *			
	Plaster	15%	Now	\$14,300	LIFE	* *	5	\$10,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : 3rd Floor Landing Above Main Stair								
	Plaster	55%			LIFE	* *	5	\$39,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2052	* *			
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$4,100	2052	* *			
	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%			2052	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Courtyard								
	Explanation : These Are Actually Precast Concrete Blocks								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2037	* *			

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**  
**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

## On-Site Walkways

Cast in Place Concrete      25%    Now      \$21,700    2045      \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*  
*Location : Areaway Slab On Schuyler Street*

Pavers/Stone      25%    Now      \$172,800    2041      \* \*

*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*  
*Location : Main Entry Stair*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%*  
*Location : Main Entry Stair*  
*Spalling, Extent : Moderate, Area Affected : 50%*  
*Location : Main Entry Stair*  
*Tripping Hazard, Extent : Severe, Area Affected : 10%*  
*Location : Base Of Main Entry Stair*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Main Entry Stair*  
*Explanation : These Are Actually Limestone Stair Treads*

Pavers/Stone      50%      2035      \$1,728,200

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%    4+      \$3,500    2052      \* \*    5      \$200

*Enclosure Corroded, Extent : Moderate, Area Affected : 10%*  
*Location : Electrical Room*  
*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%      2052      \* \*    5      \$1,700

## Raceway

Conduit      100%      2052      \* \*    1

## Panelboards

Molded Case Bkrs      100%      2048      \* \*    5      \$1,700

## Wiring

Thermoplastic      100%      2052      \* \*    1

## Motor Controllers

Locally Mounted      100%      2045      \* \*    5      \$400

## Ground

## Grounding Devices

Generic      100%      LIFE      \* \*    5      \$900

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : 1st Floor Electrical Room*  
*Explanation : Ground Bar Observed*

## Stand-by Power

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$19,400	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2032	\$887,700	10	\$49,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2027	\$104,400	10	\$5,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	5%			2027	\$57,800	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$7,600	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	30%			2037	* *	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	* *	1	\$11,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2037	* *	1-3	\$11,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, 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								
	Plant Campus Steam / PRV	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Borough Hall Building							
Distribution									
	Steam Piping/Pump	100%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Traps Installed In 2020.							

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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									
	Terminal Devices								
	Convactor/Radiator	70%			2030	\$392,900	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.								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Split Unit	5%			2040	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Room 207								
	Explanation : Unit Installed In 2020.								
	Window/Wall Unit	70%			2027	\$182,000	1		
	No Component	25%							
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2	\$24,700	
	No Component	70%							
	Terminal Devices								
	Air Handler/Dir Expansion	30%			2032	\$296,100	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%			2032	\$44,700	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	\$10,600	
	No Component	70%							
	Exhaust Fans								
	Interior	20%			2032	\$60,900	2	\$400	
	Roof	10%			2032	\$13,300	2	\$200	
	Wall Unit	1%			2032	\$300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Water Main Room								
	Explanation : 1 Unit								
	No Component	69%							

**Plumbing**

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

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

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%			2032	\$617,100	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.							
	Galvanized Steel	30%			2030	\$262,900	1		
Water Heater With Tanks									
	Electric	1%			2027	\$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%	Now	\$1,500	LIFE	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement Custodian Supply Room B10-b							
		Explanation : Cracked And Leaky Pipe							
Backflow Preventer									
	Generic	100%			2037	**	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%			2042	**	1-5	\$31,900	
Sprinkler									
	No Component	75%							
	Generic	25%			2042	**	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$154,700	\$798,300
Interior Architecture	\$1,374,000	\$410,200
Electrical	\$161,900	\$319,900
Mechanical	\$1,691,200	\$1,473,500
<b>Total</b>	<b>\$3,381,800</b>	<b>\$3,001,800</b>
Importance Code A	\$154,700	\$798,300
Importance Code B	\$2,562,400	\$2,062,400
Importance Code C	\$664,600	\$141,200
<b>Total</b>	<b>\$3,381,800</b>	<b>\$3,001,800</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$52,800	\$7,400		\$21,600
Interior Architecture	\$43,600	\$97,700		\$33,000
Electrical	\$47,900	\$54,600	\$56,000	\$50,700
Mechanical	\$169,400	\$83,600	\$151,400	\$99,800
Elevators/Escalators	\$47,500	\$47,500	\$47,500	\$47,500
<b>Total</b>	<b>\$361,400</b>	<b>\$290,900</b>	<b>\$254,900</b>	<b>\$252,600</b>
Importance Code A	\$52,800	\$10,900		\$22,200
Importance Code B	\$308,500	\$279,900	\$254,900	\$230,400
Importance Code C				
<b>Total</b>	<b>\$361,400</b>	<b>\$290,900</b>	<b>\$254,900</b>	<b>\$252,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$17,400	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	\$61,700	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+	\$35,500	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	\$1,691,900	3	\$132,100	
Cast in Place Concrete	10%	Now	\$203,400	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	\$157,400	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	\$66,100	
Wood	5%			2062	* *	5	\$41,300	
Interior Walls								
Cast in Place Concrete	2%	Now	\$259,100	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	\$405,600	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	\$143,300	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	\$84,100	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk. Reade Street</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk. Reade Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault. Reade Street</i>								

