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

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

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

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

Block : 94 Lot : 25 BIN : 1001289

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$52,642,600	\$51,054,200
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
Total	\$52,642,600	\$51,054,200

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



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

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

Asset #: 13453

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Cast in Place Concrete	30% Now	\$176,300	LIFE	**	5	\$743,200		
	Cracking/Crumbling, E. Location: Penthouse	xtent : Moaerate,	, Area AJ	jeciea : 10%				
	Recent Repair Evident,	Extent : Light, A	rea Affec	ted : 5%				
	Location : Penthouse		33					
Concrete Masonry Unit	5%		LIFE	* *	5	\$15,500		
•	Recent Repair Evident,	Extent : Light, A	rea Affec	ted : 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		2011	ate ate				
Window Wall	58%		2044	**	5	\$1,077,600		
Windows Metal Louvers	10% 0-2	\$29,900	2037	* *				
Wetai Louveis	Deteriorated Finish, Ex			d: 10%				
	Location : Ground Le	_	55					
No Component	90%							
	Other Observation, Ext	ent : Light, Area	Affected	: 0%				
	Location:							
	Explanation : Glass F	Facade Is Fixed.	There Are	No Operable Win	dows.			
Parapets Cast in Place Concrete	10%		LIFE	* *	5	\$72,800		
Metal Rail	90%		2039	* *	5-10	\$1,146,900		
Roof					0 10	ψ1,1 .0,5 0 0		
Cast in Place Concrete	10%		LIFE	* *				
IRMA/Protected Membrane	90%		2039	* *	10	\$357,400		
	Gravel/Stone Ballast, E	xtent : Light, Are	a Affecte	ed : 95%				
	Location : Throughou	t						
	Paver Block Ballast, Ex Location : Above 9th		a Affected	d : 5%				
Soffits	1000/		2024		10			
Cement - Fiber Panel		ant : Liaht Auss		. 100/	10			
		-	Ајјестеа	. 1070				
Cement - Fiber Panel	100% Other Observation, Ext. Location: Front Entr. Explanation: Peeling	ance	2034 Affected	: 10%	10			

Interior

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

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Asset #: 13453

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%			2030	\$6,622,800	3	\$566,800	
Cast in Place Concrete		Now	\$455,000	LIFE	**	5	\$236,200	
	_	_	, Extent : Moderate t To Loading Dock	, Area Af	tected: 5%			
		-	t 10 Loaaing Dock t : Light, Area Affec	etad : 509	6			
		_	out Penthouse And					
Ceramic Tile	5%		out I chimouse IIna	2037	* *	5	\$54,000	
Terrazzo	10%			LIFE	* *	5 5	\$34,000	
Vinyl Tile	40%		\$591,100	2034	\$11,822,400	3	\$162,000	
vinyi The			nents, Extent : Mode			3	\$102,000	
		-	out Basement Corr					
	Cracking/	Crumbling,	Extent : Moderate	, Area Af	fected : 20%			
	Location	n : Through	out Basement Corr	idor				
			: Moderate, Area A	Affected :	50%			
	Location	n : Through	out					
Interior Walls								
Ceramic Tile	2%		* 4.2.0 = 0.0	2037	* *	5	\$23,500	
Concrete Masonry Unit		Now	\$438,700	LIFE	**	5	\$94,200	
	_	Crumbling, n : Basemer	Extent : Moderate	, Area Af	tected : 2%			
C D1	70%			LIEE	* *		£404.500	
Gypsum Board Travertine Panels	5%			LIFE LIFE	* *	5	\$494,500	
Wood	3%			LIFE	* *	5	\$141,300	
Ceilings	370	'		<u> </u>			ψ111,500	
AcousTileSusp.Lay-In	75%	ı		2032	\$13,341,400	5	\$809,800	
1 3			, Extent : Light, Are				* ,	
	Location	n : Through	out					
AcousTileSusp.Lay-In	5%	1		2047	* *	5	\$54,000	
Exposed Struc: Concrete	15%	ı		LIFE	* *	5	\$25,300	
Gypsum Board	5%	ı		LIFE	* *	5	\$67,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	ı		2054	* *			
Retaining Walls	1000/	NI	#1 000	2054	* *			
Cast in Place Concrete		Now	\$1,900 Extent : Moderate	2054				
	_	_	Dock On North Sid		реней . 25/0			
Site Pavements			5 5 1.01 III DIL	. •				
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,600	2039	* *			
	Cracking/	Crumbling,	Extent : Light, Are		d : 5%			
<u></u>	Location	n : Through	out					
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

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

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

Asset #: 13453

Architecture	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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

ectrical	Current Repa	ir Futu	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2034	\$560,200	5	\$3,100			
	Other Observation, Exten		100%					
	Location: Basement - E							
	Explanation: Three Ma	in Service Switches Ra	ted At 5,000 Amper	es Each.				
Transformers								
Dry Type	100%	2032	\$26,500	5	\$2,700			
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Basement - E	lectrical Room, Mech I	Rooms (Basement, 3	Brd Flooi	r), 10th Floor			
	Chiller Room		7i C i4i					
G'4-1 / G'4-11 1	Explanation : Various Tr	ransjormers Kaiea Ai v	arious Capacilles.					
Switchgear / Switchboard Air Circuit Breaker	5%	2044	* *	5	\$200			
Air Circuit Breaker				3	\$200			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Generator Room							
	Explanation: Power Cir							
E 1D' 0			#1 275 000		#2.000			
Fused Disc Sw	90%	2034	\$1,275,800 * *	5	\$2,800			
Molded Case Bkrs	5%	2044	7. 7.	5	\$1,000			
Raceway	700/	2024	ф1 0 2 1 400	1				
Conduit	70%	2034	\$1,021,400	1				
Conduit	20%	2044	* *	1				
Conduit	10%	2060	* *	1				
Panelboards	100/	2022	#120.700	-	#1.700			
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	700/	2021	01.501.000					
Thermoplastic	70%	2034	\$1,561,600	1				
Thermoplastic	20%	2044	* *	1				
Thermoplastic	10%	2060	* *	1				

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

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

Asset #: 13453

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year I 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 :		00%		4-0,000	
	Location: Basement					
	Explanation: Connected	To Metal Water Pipe.				
Stand-by Power						
Transfer Switches						
Automatic	100%	2039	* *	1	\$225,100	
Generators	1000/	2020	#7 0.000		Ф202 200	
Diesel	100%	2030	\$79,800	1	\$283,300	
	Other Observation, Extent : Location : Basement - Ge		00%			
Batteries	Explanation: Two 1,750 I	Xiiowati Diesei Genera	tors.			
Lead/Acid	100%	2027	\$2,400	5	\$27,100	
Fuel Storage	10070	2021	\$2,400		\$27,100	
Day Tank	50%	2033	\$12,700	5		
Day Talin	Other Observation, Extent :			J		
	Location : Basement - Ge					
	Explanation : Rated Capa	icity: 275 Gallons				
Main Tank	50%	2037	* *	5		
	Other Observation, Extent :		00%			
	Location: Basement					
	Explanation: Rated Capa	icity: Two 1,200 Gallon	s Each			
Lighting						
Interior Lighting	100:					
Fluorescent	19%	2029	\$2,317,400	10	\$125,700	
	T-8 Lamps And Fixtures, Ex		ted: 50%			
	Location: Throughout Th					
Fluorescent	2%	2029	\$243,900	10	\$13,200	
	Compact Fluorescent Light, Location : Corridors	, Extent : Light, Area A	ffected : 100%			
Fluorescent	61%	2042	* *	10	\$403,600	
	T-12 Lamps And Fixtures, E Location : Throughout Th		ected : 100%			
LED	18%	2042	* *			
	Other Observation, Extent :		00%			
	Location: Basement, 3rd			Chiller I	Room	
	Explanation : LED Lights					

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

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

Asset #: 13453

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Egress Lighting								
Emergency, Battery	20%		2029	\$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		
	Outdr Lights On Du Location : North E		t : Light,	Area Affected : 29	6			
Incandescent	12%		2029	\$466,300	2	\$100		
	Other Observation, I	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Ground	Floor Entrance						
	Explanation : Soffi	t Mounted Fixtures						
No Component	85%							
Alarm								
Security System								
Generic	100%		2029	\$1,361,000	1	\$273,300		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location: Lobby, I	Hallways, Exterior l	Walls - B	uilding Perimeter				
	Explanation: CCT	V Surveillance Cam	eras					
Fire/Smoke Detection								
Generic, Digital	100%		2029	\$1,870,200	1-3	\$464,500		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Through	nout The Building						
	Explanation: Strol	be Lights, Manual P	ull Stati	ons, Horns And Sm	oke Dete	ectors		

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2044	* *	1		
	Other Observation, Extent : N/	A, Area Affected :	100%			
	Location: Basement					
	Explanation: Number 2 Oil.	Two 5,000 Gallor	a Tanks			
Conversion Equipment						
Heat Exchanger, Shell &	10%	2037	* *			
Tube						
Steam Boiler	90%	2039	* *	1	\$642,900	
	Other Observation, Extent : N/	A, Area Affected :	100%			
	Location: Penthouse					
	Explanation: 3 Boilers					
Distribution						
Hot Wtr Piping/Pump	30%	2042	* *	4	\$16,000	
Steam Piping/Pump	70%	2044	* *			

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

Asset #: 13453

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		l Date ⁄ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices	100/		4.0- .00	• • • •	4.5.0 00 coo		04.60.600	
Air Handler)-2	\$107,600	2029	\$5,380,600	1	\$160,600	
	Location : P	-	ning, Extent : Sev	ere, Area	Affected: 100%			
			e etent : N/A, Area A	ffeeted :	1000/			
	Location: P		-	ујестеи .	100/0			
Explanation: 6 Air Handlers And 4 Associated Inline Return						s Units l	Provide Cooling	
Air Handler)-2	\$53,800	2029	\$2,690,300	1	\$80,300	
All Handler			ning, Extent : Sev			1	\$60,500	
	Location : B		· ·	. ,	33			
	Other Observe	ation, Ex	tent : N/A, Area A	ffected :	100%			
	Location: B	asement						
	Explanation	: 3 Air I	Handlers And 1 As	sociated	Inline Return Fan	. Units P	rovide Cooling.	
Convector/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	10070			2042		1		
Centrifugal, Elec Chiller	90%			2037	* *	1	\$702,600	
e eminera gan, 2100 e minor		erant, E.	xtent : Light, Area		d : 95%	-	\$70 2 ,000	
	Location : P	enthouse	2					
Air Cooled interior Pkg	5%			2032	\$582,300	2	\$2,200	
Unit							. ,	
Water Cooled interior	5%			2032	\$641,800	2		
Pkg Unit								
Distribution								
CW & CHW Wtr	50%			2044	* *	4	\$17,800	
Pipe/Pump	Other Observation, Extent : N/A, Area Affected : 100%							
	Other Observe Location : P		•	jjected :	100%			
				nc 3 Dui	mary Chilled Wate	r Dumna	3 Secondam	
					mary Chillea wale Pumps For Induci			
Ductwork/Diffusers	50%			LIFE	**	2	\$469,300	
2 222 3112 2 11142013	2070						\$.07,500	