## Plaster

	15%	Now	\$43,600	LIFE	**	5	\$41,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor Leading To Loading Docks</i>								

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2047	**			
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## Parking/Driveway

Cast in Place Concrete	100%			2047	**			
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2054	**	5	\$1,300	
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*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	
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*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		1	\$319,900	

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

## Lighting

## Exterior Lighting

HID

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

\$181,300

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

## Heating

## Energy Source

Utility Steam

100%

2054

\* \*

1

## Conversion Equipment

Heat Exchanger, Shell &amp; Tube

60%

2043

\* \*

Pres. Reducing Valve/LP Steam

40%

2037

\* \*

5

\$7,000

## Distribution

Hot Wtr Piping/Pump

80%

0-2

\$28,000

2050

\* \*

4

\$11,600

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement. Corroded Steam Piping*

Hot Wtr Piping/Pump

10%

2050

\* \*

4

\$2,200

Central Plant Steam

10%

2044

\* \*

4

\$1,500

Piping/Pmp

## 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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**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	\$21,800	
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	\$1,614,100	2	\$296,100	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,100	
Exhaust Fans									
	Interior	80%			2034	\$1,133,800	2	\$7,200	
	Roof	20%			2034	\$124,000	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	\$77,100	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	\$5,600	LIFE	**	1		
Broken, Extent : Severe, Area Affected : 10%									
Location : Basement									
Sump Pump(s)									
	Submersible	100%			2027	\$9,800	4	\$9,300	
Backflow Preventer									
	Generic	100%			2034	\$142,700	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	\$16,700	1		
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	\$148,300	
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$82,400	
	Fire Pump								
	Generic	100%			2043	* *	1	\$54,900	

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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$914,600	\$511,000
Interior Architecture	\$2,719,300	\$593,700
Electrical	\$1,240,700	\$2,620,100
Mechanical	\$9,053,900	\$463,600
<b>Total</b>	<b>\$13,928,500</b>	<b>\$4,188,300</b>
Importance Code A	\$914,600	\$615,400
Importance Code B	\$11,117,600	\$3,420,800
Importance Code C	\$1,896,200	\$152,100
<b>Total</b>	<b>\$13,928,500</b>	<b>\$4,188,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$7,300			\$46,800
Interior Architecture	\$18,100	\$26,200	\$18,600	
Electrical	\$32,800	\$20,700	\$21,300	\$55,000
Mechanical	\$134,400	\$23,100	\$49,800	\$48,500
Site Pavements	\$37,200			
Elevators/Escalators	\$40,800	\$40,800	\$40,800	\$40,800
<b>Total</b>	<b>\$270,700</b>	<b>\$110,700</b>	<b>\$130,400</b>	<b>\$191,100</b>
Importance Code A	\$7,300	\$4,800		\$47,300
Importance Code B	\$260,000	\$105,900	\$119,400	\$143,900
Importance Code C	\$3,400		\$11,000	
<b>Total</b>	<b>\$270,700</b>	<b>\$110,700</b>	<b>\$130,400</b>	<b>\$191,100</b>



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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$463,300	LIFE	**	5	\$135,400	
Joint Mortar Miss/Erod, 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+	\$289,900	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	\$1,900	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	\$2,100	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	\$3,200	2029	\$161,300			
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

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**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	\$290,700	3	\$22,700	
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	\$324,500	LIFE	* *	5	\$34,000	
Horizontal Cracks, Extent : Light, Area Affected : 100%								
Location : Stair Treads, Various Locations								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Stair Treads, Various Locations								
Terrazzo	15%	2-4	\$92,200	LIFE	* *	5	\$35,500	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : 8th Floor Hallway								
Vinyl Tile	15%			2042	* *	3	\$17,000	
Interior Walls								
Ceramic Tile	3%			2043	* *	5	\$22,000	
Masonry: Brick	10%	Now	\$440,800	LIFE	* *			
Joint Mortar Miss/Erod, 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	\$1,372,900	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	\$82,500	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	

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**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									
	Ceilings								
	AcousTile,Adhered	5%	4+	\$18,100	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	\$85,600	LIFE	* *	5	\$64,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 5th Floor Court Room Ceiling							
	Plaster	55%	Now	\$188,300	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	\$33,800	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Elk And Reade Streets							
	On-Site Walkways								
	Masonry: Granite	100%	Now	\$3,400	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Entrance Stairs							

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	\$104,400	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		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									
	Fused Disc Sw	80%			2034	\$395,500	5	\$700	
	Fused Knife Sw	20%	Now	\$98,900	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	\$446,400	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$26,000	5	\$200	
	Molded Case Bkrs	10%			2050	* *	5	\$500	
	Molded Case Bkrs	85%			2033	\$442,200	5	\$4,500	
Wiring									
	Thermoplastic	100%			2054	* *	1		
Motor Controllers									
	Locally Mounted	30%	4+	\$10,100	2032	\$202,700	5	\$200	
Cracked Case, Extent : Moderate, Area Affected : 20%									
Location : Roof									
	Motor Control Center	65%			2032	\$616,500	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	\$184,300	10	\$24,400	
	Exit, Battery	50%			2029	\$155,600	10	\$6,800	
Exterior Lighting									
	LED	20%			2029	\$235,400			
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**

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

**Alarm**

Security System  
Generic

100%  
2034 \$412,300 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 \$566,500 1-3 \$128,400

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

**Heating**

Energy Source

Utility Steam  
HTHW/HW

80%  
20%  
2044 \* \* 1  
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  
No Component

80%  
10%  
2037 \* \* 5 \$9,600  
*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 \$8,600 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 \$8,000

**Terminal Devices**

Air Handler  
Air Handler

5%  
10%  
2039 \* \* 1 \$6,300  
2029 \$372,000 1 \$12,500  
*On Extended Life, Extent : Moderate, Area Affected : 10%*  
*Location : Sub-basement*

Convactor/Radiator  
Fan Coil Unit/Heat

80%  
5%  
2039 \* \* 1 \$52,300  
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	\$2,838,500	2029	\$5,677,000			
		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	\$48,200	2	\$300	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Roof							
		Explanation : Unit Feeding Partial 8th Floor							
	Window/Wall Unit	20%			2027	\$166,400	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	\$4,500	
		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	\$26,600	2032	\$53,300	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	\$35,500	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	\$42,600	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	\$20,000	
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	\$23,200	LIFE	* *	1		
Damaged, Extent : Severe, Area Affected : 5%									
Location : Sixth Floor, Probable Defective Roof Drains									
Sump Pump(s)									
	Submersible	100%			2026	\$6,800	4	\$6,400	
Sewage Ejector(s)									
	Electric	100%			2034	\$115,000	4	\$12,100	
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.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

**Asset # : 2052**

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$105,700
	Sprinkler								
	No Component	99%							
	Generic	1%			2044		**	1-2	\$600
	Fire Pump								
	Generic	100%			2030	\$209,700	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,544,100	\$252,200
Interior Architecture	\$1,050,100	\$1,936,800
Electrical		\$3,858,500
Mechanical	\$4,985,700	\$3,662,300
Site Pavements	\$441,100	
<b>Total</b>	<b>\$8,021,000</b>	<b>\$9,709,900</b>
Importance Code A	\$1,544,100	\$252,200
Importance Code B	\$5,627,500	\$9,405,800
Importance Code C	\$849,400	\$51,800
<b>Total</b>	<b>\$8,021,000</b>	<b>\$9,709,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$72,400		\$25,400	
Interior Architecture	\$65,100	\$7,300	\$31,500	\$1,155,600
Electrical	\$23,300	\$28,400	\$30,500	\$25,500
Mechanical	\$83,800	\$30,800	\$71,600	\$37,600
Elevators/Escalators	\$36,000	\$36,000	\$36,000	\$36,000
<b>Total</b>	<b>\$280,600</b>	<b>\$102,600</b>	<b>\$195,000</b>	<b>\$1,254,700</b>
Importance Code A	\$74,500		\$25,700	
Importance Code B	\$199,700	\$102,600	\$169,300	\$1,254,700
Importance Code C	\$6,500			
<b>Total</b>	<b>\$280,600</b>	<b>\$102,600</b>	<b>\$195,000</b>	<b>\$1,254,700</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$5,700	LIFE	**	5	\$3,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : Rear Wall To Basement									
	Masonry: Limestone	85%	2-4	\$865,600	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	\$159,200	LIFE	**	5	\$11,900	
Joint Mortar Miss/Erod, 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	\$19,500	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	\$368,300	2043	**			
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Over Rotunda									
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	25%			2029	\$1,126,300	3	\$117,300	
	Cast in Place Concrete	10%	0-2	\$108,300	LIFE	**	5	\$51,300	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : 5th Floor Mechanical Room And Basement									
	Ceramic Tile	5%			2036	**	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	\$1,759,300	3	\$22,000	