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Asset #: 13453

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices	400/	2020	Φ. 5.47.000	1	0170 400	
Air Handler/Cool/Ht	40%	2029	\$5,547,900	1	\$178,400	
	Other Observation, Extent: N/A, A. Location: Penthouse	rea Affectea : 1	100%			
	Explanation: 6 Air Handlers And	l 4 Inline Retur	n Fans See Heati	ino		
Air Handler/Cool/Ht	20%	2029	\$2,774,000	1	\$89,200	
Air Handler/Cool/Ht	Other Observation, Extent: N/A, A			1	\$89,200	
	Location: Basement	гей Ајјесіей . 1	10070			
	Explanation: 3 Air Handlers And	l 1 Inline Retur	n Fan See Heativ	10		
Air Handler/Cool/Ht	30%	2029	\$4,160,900	1	\$133,800	
Air Haildier/Cool/Ht	Other Observation, Extent: N/A, A			1	\$133,800	
	Location: Floors 1 Through 5	гей Ајјестей . 1	10070			
	Explanation: 4 Booster Cooling	Only Units Per	Floor 20 Total			
Induction Unit	10%	2029	\$386,100	1	\$23,300	
Heat Rejection	1070	2023	ψ500,100	1	Ψ23,300	
Dry Cooler	5%	2034	\$164,000	2	\$25,100	
Water Cooling Tower	95%	2032	\$3,430,000	2	\$689,700	
Ventilation	7370	2032	ψ3,130,000		Ψ009,700	
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, A.	rea Affected : 1	100%			
	Location: Penthouse	4				
IIW II 4 E 1	Explanation: 250 Gallon Capaci	<u>iy</u>				
HW Heat Exchanger Steam Fired	100%	2044	* *	4	\$71,300	
Steam Fired	Other Observation, Extent: N/A, A		100%	4	\$71,300	
	Location: Basement	rea rijjeetea . r	.0070			
	Explanation : Back Up To Gas Fi	red Heater At 1	Penthouse			
Sanitary Piping	Emplantation : Buch op 10 dus 1 t					
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	
N-4		141 £4	tial future inflation		· · · · · · · · · · · · · · · · · · ·	

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

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

Asset #: 13453

Mechanical	Current Repa	ir Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extend	t : N/A, Area Affected : 1	00%			
	Location: 4 Units From	1st To 6th Floor, 5 Unit	ts From 1st To 9th	Floor		
	Explanation: Nine Unit	S				
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$377,200	
Sprinkler				•		
Generic	100%	2044	* *	1-2	\$202,100	

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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 : 253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Address : 253-256 BROADWAY @ MURRAY ST.

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

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

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

Block : 134 Lot : 7501 BIN : 1082757

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$18,083,100	\$17,780,700
Importance Code A	\$50,900	\$895,300
Importance Code B	\$13,453,600	\$16,638,500
Importance Code C	\$4,578,500	\$246,900
Total	\$18,083,100	\$17,780,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$189,900	\$105,700	\$287,300	\$1,297,600
Importance Code A	\$52,400		\$87,400	\$31,800
Importance Code B	\$137,500	\$105,700	\$200,000	\$1,265,800
Total	\$189,900	\$105,700	\$287,300	\$1,297,600



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

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

Asset #: 49

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
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	
		place Evide 1 : 14th Flo	ent, Extent : N/A, A or Roof	rea Affec	ted : 80%			
Slate	Joint Mor Location Recent Re Location Worn/Eroc	n : Coping pair Eviden n : Roof Pan	\$7,400 rod, Extent : Moder nt, Extent : N/A, Arr rapets : Moderate, Area A	ea Affecto	ed : 80%	5	\$300	
Roof								
Copper/Terne Metal Panel		Now issing Elem	\$50,900 nents, Extent : Seve purtenances	2048 2053 re, Area	* * * * Affected : 100%	10	\$16,100	
Modified Bitumen	40%			2033	\$306,000	10	\$25,800	
Modified Bitumen	43%			2043	* *	10	\$27,700	
	Recent Re Location	•	ent, Extent : N/A, A	rea Affec	ted : 100%			
Skylight, Metal/Glass	2%			2053	* *	10	\$4,300	
Soffits		NI	\$7,600	LIFE	* *	5	\$600	
Soffits Cast in Place Concrete	5%	Now	\$7,000	LIIT		•	ΨΟΟΟ	
	Broken/M	issing Elem	ents, Extent : Mod de Of Roof Appurte	erate, Ar	ea Affected : 100%		φ000	

Interior

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

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

Asset #: 49

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior				1				
Floors								
Carpet	15%			2029	\$1,119,900	3	\$116,600	
Cast in Place Concrete	10%	Now	\$718,100	LIFE	* *	5	\$85,000	
	_	-	Extent : Severe, A.		ted : 20%			
	Location	: Basemer	ıt And Sub-basemer	nt				
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 80%			
	Location	: Basemer	ıt And Sub-basemer	nt				
	Explana	tion : Expo	sed Rebars Corrod	ed				
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/M	issing Elem	ents, Extent : Seve	re, Area .	Affected : 50%			
	Location	i : 15th, 16	th, And 17th Floors	r				
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	1570			2020	ψ3,001,200		Ψ21,700	
Gypsum Board	25%			LIFE	* *	5	\$112,200	
Masonry: Brick	10%	Now	\$3,095,500	LIFE	* *	5	Ψ112,200	
Widsomy. Brick			od, Extent : Severe		Sected · 75%			
			it And Sub-basemer		<i>feetea</i> : 7576			
			ctually Terra Cotto			15th And	d 16th Floors	
			xtent : Severe, Area at And Sub-baseme		d : 75%			
Marble Panels				nt	l : 75% **			
Marble Panels Plaster	Location	: Basemer				5	\$33,700	
	Location 5% 15% Broken/M	Now issing Elem	\$1,483,000 ents, Extent: Seven	LIFE LIFE re, Area	* *	5	\$33,700	
	Location 5% 15% Broken/M	Now issing Elem i: 15th, 16	\$1,483,000	LIFE LIFE re, Area	* *	5	. ,	
Plaster	Location 5% 15% Broken/M Location	Now issing Elem i: 15th, 16	\$1,483,000 ents, Extent: Seven	LIFE LIFE re, Area	* * * * Affected : 20%		\$33,700 \$101,000	
Plaster Plaster Ceilings	Location 5% 15% Broken/M Location	Now issing Elem	\$1,483,000 ents, Extent: Seven	LIFE LIFE re, Area	* * * * Affected : 20%	5	\$101,000	
Plaster Plaster Ceilings AcousTileConcealSpLn	Location 5% 15% Broken/M Location 45%	Now issing Elem	\$1,483,000 ents, Extent: Seven	LIFE LIFE re, Area	* * * * 4ffected : 20% * *		\$101,000 \$72,900	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In	Location 5% 15% Broken/M Location 45% 15% 20%	Now issing Elem	\$1,483,000 ents, Extent: Seven	LIFE LIFE re, Area LIFE 2038 2050	* * ** Affected : 20% **	5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location 5% 15% Broken/M Location 45% 15% 20%	Now issing Elem 1: 15th, 16d	st And Sub-basemen \$1,483,000 nents, Extent : Seve th, And 17th Floors	LIFE LIFE re, Area LIFE LIFE 2038	* * ** Affected : 20% ** **	5 5 5	\$101,000 \$72,900	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In	Location 5% 15% Broken/M Location 45% 20% 5% 15%	Now issing Elem i: 15th, 16th	\$1,483,000 ents, Extent: Seventh, And 17th Floors \$2,227,500	LIFE LIFE 2038 2050 LIFE LIFE	* * ** Affected : 20% * * * * * * * *	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location 5% 15% Broken/M Location 45% 20% 5% 15% Broken/M	Now issing Elem 1: 15th, 16th	st And Sub-basemen \$1,483,000 nents, Extent : Seve th, And 17th Floors	LIFE LIFE re, Area . S LIFE 2038 2050 LIFE LIFE re, Area .	* * ** Affected : 20% * * * * * * * *	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location 5% 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location	Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen	\$1,483,000 nents, Extent: Seventh, And 17th Floors \$2,227,500 nents, Extent: Seventh And Sub-basement	LIFE LIFE re, Area S LIFE 2038 2050 LIFE LIFE re, Area control	** ** Affected: 20% ** ** ** *Affected: 50%	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location 5% 15% Broken/M Location 45% 15% 20% 55% Broken/M Location Water Pen	Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemer etration, E.	\$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Seventh, Extent:	LIFE LIFE re, Area 2038 2050 LIFE LIFE re, Area 2014 LIFE re, Area 2014 LIFE re, Area 2014 LIFE re, Area 2014 LIFE re, Affected	** ** Affected: 20% ** ** ** *Affected: 50%	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location	Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen etration, E. 1: Basemen	\$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Sevent And Sub-basement Severe, Areat And Sub-basement And Sub-basement And Sub-basement	LIFE LIFE re, Area 2 LIFE 2038 2050 LIFE LIFE tipe, Area and	** ** Affected: 20% ** ** ** Affected: 50% d: 50%	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location 5% 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location Water Pen Location Other Obs	Now issing Elem i: 15th, 16th Now issing Elem i: Basemer etration, E. i: Basemer tervation, E.	\$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Sevent And Sub-basement And Sub-basement And Sub-basement Extent: Severe, Area	LIFE LIFE re, Area . LIFE 2038 2050 LIFE LIFE re, Area . at Affected at Affected	** ** Affected: 20% ** ** ** Affected: 50% d: 50%	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location 5% 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location Water Pen Location Other Obs	Now issing Elem 1: 15th, 16th Sissing Elem 1: Basemen	\$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Sevent And Sub-basement Severe, Area of And Sub-basement And Sub-	LIFE LIFE re, Area LIFE 2038 2050 LIFE LIFE re, Area at Affected at a Affected at a Affected at the continuation of t	** ** Affected: 20% ** ** ** Affected: 50% d: 50%	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete Masonry: Vault Struct	Location 5% 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location Water Pen Location Other Obs Location Explana	Now issing Elem is 15th, 16th is Basemen etration, E. i Basemen ervation, E. i Basemen etron Corre	\$1,483,000 nents, Extent: Seventh, And 17th Floors \$2,227,500 nents, Extent: Sevent And Sub-basement And Sub	LIFE LIFE re, Area 2 2038 2050 LIFE LIFE LIFE re, Area 2 at a Affected at a Affected at a Section at a Sect	** ** Affected: 20% ** ** ** Affected: 50% d: 50%	5 5 5 5	\$101,000 \$72,900 \$77,700 \$3,000	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete	Location 5% 15% Broken/M Location 45% 20% 5% 15% Broken/M Location Water Pen Location Other Obs Location Explana 15%	Now issing Elem i: 15th, 16th Now issing Elem i: Basemen etration, E. i: Basemen tervation, E. i: Basemen tervation : Corre	\$1,483,000 nents, Extent: Seventh, And 17th Floors \$2,227,500 nents, Extent: Sevent And Sub-basement Sp62,900	LIFE LIFE 2038 2050 LIFE LIFE LIFE 4 Affected at a Affected at the state of the sta	** ** Affected: 20% ** ** ** Affected: 50% d: 70% **	5 5 5	\$101,000 \$72,900 \$77,700	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete Masonry: Vault Struct	Location 5% 15% Broken/M Location 45% 20% 5% 15% Broken/M Location Water Pen Location Other Obs Location Explana 15% Broken/M	Now issing Elem i: 15th, 16th Now issing Elem i: Basemen etration, E. i: Basemen tervation, E. i: Basemen to Now issing Elem	\$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Sevent And Sub-basement And Sub-basement Xtent: Severe, Areat And Sub-basement And Sub-basement And Sub-basement Seventh And Sub-basement Seventh Severe, Areat And Sub-basement Seventh	LIFE LIFE 2038 2050 LIFE LIFE re, Area and a Affected at a Affected at s	** Affected: 20% ** ** ** Affected: 50% d: 70% ** Affected: 50%	5 5 5 5	\$101,000 \$72,900 \$77,700 \$3,000	
Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete Masonry: Vault Struct	Location 5% 15% Broken/M Location 45% 20% 5% 15% Broken/M Location Water Pen Location Other Obs Location Explana 15% Broken/M	Now issing Elem i: 15th, 16th issing Elem i: Basemen i: Basemen i: Basemen i: Basemen i: Basemen i: Corre Now issing Elem i: Fifteenth	\$1,483,000 nents, Extent: Seventh, And 17th Floors \$2,227,500 nents, Extent: Sevent And Sub-basement Sp62,900	LIFE LIFE 2038 2050 LIFE LIFE re, Area and a Affected at a Affected at s	** Affected: 20% ** ** ** Affected: 50% d: 70% ** Affected: 50%	5 5 5 5	\$101,000 \$72,900 \$77,700 \$3,000	