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**  
**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	**	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	\$535,800	LIFE	**			
Efflorescence, Extent : Light, Area Affected : 50%									
Location : 5th Floor Mechanical Room									
Joint Mortar Miss/Erod, 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	\$182,900	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	\$23,500	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	\$89,600	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Steam Room And Adjacent To Trash Elevator									
	Metal Panel	2%	Now	\$133,400	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	\$127,600	2042	**			
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Sidewalk Along Chambers Street									
Explanation : Loose Stone Panels									

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**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**  
**Asset # : 2053**

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

## Site Pavements

## On-Site Walkways

Pavers/Stone	80%				2042	**		
Pavers/Stone	20%	Now	\$313,600		2042	**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Stairs</i>								

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%				2043	**	5	\$700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								

## 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
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## 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
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## Stand-by Power

## Transfer Switches

Automatic	100%				2038	**	1	\$48,200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building</i>								

## Generators

Diesel	100%	Now	\$1,800		2036	**	1	\$54,600
<i>Not in Service, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Generator Number Two Is Not In Service Due To A Leaking Radiator, Battery Charger And Batteries Not Operational. Generator Room And Roof Enclosure</i>								

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$2,323,100	10	\$115,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	20%			2033	\$580,800	10	\$28,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2033	\$52,400	1		
	Exit, LED	50%			2048	* *	1		
Alarm									
	Security System								
	Generic	100%			2033	\$319,500	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	\$439,000	1-3	\$96,600	
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	\$2,000	2036	* *	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	\$18,600	2049	* *	4	\$7,700	
		Corroded, Extent : Moderate, Area Affected : 1%							
		Location : Basement Valves							
Terminal Devices									
	Air Handler	60%			2033	\$1,921,600	1	\$58,100	
	Fan Coil Unit/Heat	40%			2033	\$1,687,800	1	\$20,200	
Controls									
	Digital	100%	0-2	\$97,800	2028	\$4,887,900			
		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	\$12,900	1		
	No Component	98%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	\$11,600	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2033	\$52,800	1	\$77,500	
	Fan Coil - 2 Pipe	20%			2033	\$20,800	1	\$10,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$87,400	

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**  
**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	\$34,100	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	\$81,900	
	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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 22-Jan-2021 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers		\$188,100
<b>Total</b>		<b>\$188,100</b>
Importance Code B		\$188,100
<b>Total</b>		<b>\$188,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$2,300			
<b>Total</b>	<b>\$2,300</b>			
Importance Code A				
Importance Code C	\$2,300			
<b>Total</b>	<b>\$2,300</b>			



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER AT 44TH DRIVE**  
**Asset # : 14020**

Piers		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									
Deck									
	Not Accessible	100%							
Deck Surface									
	Concrete	100%			2041	* *	5	\$4,500	
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$400	
Piles and Bracing									
	Steel	25%			LIFE	* *	5	\$25,500	
	Not Accessible	75%							
Deck Elements									
Railing									
	Steel	100%			2030	\$188,100			
				Missing Coating, Extent : Light, Area Affected : 5%					
				Location : Isolated Areas					
Electrical									
Lighting Fixture									
	Incandescent	100%			2026				
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 6 Light Fixtures					
				Explanation : Other					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$123,200	\$355,300
<b>Total</b>	<b>\$123,200</b>	<b>\$355,300</b>
Importance Code A	\$123,200	
Importance Code B		\$355,300
<b>Total</b>	<b>\$123,200</b>	<b>\$355,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$3,000			\$50,200
<b>Total</b>	<b>\$3,000</b>			<b>\$50,200</b>
Importance Code A	\$1,700			\$42,300
Importance Code B				\$7,900
Importance Code C	\$1,300			
<b>Total</b>	<b>\$3,000</b>			<b>\$50,200</b>