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

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

Asset #: 49

Architecture	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Fence/Gates	1000/	2052	* *			
Iron Picket	100%	2053	ጥ ጥ			
	Deteriorated Finish, Extent: Light, Area	a Affected : 100%				
	Location : Metal Rail					
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2046	* *			

Electrical	Current Repa	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment						
Fused Knife Sw	50%	2033	\$139,500	5	\$600	
	Other Observation, Exten		100%			
	Location : Sub-basemer					
	Explanation: One Mair		•			
Fused Knife Sw	50%	2033	\$139,500	5	\$600	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location : Sub-basemer	nt				
	Explanation: One Mair	ı Service Switch Rated .	At 4,000 Amperes H	For Buila	ling 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

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

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

Asset #: 49

Electrical	Current Rep	pair Fut	ire Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting	(00/	2022	#2 007 500	10	61.42 .000	
Fluorescent	60% T-8 Lamps And Fixtures, Location : Throughout		. , ,	10	\$142,900	
Fluorescent	25%	2033	\$1,203,100	10	\$59,500	
2.00.0000	Compact Fluorescent Li Location : Throughout	ght, Extent : Light, Are	. , ,	10	<i>\$65,600</i>	
Fluorescent	3%	2028	\$144,400	10	\$7,100	
	T-12 Lamps And Fixture Location : Throughout	0	Affected: 100%			
LED	2%	2038	* *			
	Other Observation, Exte Location : 9th Floor Explanation : 9th Floo		d : 100%			
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, Exte	-	: 100%			
	Location: Top Of Wate					
	Explanation: On Top	Of Water Tower				
Alarm Security System						
Generic	100%	2038	**	1	\$97,000	
Generic	Other Observation, Exte			1	\$7,000	
	Location : Lobby, Cori		. 100/0			
	Explanation : Surveille					
Fire/Smoke Detection						
Under Construction	100%					

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

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

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

Asset #: 49

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LF Steam	P 100%	2-4	\$8,500	2036	* *	5	\$7,700	
	Location		oderate, Area Affec at, Steam Leak Fron		% Vault Above Room	Leaking	Onto Piping	
Distribution Steam Piping/Pump	100%	Now	\$112,900	2033	\$2,258,600			
Steam 1 Iping/1 ump	Corroded,		evere, Area Affected		Ψ2,236,000			
Terminal Devices								
Convector/Radiator Under Construction	70% 30%			2031	\$1,614,400	1	\$58,700	
C.1.0.7 CO.1.0.1.0.1.0.1.	Other Obs	servation, E 1 : Sub-base	Extent: N/A, Area A ement, 2nd, 11th-13					
A in Conditioning	Explana	tion : Unde	r Construction					
Air Conditioning Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment Interior Pkg Unit -	30%			2027	\$1,338,200	2	\$4,800	
Cooling Split Unit	20%			2033	\$1,339,500			
Window/Wall Unit	20%			2028	\$213,700	1		
Under Construction	30%							
	Location	ı: 11-13th						
	Explana	tion : New	Cooling Tower, Ch	illers, Pu	mps And Controls	Under C	onstruction	
Distribution CW & CHW Wtr	30%			2043	* *	4	\$5,800	
Pipe/Pump 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		servation, E	Extent : N/A, Area A					
			ement, 2nd, 11th-13	8th Floor	S			
	Explana	tion : Unde	r Construction					

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

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

Asset #: 49

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Exhaust Fans					
Interior	98% Now \$490,40) 2	\$6,200	
	Malfunctioning, Extent : Severe, Are Location : Toilet Exhaust Fans	a Affected : 50%			
Roof	2%	2038 *:	* 2	\$200	
lumbing					
H/C Water Piping					
Brass/Copper	80%	2043 * *	1		
Galvanized Steel	20% Now \$144,00) 1		
	Corroded, Extent : Severe, Area Affe	cted : 10%			
	Location : Basement				
	Leak Evident, Extent : Moderate, Are				
	Location: Water Main And At Boo	ster Pump			
HW Heat Exchanger	1000/	0000 M1 262 000	. 4	Φ25.700	
Steam Fired	100%	2033 \$1,363,800) 4	\$25,700	
Sanitary Piping	1000/	TIEE *:	. 1		
Cast Iron	100%	LIFE *:	* 1		
Storm Drain Piping	1000/	1100 *:	k 1		
Cast Iron	100%	LIFE *:	* 1		
Sump Pump(s) Non-Submersible	50% 0-2 \$28,20	0 2043 *:	* 4	\$2,700	
Non-Submersible	Malfunctioning, Extent : Severe, Are		4	\$2,700	
	Location: Sub-basement Units	a Affectea . 10070			
	On Extended Life, Extent: Light, Are	a Affected : 100%			
	Location: Sub-basement	eu Affecieu . 10070			
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location : Sub-basement	••			
	Explanation: Building 253				
Non-Submersible	50%	2028 \$28,200) 4	\$2,700	
	Other Observation, Extent : Light, A	. ,		4-,	
	Location : Sub-basement	••			
	Explanation: Building 256				
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE *:	k		
	Other Observation, Extent: N/A, Are		_		
	Location: Two Units From Baseme		From 1st	To 14th Floor,	
	One Unit From Sub-basement, Bas Explanation : Five Units	ement 10 1st Floor			
Fire Suppression	Explanation . I ive Ontis				
Standpipe					
Generic	100% 2-4 \$259,70	0 2043 **	* 1-5	\$92,100	
	Other Observation, Extent : Modera			<i>\$72</i> ,100	
	Location : House Tank	50			
	Explanation : House Tank Piping N	Needs Replacement Due To So	ale Ruildi	ın	

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

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

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

Asset #: 49

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

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

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

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Print Date: 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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$31,424,800	\$115,981,400
Importance Code A	\$2,006,500	\$740,100
Importance Code B	\$29,294,600	\$115,241,300
Importance Code C	\$123,700	
Total	\$31,424,800	\$115,981,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$1,473,700	\$270,900	\$272,800	\$24,106,600
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			
Total	\$1,473,700	\$270,900	\$272,800	\$24,106,600



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

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

Asset #: 2043

chitecture	Cur	rent Repair	Futu	e Replacement	M	aintenance			
stem Component Type		Date Estimated Cos ars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior									
Exterior Walls									
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$138,100			
Masonry: Brick	78% No	w \$449,900	LIFE	* *	5	\$275,700			
	_	Elements, Extent : Mo							
	Location: Bei	low 4th Floor Window	On West S	ide					
	Water Penetrati	on, Extent : Moderate	, Area Affe	cted : 10%					
	Location: 8th	And 9th Floors West	Side And T	hroughout					
Masonry: Limestone	10% No	w \$206,900	LIFE	* *	5	\$26,500			
•	Joint Mortar M	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location: Thi	roughout							
	Vertical Cracks	, Extent : Moderate, A	rea Affecte	d : 5%					
	Location: At	Southeast And Southw	est Corner	S					
Metal Panel	2%		2050	* *	5-10	\$48,600			
Granite Panels	2% No	w \$43,100		* *	5	\$5,300			
	Cracking/Crum	bling, Extent : Moderd	ate, Area A	ffected : 10%					
		ong South And East Sid		•					
		iss/Erod, Extent : Mod		a Affected : 10%					
		roughout Base Of Buil		55					
		tent : Moderate, Area		5%					
		ilding Base On West F							
		-							
	Misaligned/Bul	ging, Extent : Modera	te, Area Afj	fected : 10%					
	_	ging, Extent : Modera ilding Base On West F		fected : 10%					
	Location : Bu		acade						
	Location : Bu	ilding Base On West F iorated, Extent : Mode	acade						
Stucco Cement	Location : Bu Caulking Deter Location : We	ilding Base On West F iorated, Extent : Mode	acade erate, Area		5	\$17,700			
Stucco Cement Window Wall	Location : But Caulking Deter	ilding Base On West F iorated, Extent : Mode	acade	Affected : 20%	5 5	\$17,700 \$13,300			
	Location : But Caulking Detern Location : We 2%	ilding Base On West F iorated, Extent : Mode	facade erate, Area 2043	Affected : 20%		\$17,700 \$13,300			
Window Wall	Location : But Caulking Detern Location : We 2%	ilding Base On West F iorated, Extent : Mode st Facade	2043 2050	Affected : 20%		•			
Window Wall Windows	Location : Bu. Caulking Deter. Location : We 2% 1%	ilding Base On West F iorated, Extent : Mode st Facade	2043 2050 2046	** ** **	5	\$13,300			
Window Wall Windows	Location : Bu. Caulking Deter. Location : We 2% 1%	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar	2043 2050 2046	** ** **	5	\$13,300			
Window Wall Windows	Location: But Caulking Detern Location: Wee 2% 1% 90% Not Air Infiltration, Location: The	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar	2043 2050 2046 2046 Affected	** ** ** 1: 10%	5	\$13,300			
Window Wall Windows	Location: But Caulking Detern Location: Wee 2% 1% 90% Not Air Infiltration, Location: The	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light	2043 2050 2046 2046 Affected	** ** ** 1: 10%	5	\$13,300			
Window Wall Windows	Location: But Caulking Detern Location: We 2% 1% 90% No Air Infiltration, Location: The Ctrwt/Balnc No Location: The	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light	2043 2050 2046 2046 Affected	** ** ** 1: 10% cted: 30%	5	\$13,300			
Window Wall Windows	Location: But Caulking Detern Location: We 2% 1% 90% No Air Infiltration, Location: The Ctrwt/Balnc No Location: The	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout dissing, Extent : Mode	2043 2050 2046 2046 Affected	** ** ** 1: 10% cted: 30%	5	\$13,300			
Window Wall Windows Aluminum	Location: But Caulking Deternation: Wee 2% 1% 90% Note Air Infiltration, Location: The Ctrwt/Balne Note Location: The Weather Strip Management of the Location: The Location The Location: Th	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout fissing, Extent : Mode roughout	2043 2050 2046 2046, Area Affected 4, Area Affe	** ** ** 1: 10% cted: 30%	5	\$13,300 \$32,200			
Window Wall Windows	Location: But Caulking Deternation: Wee 2% 1% 90% Note Air Infiltration, Location: The Ctrwt/Balne Note Location: The Weather Strip Machine The Location: The	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout fissing, Extent : Mode roughout	2043 2050 2046 2046 gea Affected 3, Area Affe	** ** ** 1: 10% cted: 30% Affected: 10% **	5	\$13,300			
Window Wall Windows Aluminum	Location: But Caulking Deternation: Wee 2% 1% 90% Note Air Infiltration, Location: The Ctrwt/Balnc Note Location: The Weather Strip Mathematical The Location: The Corrosion/Ruster	ow \$609,200 Extent : Moderate, Arroughout fissing, Extent : Moderate, Arroughout to Funct, Extent : Light roughout fissing, Extent : Moderate, Woderate, Wod	2043 2050 2046 2046 ea Affected Area Affe rate, Area Affe 2038 Area Affe	** ** 1: 10% cted: 30% Affected: 10% ** cted: 20%	5 5	\$13,300 \$32,200			
Window Wall Windows Aluminum	Location: But Caulking Deter. Location: We 2% 1% 90% No Air Infiltration, Location: The Ctrwt/Balnc No Location: The Weather Strip M Location: The Corrosion/Ruste Location: Per	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout dissing, Extent : Mode roughout ow \$106,700 ing, Extent : Moderate inthouse Level And Gro	2043 2050 2046 2046 Affected 2038 2038 2038 2038 2038 2038 2038	** ** ** 1: 10% cted: 30% Affected: 10% ** cted: 20% Along Pearl Street	5 5	\$13,300 \$32,200			
Window Wall Windows Aluminum	Location: But Caulking Detert Location: Wee 2% 1% 90% Not Air Infiltration, Location: The Ctrwt/Balnc Not Location: The Weather Strip M Location: The Corrosion/Ruste Location: Pet Water Penetrati	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout dissing, Extent : Mode roughout ow \$106,700 ing, Extent : Moderate	2043 2050 2046 2046 Affected Area Affe rate, Area Affe 2038 Area Affe pund Level Area Affe	** ** ** 1: 10% cted: 30% Affected: 10% ** cted: 20% Along Pearl Street cted: 10%	5 5	\$13,300 \$32,200			
Window Wall Windows Aluminum Steel	Location: But Caulking Detert Location: Wee 2% 1% 90% Not Air Infiltration, Location: The Ctrwt/Balnc Not Location: The Weather Strip M Location: The Corrosion/Ruste Location: Pet Water Penetrati	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout dissing, Extent : Mode roughout ow \$106,700 ing, Extent : Moderate inthouse Level And Gro ion, Extent : Moderate	2043 2050 2046 2046 Affected Area Affe rate, Area Affe 2038 Area Affe pund Level Area Affe	** ** ** 1: 10% cted: 30% Affected: 10% ** cted: 20% Along Pearl Street cted: 10%	5 5	\$13,300 \$32,200			
Window Wall Windows Aluminum	Location: But Caulking Detert Location: Wee 2% 1% 90% Not Air Infiltration, Location: The Ctrwt/Balnc Not Location: The Weather Strip M Location: The Corrosion/Ruste Location: Pet Water Penetrati	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout dissing, Extent : Mode roughout ow \$106,700 ing, Extent : Moderate inthouse Level And Gro ion, Extent : Moderate	2043 2050 2046 2046 Affected Area Affe rate, Area Affe 2038 Area Affe pund Level Area Affe	** ** ** 1: 10% cted: 30% Affected: 10% ** cted: 20% Along Pearl Street cted: 10%	5 5	\$13,300 \$32,200			
Window Wall Windows Aluminum Steel	Location: But Caulking Deternation: Wee 2% 1% 90% Note Air Infiltration, Location: The Ctrwt/Balne Note Location: The Meather Strip Meather	ilding Base On West F iorated, Extent : Mode st Facade ow \$609,200 Extent : Moderate, Ar roughout t Funct, Extent : Light roughout dissing, Extent : Mode roughout ow \$106,700 ing, Extent : Moderate inthouse Level And Gro ion, Extent : Moderate	2043 2050 2046 2046 2046 2046 2046 2046 2046 204	** ** ** 1: 10% cted: 30% Affected: 10% ** cted: 20% Along Pearl Street cted: 10% Along Pearl Street	5 5 5	\$13,300 \$32,200 \$44,800			

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

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

Asset #: 2043

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Roof								
Cast in Place Concrete	5%	0.2	#01.000	LIFE	* *			
Copper/Terne	75%	0-2	\$81,800	2058				
		: Through	xtent : Light, Area	Ајјестеа	: 20%			
		_	oui xtent : Moderate, A	trea Affe	cted : 10%			
		: Into Peni		1704 21550				
Modified Bitumen		Now	\$54,400	2030	\$181,500			
Wodified Bitumen			lerate, Area Affect		\$101,500			
		: Through	**	. 2070				
		_	ings, Extent : Mod	erate, Ar	ea Affected : 5%			
		: 10th Floo	-					
	Worn/Eroa	led, Extent	: Moderate, Area	Affected :	100%			
	Location	: Through	out					
terior								
Floors	200/	0.2	ф1 14 2 7 00	2020	#22 0 7 5 000	2	Φ1 077 000	
Carpet	30%	0-2	\$1,143,700 : Madayata Ayaa	2029	\$22,875,000	3	\$1,957,800	
		eu, Extent : Through	: Moderate, Area A	чујества .	13/0			
Coot in Dlage Commete	10%	. Inrought)ui	LIFE	* *	5	\$051.700	
Cast in Place Concrete		ing Extent	: Light, Area Affe			3	\$951,700	
		: Basemen		ncu . 107	·			
Ceramic Tile	3%	Now	\$364,600	2033	\$7,292,300	5	\$65,300	
Cerume The			Extent : Light, Ar			3	Ψ05,500	
	_	: Through	-	55				
Marble Panels	2%			LIFE	* *	5	\$65,300	
Terrazzo	2%			LIFE	* *	5	\$68,000	
	Horizonta	l Cracks, E.	xtent : Light, Area	Affected	: 5%			
	Location	: Entrance	?					
Vinyl Tile	43%	0-2	\$1,024,300	2030	\$51,212,500	3	\$701,500	
			Extent: Light, Are	ea Affecte	ed : 10%			
		: Through						
	_		tent : Light, Area A	Iffected :	5%			
		: Through						
Vinyl Tile 9" X 9"		Now	\$689,600	2035	\$34,478,800	3	\$163,100	
			tent : Moderate, A.	rea Affec	ted: 10%			
		: Basemen		avate A	an Affacted : 50/			
		ssing Eiem : Basemen	ents, Extent : Mod t	eraie, Ar	ей Ајјестей : 5%			
			ı Extent : Moderate	. Area A	Sected · 5%			
		: Basemen		., 111 Cu 11)	,			
			: Moderate, Area A	Affected :	100%			
		: Basemen		33				