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCRETE BULKHEAD**  
**Asset # : 14015**

Bulkheads		Current Repair			Future Replacement		Maintenance		
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	* *	5-10	\$2,600	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Intermittent Shrinkage Cracks In Coping							
	Gravity Wall Concrete	30%			LIFE	* *	5-10	\$3,300	
		Discolor & Bleeding, Extent : Light, Area Affected : 10%							
		Location : Below Joint Between Coping And Gravity Wall							
	Concrete	5%	4+	\$123,200	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	\$355,300			
Electrical									
	Lighting Fixture Incandescent	100%			2029	\$42,300			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 19 Lights Along Walkway							
		Explanation : Light Count							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$583,500	
<b>Total</b>	<b>\$583,500</b>	
Importance Code B	\$198,700	
Importance Code C	\$384,800	
<b>Total</b>	<b>\$583,500</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$41,800		\$600	\$100
<b>Total</b>	<b>\$41,800</b>		<b>\$600</b>	<b>\$100</b>
Importance Code A	\$200			
Importance Code B	\$41,500		\$600	\$100
Importance Code C				
<b>Total</b>	<b>\$41,800</b>		<b>\$600</b>	<b>\$100</b>



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	* *	5-10	\$500	
	No Component	88%							
	Revetment								
	Stone	100%	Now	\$384,800	LIFE	* *	5	\$3,000	1
	Missing Part, Extent : Severe, Area Affected : 100%								
	Location : Top Of Revetment Is Generally Below Mean High Water, And Light Stone Throughout								
Backfill									
	Fill								
	Topsoil	80%	Now	\$87,400	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	\$111,300	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	\$34,500	2040	* *	3	\$200	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Along Entire Asset Due To Foundation Displacement								
	Progressing Scour, Extent : Severe, Area Affected : 100%								
	Location : Foundations Exposed And Undermined Along Southern 440 Feet								
	Steel	12%	4+	\$7,100	2033	\$35,300			
	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads		\$314,500
<b>Total</b>		<b>\$314,500</b>
Importance Code B		\$314,500
<b>Total</b>		<b>\$314,500</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads			\$14,200	
<b>Total</b>			<b>\$14,200</b>	
Importance Code A			\$11,100	
Importance Code B			\$3,100	
<b>Total</b>			<b>\$14,200</b>	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* 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	\$314,500			
Electrical									
	Lighting Fixture								
	Incandescent	100%			2028	\$11,100			
	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$1,845,500	\$76,300
<b>Total</b>	<b>\$1,845,500</b>	<b>\$76,300</b>
Importance Code A	\$1,233,000	\$68,900
Importance Code B	\$149,200	\$7,500
Importance Code C	\$463,300	
<b>Total</b>	<b>\$1,845,500</b>	<b>\$76,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$140,800			\$4,400
<b>Total</b>	<b>\$140,800</b>			<b>\$4,400</b>
Importance Code A	\$400			
Importance Code B	\$138,100			\$4,400
Importance Code C	\$2,300			
<b>Total</b>	<b>\$140,800</b>			<b>\$4,400</b>



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

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

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

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

## GRAVITY WALL W/REVTMENT

Asset # : 14025

Bulkheads		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural	Coping/Curb								
	Concrete	89%			LIFE	**	5-10	\$1,500	
		Displaced Elements, Extent : Moderate, Area Affected : 22%							
		Location : Above Tilting Stone Wall							
	Concrete	1%	Now	\$1,000	LIFE	**	5		
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Northern 5 Feet Of Asset							
	No Component	10%							
	Gravity Wall								
	Concrete	10%			LIFE	**	5-10	\$700	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Southern 70 Feet Of Asset							
	Stone	45%	4+	\$411,000	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	\$822,000	LIFE	**	5	\$34,400	
		Missing Part, 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	\$463,300	LIFE	**	5	\$4,300	
		Missing Part, 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	\$1,100	
	No Component	10%							
Backfill	Fill								
	Topsoil	15%	Now	\$29,600	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/REVTMENT**  
**Asset # : 14025**

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
Backfill									
	Surface								
	Asphalt	85%			2044	* *	5	\$8,800	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout Utopia Parkway							
	Asphalt	15%	0-2	\$37,700	2050	* *	5	\$800	
		Other Observation, Extent : Severe, Area Affected : 75%							
		Location : At Failed Gravity Wall Locations							
		Explanation : Undermining							
Deck Elements									
	Railing								
	Timber	95%	4+	\$70,900	2029	\$141,700			
		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	\$7,500	2030	\$7,500			
		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.  
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Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$747,800	\$59,300
<b>Total</b>	<b>\$747,800</b>	<b>\$59,300</b>
Importance Code B	\$137,300	\$59,300
Importance Code C	\$610,600	
<b>Total</b>	<b>\$747,800</b>	<b>\$59,300</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
<b>Total</b>				
Importance Code B				
Importance Code C				
<b>Total</b>				



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

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

## REVETMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Revetment	50%	Now	\$381,600	LIFE	* *	5	\$1,800
	Stone	50%	4+	\$229,000	LIFE	* *	5	\$1,800
Backfill	Fill	60%	Now	\$78,000	2074	* *		
	Topsoil	60%	Now	\$78,000	2074	* *		
Surface	Topsoil	50%	Now	\$29,600	2034	\$29,600	5	\$700
	Topsoil	50%	4+	\$29,600	2034	\$29,600	5	\$700

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

Print Date : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$56,400	\$700	\$300	
<b>Total</b>	<b>\$56,400</b>	<b>\$700</b>	<b>\$300</b>	
Importance Code B	\$15,300	\$700	\$300	
Importance Code C	\$41,000			
<b>Total</b>	<b>\$56,400</b>	<b>\$700</b>	<b>\$300</b>	



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

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

## 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+	\$41,000	LIFE	* *	5	\$200	
		Missing Part, Extent : Light, Area Affected : 50%							
		Location : Missing Stone On Eastern 50 Feet Of Asset							
Backfill									
	Fill								
	Topsoil	15%	4+	\$10,500	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	\$14,300	5	\$700	
	Topsoil	15%	4+	\$4,800	2034	\$4,800	5	\$100	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : Last 50 Feet Of Asset From The South							
Deck Elements									
	Railing								
	Fencing	100%			2038	* *	3	\$200	
		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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$346,300	
<b>Total</b>	<b>\$346,300</b>	
Importance Code C	\$346,300	
<b>Total</b>	<b>\$346,300</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$62,600			\$22,900
<b>Total</b>	<b>\$62,600</b>			<b>\$22,900</b>
Importance Code B	\$62,600			\$22,900
Importance Code C				
<b>Total</b>	<b>\$62,600</b>			<b>\$22,900</b>



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

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

## REVTMENT #3

Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	50%	2-4	\$173,200	LIFE	* *	5	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Intermittent Locations Along Revetment</i>								
<i>Explanation : Insufficient Stone</i>								
Stone	50%	Now	\$173,200	LIFE	* *	5	\$1,300	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Missing Stone At Western Half Of Asset</i>								
Backfill								
Fill								
Topsoil	50%	Now	\$49,200	2074	* *			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Behind Revetment</i>								
Not Accessible	50%							
Surface								
Topsoil	50%	Now	\$13,500	2033	\$22,400	5	\$500	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Western Half Of Asset</i>								
Topsoil	50%			2029	\$22,400	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**Asset Name** : REVETMENT NORTH OF SW BKLYN MTS  
**Address** : ABOUT 1800 SHORE PARKWAY 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** : 19-Jan-2021 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6491 **Lot** : 412 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$60,100	
<b>Total</b>	<b>\$60,100</b>	
Importance Code C	\$60,100	
<b>Total</b>	<b>\$60,100</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$16,900			
<b>Total</b>	<b>\$16,900</b>			
Importance Code B	\$13,400			
Importance Code C	\$3,500			
<b>Total</b>	<b>\$16,900</b>			