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

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

Asset #: 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
nterior								
Interior Walls								
Cast in Place Concrete	Cracking/ Location Staining/L	ı : At Vault Discoloring	\$123,700 , Extent : Moderate In Basement , Extent : Moderate al Room And Basen	e, Area A <u>j</u>				
	Water Pen	etration, E	xtent : Moderate, A al Room And Basen	lrea Affec	eted : 20%			
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%		\$27,700	LIFE	* *	5	\$17,200	
	Cracking/	Crumbling	, Extent : Severe, A 9th Floor And At V	rea Affec			V 1, 11	
Ceilings								
AcousTileConcealSpLn	Loose/Det Location Misaligne Location Staining/L Location	n: 9th Floo d/Bulging, n: Various Discoloring n: Penthou	\$867,200 e, Extent : Moderat or Above Hung Ceil Extent : Moderate, , Extent : Severe, A se And Throughout	ing Area Aff rea Affec	ected : 20%	5	\$679,800	
AcousTileSusp.Lay-In	Broken/M Location Misaligne	ı : Penthou d/Bulging,	\$573,400 nents, Extent : Ligh se 9th Floor And V Extent : Severe, Ar se 9th Floor And V	arious Lo ea Affecto	cations Throughoused : 100%		\$870,100	
	Staining/L	Discoloring	, Extent : Severe, A	rea Affec	ted : 50%			
	-	_	se 9th Floor And Vo			ıt		
Exposed Struc: Concrete	5%			LIFE	* *	5	\$34,000	
Plaster	25% Cracking/ Location Paint Pee Location Water Pen	Now Crumbling 1 : Stairs Ai ling, Extent 1 : Stairs Ai netration, E	\$655,600 Extent: Moderate Penthouse Moderate, Area Penthouse Extent: Moderate, A	LIFE , Area Af Affected :	100%	5	\$679,800	
Dlagton				LIEE	* *	5	¢126 000	
Plaster The Pavements Public Sidewalk	5%			LIFE	· · ·	5	\$136,000	
Cast in Place Concrete	_		\$11,600 , Extent : Light, Are out	2043 ea Affecte	* * ad : 15%			

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

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

Asset #: 2043

Electrical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date l (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	
			tent : Light, Area	Affected	: 100%			
			Room Basement	a And On	e 2,000 Ampere Ui	nit		
Fused Disc Sw	25%	on . 1wo 4,0	000 Ampere Onii.	2030	\$63,700	5	\$300	
Transformers	23/0			2030	\$05,700		\$300	
Dry Type	100%			2043	* *	5	\$1,200	
Diy Type		rvation, Ext	tent : Light, Area		: 100%	J	Ψ1,200	
		Throughou	-	55				
		on : Various						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	\$8,400	
Raceway								
Conduit	80%			2030	\$583,700	1		
Conduit	20%			2050	* *	1		
Panelboards	200/			2020	* *	-	Ф1 700	
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		
Braided Cloth			\$334,000 t : Moderate, Are			1		
		Electrical		a rijjecie	. 100/0			
Thermoplastic	30%			2040	* *	1		
Thermoplastic	40%			2050	* *	1		
Motor Controllers	.075							
Locally Mounted	70%			2043	* *	5	\$1,500	
Motor Control Center	25%			2043	* *	5	\$2,200	
Variable Frequency	5%			2043	* *			
Drive								
			tent : Light, Area		: 100%			
			· Mechanical Roo					
~ -	Explanatio	on : Variabl	e Frequency Dri	ves Obser	ved			
Ground								
Grounding Devices Generic	100%	2-4	\$10,300	LIFE	* *	5	\$4,700	
Generic			\$10,300 tent : Moderate, 2		cted : 100%	3	\$4,700	
			n Basement	11 cu 11,5 c	. 10070			
	Explanatio	on : Corrod	ed					
Stand-by Power	1							
Transfer Switches								
Automatic	100%	4+	\$10,800	2050	* *	1	\$88,600	
			Moderate, Area	Affected	: 100%			
	Location:		_					
			tent : Light, Area	Affected	: 100%			
	Location:		0	4 73*				
	Explanatio	on : Transfe	er Switch Is New .	And Not (Connected			

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

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

Asset #: 2043

Electrical	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power								
Generators								
Diesel	100% Now	\$8,000	2039	* *	1	\$111,500		
	Other Observation, I	_	00	: 100%				
	Location : Water P	•						
-	Explanation: One	41 Kilovolt-ampere	Unit					
Batteries	1000/		2026	#2 400	-	Ф11 OOO		
Lead/Acid	100%		2026	\$2,400	5	\$11,900		
Fuel Storage	500/		2020	¢12.700	_			
Day Tank	50% 50%		2029 2033	\$12,700	5			
Main Tank	30%		2033	\$38,100	5			
Lighting Interior Lighting								
Fluorescent	100%		2035	\$5,410,600	10	\$293,500		
Tuoreseent	T-8 Lamps And Fixti	ires Extent : Light			10	\$273,300		
	Location : Through		111 00 11990	. 10070				
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, I	-	Affected	: 100%				
	Location : Perimet							
	Explanation: Out	Of Service Because	Of New (Ground Floor Con	ımercial	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, I		Area Affe	cted : 20%				
	Location : Through							
	Explanation : Syste	em Stays In Trouble	Mode Dı	ıe To Battery Failı	ıre			

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

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

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

Asset #: 2043

Mechanical		Current I	Repair	Futur	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	Location	lent, Extent 1 : Basemen				1	\$256,700	
	Location	servation, E n : Basemen tion : 3 Uni		Affected	: 100%			
Distribution	1							
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	50% 50%			2038 2040	* *	4 4	\$11,800 \$7,900	
Terminal Devices								
Air Handler	Location	servation, E 1 : Compres	\$23,900 Extent : Moderate, A Sor And Air Dryer	-	\$1,193,400 ceted: 3%	1	\$35,600	
			matic Control Syste					
Air Handler	10%			2035	\$596,700	1	\$19,800	
Convector/Radiator Fan Coil Unit/Heat	50% 20%			2035 2030	\$1,296,500 \$1,572,400	1 1	\$51,700 \$20,700	
Air Conditioning Energy Source	1000/			2046	* *	1		
Electricity	100%			2046		1		
Conversion Equipment Centrifugal, Elec Chiller	90% R-22 Refr		tent : Light, Area A	2039 ffected :	**	1	\$311,700	
	Other Obs	n : Basemen servation, E n : Basemen tion : Two b	Extent : Light, Area t	Affected	: 90%			
Exterior Pkg Unit - Cooling	5%	0-2	\$17,400	2030	\$173,800	2	\$800	
-	Location	ı : 1 Out Of	t : Severe, Area Aff 2 Units Not Worki	ng In The	e Roof			
	R-22 Refr. Location	-	tent : Light, Area A	ffected :	100%			
Split Unit	5%			2035	\$376,500			
Distribution CW & CHW Wtr	80%			2030	\$410,200	4	\$18,900	
Pipe/Pump No Component	20%							

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

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

Asset #: 2043

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	90% Now Noisy/Vibrating, Extending Location: 6th Floo		2026 a Affecte	\$5,537,500 d:15%	1	\$160,300	
Fan Coil - 4 Pipe	5%		2030	\$603,100	1	\$5,200	
No Component	5%						
Heat Rejection							
Water Cooling Tower	90% Other Observation, I Location : Adjacen Explanation : Cool	t Building	2031 Affected	\$1,441,500 : 100%	2	\$289,800	
No Component	10%						
Ventilation Distribution	1000/		LIEE	* *	2.5	¢170.400	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$178,400	
Exhaust Fans	000/		2020	¢1 127 100	2	67.000	
Interior	80%		2030	\$1,125,100	2	\$7,800	
Roof Plumbing	20%		2026	\$123,100	2	\$2,000	
H/C Water Piping Galvanized Steel	100% 0-2 Corroded, Extent : S Location : Baseme		2035 d:5%	\$4,048,200	1		
Water Heater With Tanks							
Electric	2% Other Observation, I Location : 12th Flo Explanation : 40 G	oor	2026 Affected	\$500 : 2%	4		
Gas Fired	98%		2028	\$16,600	2		
Gus i ned	Other Observation, I Location: Basemen Explanation: One	nt			2		
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, E. Location : Through		Affected	' : 100%			

Vertical Transport

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

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

Asset #: 2043

Mechanical	Current Repair	Future Rep	acement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Estin FY		Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected: 100%	6			
	Location: Six Units From	1st To 12th Floor, One Uni	t From Basem	ent 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	

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

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

Page: 27

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

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
Total	\$2,892,000	\$4,561,400
Importance Code A	\$296,700	\$362,800
Importance Code B	\$2,387,700	\$3,947,700
Importance Code C	\$207,600	\$251,000
Total	\$2,892,000	\$4,561,400

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			
Total	\$280,500	\$7,100	\$73,300	\$25,200
Importance Code A	\$43,600	\$4,200	\$4,200	\$4,200
Importance Code A Importance Code B	\$43,600 \$224,500	\$4,200 \$2,900	\$4,200 \$69,100	\$4,200 \$18,200
•	+ -)	. ,	* ,	



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

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

Asset #: 14539

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•				•			•
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$36,800	
Masonry: Brownstone	15%	Now	\$59,000	LIFE	* *	5	\$5,900	
		_	ents, Extent : Mode ad West Facades	erate, Ar	ea Affected : 10%			
	Worn/Eroa	led, Extent	: Moderate, Area A	ffected :	20%			
	Location	: South Ar	nd West Facades					
Masonry: Fieldstone	5%	Now	\$26,700	LIFE	* *	5	\$2,000	
•			od, Extent : Moder	ate, Area	Affected : 25%			
		: Foundat						
			xtent : Moderate, A	rea Affec	cted : 20%			
	Location	: Foundat	ion					
Masonry: Limestone		Now	\$4,100	LIFE	* *	5	\$2,000	
			od, Extent : Moder	ate, Area	Affected : 5%			
	Location		Head Lintels					
Metal Panel	5%		\$8,600	2040	* *	5	\$4,900	
		-	ents, Extent : Mode					
			Fire Escapes At Ed	-				
		_	xtent : Moderate, A					
Windows	Location	Exterior	Fire Escapes At Ec	isi Ana v	vesi racaaes			
Aluminum	100%	Now	\$237,700	2046	* *	5	\$12,600	
Aummum			ct, Extent : Modera		Affected · 50%	3	\$12,000	
		: Through		,	-9,5			
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

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

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

Asset #: 14539

Architecture	Current Repa	ir F	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Est Total (Years)		ear Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
terior						
Floors						
Cast in Place Concrete	15% Now Broken/Missing Elements, Location: Boiler Room		FE ** e, Area Affected : 5%	5	\$25,000	
	Drains Clogged, Extent:	Moderate, Area Af	fected : 5%			
	Location : Boiler Room					
	Water Penetration, Extent Location : Boiler Room	: Moderate, Area	Affected : 5%			
Mosaic Tile	5%	20	43 **	5	\$9,500	
Quarry Tile	5%	20	**	5	\$5,700	
Slate	5%	LI	FE **	5	\$4,000	
Vinyl Tile	Other Observation, Exten Location: Main Stair Explanation: Stone Flor 15% Now	or Finish \$6,200 20	35 \$312,400	3	\$4,300	
	Cracking/Crumbling, Exto Location: Main Cafeter Worn/Eroded, Extent: Mo Location: Main Cafeter	ia oderate, Area Affec				
Vinyl Tile 9" X 9"	15% Now Broken/Missing Elements, Location: Classrooms I Cracking/Crumbling, Exte Location: Classrooms I Loose Units, Extent: Mod Location: Classrooms I	Extent : Moderate ocated On Floors ent : Moderate, Are ocated On Floors lerate, Area Affecte	4 And 5 va Affected : 20% 4 And 5 vd : 15%		\$4,300	
Wood	40% Now Deteriorated Finish, Exter Location: 4th And 5th F Worn/Eroded, Extent: Mo Location: 4th And 5th F	nt : Moderate, Area Floors oderate, Area Affec		5	\$28,500	

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

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

Asset #: 14539

Architecture	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Interior Walls	50/		2020	* *	-	¢5 000		
Ceramic Tile	5%		2039	* *	5 5	\$5,800		
Gypsum Board Masonry: Brick	15% 10% Now	\$109,600	LIFE LIFE	* *	3	\$10,500		
Masonry. Brick	Spalling, Extent : Mo							
	Location : Basemer		ca . 2570	•				
	Worn/Eroded, Extent		Affected :	25%				
	Location : Basemen		55					
Plaster	70% Now	\$98,000	LIFE	* *	5	\$24,400		
	Broken/Missing Elen	ients, Extent : Mod	erate, Ar	ea Affected : 2%				
	Location : 5th Floo							
	Cracking/Crumbling Location: 4th & 5t		, Area A <u>j</u>	fected : 10%				
	Deteriorated Finish,		Area Aff	ected : 50%				
	Location : Through							
	Paint Peeling, Extended Location: Through		Affected .	: 50%				
Ceilings								
AcousTileSusp.Lay-In	20%		2043	* *	5	\$15,200		
Embossed Metal	45%		LIFE	* *	5	\$15,400		
	Deteriorated Finish, Location: Through		Area Aff	ected : 1%				
	Paint Peeling, Extended Location: Through		Affected .	: 5%				
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, Exten		Affected .	5%				
	Location : 4th And		33					
ite Enclosure								
Fence/Gates	1000/		2065	* *				
Iron Picket	100%		2065	* *				
Free Standing Walls Masonry: Brick	100% Now	\$9,000	2040	* *				
Masonry. Brick	Joint Mortar Miss/E							
	Location : Rear Yar		arc, 217 ca	rijjecica i 1070				
	Spalling, Extent : Mo		ed : 15%	,)				
	Location : Rear Yar							
ite Pavements Public Sidewalk								
Cast in Place Concrete	100% Now	\$300	2035	\$13,900				
	Broken/Missing Elen	·						
	Location : By Hydr							
	Cracking/Crumbling	, Extent : Moderate	, Area A <u>j</u>	fected : 2%				
	Location: Mulberr	y Street Side						

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

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

Asset #: 14539

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	65%			2035	\$79,800			
Pavers/Stone	35%	Now	\$3,400	2033	\$171,200			
	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Entry Sta	airs On Mulberry S	treet				
	Joint Mort	ar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 20%			
	Location	: At All En	etry Stairs					

Electrical		Current Rep	oair	Future Replacement		Maintenance			
System Component Type	% of I Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2040	* *	5	\$200		
	Location .	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Two 400 Ampere Main Disconnect Switches							
	Explanati	on : Two 400) Ampere Main I	Disconne	ct Switches				
Raceway									
Conduit	100%			2030	\$100,700	1			
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 at : Moderate, A	2055	* *	1			
		a Lije, Exten : Throughout		ей Ајјес	iea . 100/o				
Motor Controllers Locally Mounted	100%			2028	\$46,400	5	\$300		
Ground									
Grounding Devices									
Generic		2-4 rvation, Exte Basement	\$10,300 ent : Moderate, 2	LIFE Area Affe	* * ected : 100%	5	\$600		
Lighting	Explanati	on : Corrode	ed						

Lighting

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

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

Asset #: 14539

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	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 Fluores	<u> </u>			
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		,400 2030 \$38,800			
	Not in Service, Extent : Moderate				
	Location : Exterior Egress Stair	r'S			
No Component	80%				
Alarm					
Security System					
No Component	70%				
Generic		,700 2035 \$23,400	1	\$4,200	
	Malfunctioning, Extent : Moderat	te, Area Affected : 100%			
	Location : Throughout				
Fire/Smoke Detection					
No Component	70%				
Generic, Digital	30%	2030 \$32,200	1-3	\$7,800	

Mechanical	Current Repai	r F	Future Replacement			Maintenance		
System Component Type	% of Fail Date Esti Total (Years)		ar Y	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%	20	40	* *	1			
Conversion Equipment								
Steam Boiler	100%	20	35	\$362,800	1	\$41,600		
	Other Observation, Extent	: Moderate, Area	Affec	ted : 100%				
	Location: Basement							
	Explanation: 1 Unit							
Distribution								
Steam Piping/Pump	100% Now	\$66,700 20	30	\$333,300				
	Leak Evident, Extent : Severe, Area Affected : 30%							
	Location: 5th Floor And	Basement Return	Line					

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

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

Asset #: 14539

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating		•				•
Terminal Devices					*	
Convector/Radiator	100%	2028	\$340,300	1	\$13,600	
Air Conditioning						
Energy Source Electricity	100%	2038	* *	1		
Conversion Equipment	10076	2038		1		
Interior Pkg Unit - Cooling	25%	2028	\$164,600	2	\$600	
	Other Observation, Extent: N/A, A Location: 1st Floor	rea Affected : 1	10%			
	Explanation: 2 Units					
Exterior Pkg Unit - Cooling	10%	2030	\$45,600	2	\$300	
	Other Observation, Extent: Light,		20%			
	Location: 1st Floor Extension Ro	-				
C 1't II 't	Explanation: 1 Unit For 2nd Flor		#105 500			
Split Unit	20% Other Observation, Extent : Light, . Location : 1st Floor Roof And Up,	per Roof	\$197,700 20%			
	Explanation : Serves 3rd Floor A					
Window/Wall Unit	25%	2026	\$39,400	1		
No Component	20%					
Distribution 1/Diss	200/	LIEE	* *	2	Ф10.000	
Ductwork/Diffusers	20%	LIFE	ጥ ጥ	2	\$10,900	
No Component Tentilation	80%					
Distribution						
Distribution Ductwork/Diffusers	50%	LIFE	* *	2-5	\$11,700	
No Component	50%	211 2		2 3	Ψ11,700	
Exhaust Fans						
Roof	25%	2030	\$20,200	2	\$300	
No Component	75%		,			
lumbing						
H/C Water Piping						
Brass/Copper	5%	2050	* *	1		
Galvanized Steel	95% 4+ \$101,0		\$504,800	1		
	On Extended Life, Extent : Modera Location : Risers Original To Bui		ed : 95%			
Water Heater With Tanks						
Gas Fired	100%	2026	\$16,900	2		
Sanitary Piping	1000/					
Cast Iron	100% 4+ \$209,7		**	1		
	On Extended Life, Extent: Modera		ea : 80%			
	Location: Risers Original To Bui	uaings				

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

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

Asset #: 14539

Mechanical	Current Repair	Future Replacer	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated FY	l 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 Buildin	ıgs							
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, Are	Other Observation, Extent : Light, Area Affected : 5%							
	Location: 1st Floor								
	Explanation: Kitchen Hood								

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

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

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Print Date: 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

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

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

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

Block : 423 Lot : 22 BIN : 1005645

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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$179,900	\$50,600	\$141,000	\$49,000
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		
Total	\$179,900	\$50,600	\$141,000	\$49,000



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

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

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

Asset #: 13411

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	100/					_	001000	
Cast in Place Concrete	10%	N T	671 200	LIFE	* *	5	\$34,900	
Masonry: Brick	25%	Now	\$71,300 Extent : Moderate	LIFE		5	\$17,500	
	_	rumbung, : Bulkhead		, Areu Aj	jeciea . 1576			
			xtent : Moderate, A	rea Affe	cted · 5%			
			hen Storage Area	. 000 11,55 00				
Masonry: Brick Cavity	50%			LIFE	* *	5	\$34,900	
Stucco Cement		Now	\$58,800	2038	* *	5	\$13,100	
	Cracking/C	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 20%			
	Location	: Bulkhead	d And Rear Of Build	ding				
		-	, Extent : Moderate		ffected : 25%			
	Location	: Bulkhead	d And Rear Of Buil	ding				
Windows								
Aluminum	100%		\$46,600	2049	**	5	\$4,900	
			it : Moderate, Area	Affectea	t : 10%			
		: Through		ta Amaa	Affacted : 500/			
	Caulking Deteriorated, Extent: Moderate, Area Affected: 50% Location: Throughout							
		_	sui xtent : Light, Area 1	Affected	. 10%			
		: Through	-	1))сеней	. 1070			
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,700	
Concrete Masonry Unit	25%	Now	\$8,500	LIFE	* *	5	\$1,200	
	Diagonal C	Cracks, Ex	tent : Moderate, Ar	ea Affeci	ted : 5%			
	Location	: South Sid	de, 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 Obse	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: 2nd Floo	or Balcony					
	Explanati	ion : Not A	ccessible					