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**REVTMENT 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	\$3,500	LIFE	* *	5	\$100	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	Concrete	50%	Now	\$60,100	LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
		Explanation : Erosion							
Backfill									
	Fill								
	Topsoil	25%	Now	\$10,500	2072	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	Not Accessible	75%							
Surface									
	Topsoil	25%	Now	\$2,900	2032	\$4,800	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** : 03-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$301,800	\$28,800
<b>Total</b>	<b>\$301,800</b>	<b>\$28,800</b>
Importance Code A	\$188,100	
Importance Code B	\$32,900	\$28,800
Importance Code C	\$80,800	
<b>Total</b>	<b>\$301,800</b>	<b>\$28,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$29,400			
<b>Total</b>	<b>\$29,400</b>			
Importance Code A				
Importance Code B	\$29,400			
Importance Code C				
<b>Total</b>	<b>\$29,400</b>			



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**REVTMENT 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+	\$188,100	LIFE	* *	5	\$400	
		Erosion, Extent : Moderate, Area Affected : 80%							
		Location : Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : Isolated Locations							
	No Component	85%							
Revetment									
	Stone	70%			LIFE	* *	5	\$2,900	
	Stone	15%	Now	\$80,800	LIFE	* *	5	\$600	
		Missing Part, 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	\$12,200	2047	* *	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%			2027	\$32,900			
	Steel	7%	Now	\$17,300	2032	\$28,800			
		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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$185,100	
<b>Total</b>	<b>\$185,100</b>	
Importance Code A	\$185,100	
<b>Total</b>	<b>\$185,100</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$35,800	\$400		
<b>Total</b>	<b>\$35,800</b>	<b>\$400</b>		
Importance Code A				
Importance Code B		\$400		
Importance Code C	\$35,800			
<b>Total</b>	<b>\$35,800</b>	<b>\$400</b>		



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$185,100	LIFE	* *	5	\$100	
	Displaced Elements, Extent : Severe, Area Affected : 100%								
	Location : Collapsed At Eastern End Of Asset								
Revetment									
	Stone	30%	0-2	\$35,800	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	\$15,400	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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$733,800	
<b>Total</b>	<b>\$733,800</b>	
Importance Code A	\$733,800	
<b>Total</b>	<b>\$733,800</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$3,500		\$100	
<b>Total</b>	<b>\$3,500</b>		<b>\$100</b>	
Importance Code A				
Importance Code B	\$3,500		\$100	
<b>Total</b>	<b>\$3,500</b>		<b>\$100</b>	



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$560,500	LIFE	* *			
		Corrosion, Extent : Severe, Area Affected : 90%							
		Location : Tidal Zone And Along Mudline With Corrosion Holes							
	Not Accessible	10%							
Pile Caps	Concrete	75%	4+	\$144,400	LIFE	* *	5	\$300	
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Corner Spalling Along Entire Length Of Pile Cap							
	Concrete	15%	Now	\$28,900	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	\$2,100	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.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 15-Aug-2024

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025**

**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** :

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Bulkheads	\$552,100	\$836,600
<b>Total</b>	<b>\$552,100</b>	<b>\$836,600</b>
Importance Code B	\$552,100	\$836,600
<b>Total</b>	<b>\$552,100</b>	<b>\$836,600</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Bulkheads	\$76,700		\$2,800	\$12,900
<b>Total</b>	<b>\$76,700</b>		<b>\$2,800</b>	<b>\$12,900</b>
Importance Code A	\$9,400			
Importance Code B	\$65,300		\$2,800	\$12,900
Importance Code C	\$1,900			
<b>Total</b>	<b>\$76,700</b>		<b>\$2,800</b>	<b>\$12,900</b>



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	* *	5-10	\$1,300	
	No Component	90%							
	Not Accessible	5%							
	Revetment								
	Stone	10%			LIFE	* *	5	\$3,900	
	No Component	90%							
	Sheet Piles								
	Steel	15%			LIFE	* *	10		
	No Component	5%							
	Not Accessible	80%							
	Pile Caps								
	Concrete	90%			LIFE	* *	5	\$17,600	
		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	\$552,100	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	\$794,800			
	Aluminum	5%	Now	\$41,800	2035	\$41,800			
		Corrosion, Extent : Moderate, Area Affected : 75%							
		Location : Dissimilar Metal Corrosion At Anchor Bolts At Western 2,800 Feet Of Asset							
		Missing Part, 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	* *			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : From 2,870 Feet To Eastern End Of Asset							
	Concrete	1%	4+	\$23,500	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.  
Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856****Project : REAL PROPERTY**

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Miscellaneous Buildings		243,500		240,400
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Miscellaneous Buildings	6,000	4,400	4,600	5,600
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER	4,372	483,900	20,600

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.