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

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

Asset #: 13411

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Metal, Corrugated	5% Now Gut/DS Non Func/N Location: Roof O		2038 ate, Area	* * Affected : 10%	1		
Modified Bitumen	Worn/Eroded, Exten Location : West Ro Other Observation, Location : Penthou	oof Over Second Flo t : Light, Area Affec oof Over Second Flo Extent : Moderate, A use Roof	or ted : 25% or	6			
Play Surface	Explanation: Fast 85% 2-4 Punct/Tear/Impact I Location: Throug	\$5,800 Damage, Extent : Mo	2033 oderate, 2	\$115,100 Area Affected : 5%			
Soffits		-					
Cement - Fiber Panel	100% Other Observation, Location: 2nd Flo Explanation: Not	oor Balcony	2038 Iffected :	**	10		
nterior	•						
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$6,300	
Ceramic Tile	5% Now Broken/Missing Electrocation: Baseme		2042 erate, Ar	* * ea Affected : 5%	5	\$1,500	
Quarry Tile	5% 4+ Cracking/Crumbling Location : Main L	-	2046 ea Affecte	* * ed : 5%	5	\$2,200	
Vinyl Tile	65%		2043	* *	3	\$14,200	
Vinyl Tile	Worn/Eroded, Exten	ent 3, Extent : Moderate 102, Basement Corri	, Area A <u>j</u> dor Affected :	ffected : 25%	3	\$4,400	
Interior Walls	Location : Room 4	02, Busement Corri	401				
Ceramic Tile	5%		2042	* *	5	\$7,400	
Gypsum Board	6% Now Cracking/Crumbling Location : Baseme	ent Corridor	LIFE ea Affecte		5	\$5,300	
	Water Penetration, Location: Baseme		lrea Affeo	cted : 5%			
Gypsum Board	79%		LIFE	* *	5	\$70,000	
Plaster	10%		LIFE	* *	5	\$4,400	

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

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

Asset #: 13411

Architecture	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	95% Now Broken/Missing Elen	\$44,600 nents, Extent : Mode	2046 erate, Ar	* * rea Affected : 5%	5	\$27,000		
	Location : Through	out						
	Staining/Discoloring	, Extent : Light, Are	a Affect	ed : 15%				
	Location: Throughout							
	Water Penetration, E		rea Affe	cted : 5%				
	Location : Basemen							
Exposed Struc: Steel	5% 0-2	\$135,600	LIFE	* *				
1	Corrosion/Rusting, E	Extent : Moderate, A	rea Affe	cted : 10%				
	Location : Beam In	Mechanical Room						
Site Enclosure								
Fence/Gates								
Chain Link	100%		2053	* *				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Play Roc	pf						
	Explanation : Chai	n Link Fence Enclo	se Play I	Roof				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		2046	* *				

ectrical	Current Repair	Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2033	\$44,900	5	\$200		
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location : Electrical Room	ı Basement					
	Explanation: One 1,200 A	mpere Main Disconi	nect 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	5%	2046	* *				
Drive							

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

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

Asset #: 13411

Electrical	Current Repa	ir Futur	e Replacement	M				
System Component Type	% of Fail Date Esti Total (Years)	mated 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 Affe	cted : 100%					
	Location : Elevator Lobb	pies At 1st And 2nd Flo	oor Only					
	Explanation : Cameras S	Security System						
Generic	50%	2028	\$37,700	1	\$7,600			
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: Intusion S	vstem And Door Lock	Alarm					
Fire/Smoke Detection								
Generic, Digital	100%	2033	\$103,500	1-3	\$25,000			

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, I	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	
Convector/Radiator	50%	2038	* *	1	\$6,500	
Air Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		

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

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

Asset #: 13411

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	100%	igorant Ev	tent : Light, Area A	2028	\$592,200	1	\$18,800		
	-	_	t In Each Floor Me	-					
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	100%			LIFE		2-3	\$22,000		
Interior Roof	70% 30%			2028 2033	\$124,600 \$23,400	2 2	\$900 \$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			\$1,200 Toderate, Area Affec sing. Basement	2026 eted : 50	\$1,200	4	\$900		
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	Location		Extent : N/A, Area A rom Basement To 6 its	-		ment To .	5th Floor		
Fire Suppression Sprinkler Generic	100%			2033	\$555,100	1-2	\$11,300		
Fire Pump Generic	100%			2036	**	1-2	\$7,600		

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

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

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

Asset #: 13411

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Chemical System Wet	100%	2028 \$32,300	1-3 \$166,600	

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

Explanation: Covers 40 Square Feet

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

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

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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

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

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

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

Block : 855 Lot : 1 BIN : 1016743

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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$316,400	\$68,100	\$47,000	\$128,800
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			
Total	\$316,400	\$68,100	\$47,000	\$128,800



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

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

Asset #: 13870

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Copper/Terne	5%			2069	* *	10	\$5,700	
Masonry: Brick	15%		\$13,100	LIFE	* *	5	\$7,300	
			xtent : Moderate, A		cted : 5%			
	Location	ı : Penthou.	se, Foundation Wal	!!				
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/Bal	nc Not Fun	ct, Extent : Light, A	lrea Affe	cted : 10%			
	Location	ı : Through	out					
Wood	25%	Now	\$18,100	2042	* *	5	\$28,600	
	Broken/M	issing Elem	nents, Extent : Seve	re, Area A	Affected : 5%		. ,	
	Location	1 · 1st Floo	r Southwest Cornei					
	Locuitor	i . 13i 1 100	r souinwesi Cornei	•				
			ct, Extent : Light, A		cted : 10%			
	Ctrwt/Bal		ct, Extent : Light, A		cted : 10%			
Parapets	Ctrwt/Bal	nc Not Fun	ct, Extent : Light, A		cted : 10%			
Parapets Copper/Terne	Ctrwt/Bal. Location	nc Not Fun 1 : Through 4+	ct, Extent : Light, A out \$3,300	1rea Affec	**	5	\$2,400	
	Ctrwt/Ball Location 25% Deformed	nc Not Fun n : Through 4+ //Dented, Ex	ct, Extent : Light, A out \$3,300 xtent : Light, Area	1rea Affec	**	5	\$2,400	
	Ctrwt/Ball Location 25% Deformed	nc Not Fun 1 : Through 4+	ct, Extent : Light, A out \$3,300 xtent : Light, Area	1rea Affec	**	5	\$2,400	
Copper/Terne	Ctrwt/Ball Location 25% Deformed	nc Not Fun 1: Through 4+ /Dented, Ex 1: Through	ct, Extent : Light, A out \$3,300 xtent : Light, Area	1rea Affec	**	5	\$2,400 \$800	
	Ctrwt/Ball Location 25% Deformed Location	nc Not Fun 1: Through 4+ [/Dented, Exist.] 1: Through	ct, Extent : Light, A out \$3,300 xtent : Light, Area	1rea Affec 2054 Affected :	**			
Copper/Terne Masonry: Brick	Ctrwt/Ball Location 25% Deformed Location 20%	nc Not Fun 1: Through 4+ /Dented, Ex 1: Through	ct, Extent : Light, A out \$3,300 xtent : Light, Area	2054 Affected :	**	5	\$800	
Copper/Terne Masonry: Brick Masonry: Marble	Ctrwt/Ball Location 25% Deformed Location 20% 45%	nc Not Fun 1: Through 4+ /Dented, Ex 1: Through	ct, Extent : Light, A out \$3,300 xtent : Light, Area	2054 4ffected : LIFE LIFE	**	5 5	\$800 \$2,200	
Copper/Terne Masonry: Brick Masonry: Marble Metal Panel	Ctrwt/Ball Location 25% Deformed Location 20% 45% 10%	nc Not Fun 1: Through 4+ /Dented, Ex 1: Through	ct, Extent : Light, A out \$3,300 xtent : Light, Area	2054 4ffected : LIFE LIFE	**	5 5	\$800 \$2,200	
Masonry: Brick Masonry: Marble Metal Panel Roof	25% Deformed Location 20% 45% 10%	nc Not Fun 1: Through 4+ 1/Dented, Ex 1: Through	ct, Extent : Light, A out \$3,300 xtent : Light, Area A out	2054 Affected: LIFE LIFE 2044	**	5 5	\$800 \$2,200	
Masonry: Brick Masonry: Marble Metal Panel Roof	Ctrwt/Ball Location 25% Deformed Location 20% 45% 10% 15% Water Pen	nc Not Fun 1: Through 4+ 1/Dented, Ex 1: Through	ct, Extent : Light, A out \$3,300 xtent : Light, Area A out \$1,400 xtent : Moderate, A	2054 Affected: LIFE LIFE 2044	**	5 5	\$800 \$2,200	
Masonry: Brick Masonry: Marble Metal Panel Roof	Ctrwt/Ball Location 25% Deformed Location 20% 45% 10% 15% Water Pen	nc Not Fun 1: Through 4+ /Dented, E: 1: Through Now netration, E. 1: Penthous	ct, Extent : Light, A out \$3,300 xtent : Light, Area A out \$1,400 xtent : Moderate, A	2054 Affected: LIFE LIFE 2044 2047	** ** ** ** ** cted: 5%	5 5 5	\$800 \$2,200 \$1,500	
Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel Modified Bitumen	25% Deformed Location 20% 45% 10% Water Pen Location 70%	nc Not Fun 1: Through 4+ /Dented, E: 1: Through Now netration, E. 1: Penthous	\$3,300 \$3,300 xtent : Light, Area A out \$1,400 xtent : Moderate, A se Roof	2054 Affected: LIFE LIFE 2044	**	5 5	\$800 \$2,200	
Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel	25% Deformed Location 20% 45% 10% 15% Water Pen Location 70% 15%	nc Not Fun 1: Through 4+ 1/Dented, E: 1: Through Now 1: Penthous Now	\$3,300 stent : Light, Area Area Light, Area Area Light, Area Area Light : Moderate, Area Roof \$39,200	2054 Affected: LIFE LIFE 2044 2047 Area Affected 2034 2044	** ** ** ** ** ** ** \$237,100 **	5 5 5	\$800 \$2,200 \$1,500	
Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel Modified Bitumen	25% Deformed Location 20% 45% 10% 15% Water Pen Location 70% 15% Water Pen Mater Pen Mater Pen Mater Pen Mater Pen Mater Pen	nc Not Fun 1: Through 4+ 1/Dented, E: 1: Through Now 1: Penthous Now	\$3,300 \$3,300 xtent : Light, Area A out \$1,400 xtent : Moderate, A se Roof \$39,200 xtent : Light, Area	2054 Affected: LIFE LIFE 2044 2047 Area Affected 2034 2044	** ** ** ** ** ** ** \$237,100 **	5 5 5	\$800 \$2,200 \$1,500	
Masonry: Brick Masonry: Marble Metal Panel Roof Metal Panel Modified Bitumen	25% Deformed Location 20% 45% 10% 15% Water Pen Location 70% 15% Water Pen Mater Pen Mater Pen Mater Pen Mater Pen Mater Pen	nc Not Fun 1: Through 4+ 1/Dented, Ex 1: Through Now 1: Penthous Now 1: Penthous	\$3,300 \$3,300 xtent : Light, Area A out \$1,400 xtent : Moderate, A se Roof \$39,200 xtent : Light, Area	2054 Affected: LIFE LIFE 2044 2047 Area Affected 2034 2044	** ** ** ** ** ** ** \$237,100 **	5 5 5	\$800 \$2,200 \$1,500	

Interior

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

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

Asset #: 13870

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	50%			2030	\$961,400	3	\$62,600	
Cast in Place Concrete	10%		\$15,400	LIFE	* *	5	\$18,200	
	0	_	Extent : Light, Are out Basement	ea Affecte	ed : 15%			
Mosaic Tile	10%	2-4	\$42,500	2039	* *	5	\$10,400	
	_	_	Extent : Moderate r And Basement Co		ffected : 10%			
Marble Panels	15%			LIFE	* *	5	\$9,400	
Vinyl Tile	5%			2039	* *	3	\$1,600	
Wood	10%	2-4	\$13,500	2049	* *	5	\$7,800	
		ted Finish, 1 : Through	Extent : Light, Ared out	a Affecte	d : 10%			
Interior Walls								
Masonry: Brick	8%	Now	\$25,400	LIFE	* *			
			xtent : Moderate, A al Room In Sub-bas	00	cted : 10%			
Masonry: Fieldstone	2%	Now	\$7,700	LIFE	* *			
·	Location	: Basemen	Extent : Severe, Ared	a Affecte	d : 100%			
Marble Panels		Now	\$110,200	LIFE	* *			
iviatore i aners	Cracking/		Extent : Light, Are		ed : 10%			
Plaster	40%			LIFE	* *	5	\$9,200	
Wood	25%			LIFE	* *	5	\$76,700	

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

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

Asset #: 13870

Architecture	С	urrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		il Date E 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	Cracking/Cri Location: S Worn/Eroded Location: S	Sub-basem , Extent : S Sub-basem	\$16,300 Extent : Severe, A ent Mechanical I Severe, Area Affe ent Mechanical I ent : Severe, Area	Room, Sc cted : 15 Room, Sc	outheast Corner % outheast Corner	5	\$800	
	Location : S	Sub-basem	ent Mechanical l ary Supports In I	Room, Sc				
Glass: Susp Panels	10% 1 Other Observ Location : 0	Now cation, Ext Courtroom	\$35,300 ent : Moderate, 2 Dome	LIFE Area Affe				
		i : Louis I	iffany Dome. Ult		um. **		ф22 400	
Gypsum Board	32%			LIFE	* *	5	\$33,400	
Masonry: Marble Masonry: Vault Struct			\$6,400 Extent : Severe, A	LIFE LIFE rea Affec	* *	1		
Plaster	30% 1	Now umbling, E	\$20,700 Extent : Moderate	LIFE , Area A <u>j</u>	** fected : 5%	5	\$15,600	
Site Enclosure								
Free Standing Walls Masonry: Fieldstone	100%	eation Ext	ent : N/A, Area A	2044	**			
	Location : T	Throughou			100/6			
Retaining Walls								
Cast in Place Concrete	5%			2069	* *			
Masonry: Fieldstone	Location : T	Throughou	ent : N/A, Area A t Areaways Material Is Marb		**			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2047	* *			
On-Site Walkways Cast in Place Concrete	60%			2047	* *			
Masonry: Granite	40%			LIFE	* *			

Electrical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13870

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

Lighting

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

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

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

Asset #: 13870

Electrical	Current Repair	Future Replacement	N						
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Lighting									
Interior Lighting									
Fluorescent	60%	2039 **	10	\$29,900					
	•	ent : Moderate, Area Affected : 20%	%						
	Location : Throughout The Bu	0							
	*	: Moderate, Area Affected : 30%							
	Location: Throughout The Bu	0							
		: Moderate, Area Affected : 10%							
	Location : Throughout The Bu	ilding							
Fluorescent	8%	2029 \$71,800	10	\$4,000					
	T-12 Lamps And Fixtures, Exten	t : Moderate, Area Affected : 100%	ó						
	Location : Basement								
HID	2%	2029 \$14,000	10						
LED	30%	2042 **	10						
Egress Lighting	2070	20.2							
Emergency, Battery	50%	2039 **	10	\$6,600					
Exit, LED	50%	2062 **	1	\$0,000					
Exterior Lighting									
HID	15%	2042 **	10						
LED	5%	2029 \$15,800	10						
222	Other Observation, Extent: N/A								
	Location: Roof	, 33							
	Explanation : LED Fixtures								
No Component	80%								
Alarm									
Security System									
Generic	100%	2042 **	1	\$20,300					
	Other Observation, Extent: Mod	derate, Area Affected : 100%							
	Location: Throughout The Building								
	_	ty And Intrusion Alarm Systems							
Fire/Smoke Detection	-	· · · · · ·							
Generic, Digital	100%	2042 **	1-3	\$33,500					

Mechanical		Current F	Repair	Futur	re 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	80%			2037	* *	5	\$2,600	
Steam								
Pres. Reducing Valve/LP	20%	0-2	\$700	2030	\$7,100	5	\$300	
Steam								
U	Jnit Inop	erable, Exte	ent : Moderate, Are	a Affecte	ed : 50%			
	Location	i : Basemen	nt. Medium And Lov	v Pressu	re Valve On Extend	led Life		

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

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

Asset #: 13870

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost			Priority
Heating	•			•				
Distribution Central Plant Steam Piping/Pmp	100%			2044	* *	4	\$2,700	
Terminal Devices Air Handler Convector/Radiator	50% 45%			2034 2039	\$554,900 * *	1	\$16,800 \$7,900	
Fan Coil Unit/Heat	5%			2034	\$73,100	1	\$900	
Air Conditioning	370			2031	Ψ75,100		Ψ,00	
Energy Source Electricity	100%			2050	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	0-2	\$174,000	2034	\$870,100	1	\$22,700	
Compi/Cimici	Location R-22 Refri Location Other Obs Location	n : Penthous igerant, Exi n : Chillers. servation, E n : Multistag	nt : Moderate, Area se. 5 Compressors : ent : Light, Area A Penthouse Mecha extent : N/A, Area A ge Chiller. Penthou	Not Work ffected : nical Roo ffected :	king 100% om			
Distribution CW & CHW Wtr Pipe/Pump	100%	tion : 2 Uni	us	2044	* *	4	\$2,700	
Terminal Devices Air Handler/Cool/Ht	100%			2034	\$1,144,400	1	\$33,600	
Heat Rejection Water Cooling Tower	Leak Evid		\$14,900 : Moderate, Area A all Leak Observed	2032 Affected :	\$297,900 5%	2	\$43,700	
Dehumidifier		<u> </u>						
No Component Generic	Other Obs Location	Now servation, E	\$4,000 Extent : Moderate, A	2039 Area Affe	* * ccted : 100%			
Ventilation	Блрини	uon . 7 Om	is DIONCII					
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,300	
Exhaust Fans Roof	100%			2034	\$114,400	2	\$1,700	
Plumbing	10070				÷11.,.00	<u> </u>	<i>\$2,7,00</i>	
H/C Water Piping								
Brass/Copper Galvanized Steel	20% 80%			2054 2047	* *	1 1		

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

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

Asset #: 13870

Mechanical	Current Repair		Futui	re Replacement	М	aintenance		
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		
			Extent : Light, Area	Affected	: 100%			
		n : Basemen	•					
G '' B' '	Explana	ttion : 100 C	Gallon Tank					
Sanitary Piping	100%			LIFE	* *	1		
Cast Iron Storm Drain Piping	100%)		LIFE		1		
Cast Iron	100%	0-2	\$10,400	LIFE	* *	1		
Cast Iron			: Moderate, Area A		. 5%	1		
			. Moderate, 11rea 1 n Outside Drain	уусскей.	370			
Sump Pump(s)	2000000		. Chistae B. am					
Non-Submersible	100%)		2039	* *	4	\$1,700	
Sewage Ejector(s)		<u> </u>					4-,, 0	
Electric	100%)		2034	\$30,900	4	\$3,200	
Backflow Preventer					•		•	
Generic	100%	1		2034	\$26,300	1	\$3,300	
Fixtures								
Generic	100%)						
/ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : N/A, Area A					
				o Pentho	ouse, One Unit Fro	m Basem	ent To 4th Floor	
.	Explana	tion : 2 Uni	its					
Fire Suppression Sprinkler								
No Component	95%)						
Generic	5%)		2054	* *	1-2	\$800	

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025 Print Date: 15-Aug-2024

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 : EXTERIOR, HISTORICAL DISTRICT **Landmark Status** : 01-Apr-2021

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

BIN : 3001881 Block : 237 Lot : 1

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

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



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

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

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

Asset #: 2036

chitecture	Current R	epair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Below Gr Exposed Reinforcement	rade Exterior Area nt, Extent : Moder	way Walls ate, Area	Affected : 10%	5	\$21,000	
	Location : Below Gr						
Masonry: Brick	15% Now Diagonal Cracks, Extended Location: Elevator a Horizontal Cracks, Extended Location: Elevator a Joint Mortar Miss/Ero Location: Elevator a Water Penetration, Extended Location: Elevator a Location: Elevator a	And Machine Roon tent : Moderate, A And Machine Roon od, Extent : Moder And Machine Roon tent : Moderate, A	n Bulkhea Trea Affect n Bulkhea ate, Area n Bulkhea rea Affect	ds On Roof ed : 20% ds On Roof Affected : 25% ds On Roof ed : 20%	5	\$12,600	
Masanny Cranita	5%	11001		**		\$2.100	
Masonry: Granite	5% 18% 4+	\$38,800	LIFE	* *	5 5	\$3,100	
Masonry: Limestone	Joint Mortar Miss/Erc Location : Througho	od, Extent : Light,	LIFE Area Affec		3	\$11,300	
Masonry: Limestone	57%		LIFE	* *	5	\$35,900	
Windows							
Bronze/Brass	95% Now Ctrwt/Balnc Not Func Location: Library Glazing Broken/Crack Location: Bulkhead Thermally Inefficient, Location: Througho Water Penetration, Ex Location: Library	zed, Extent : Mode , Penthouse And N Extent : Moderate ut	rate, Area Iachine R , Area Aff Affected :	Affected : 5% com ected : 100%	5	\$35,900	
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 Debris Present, Extend Location: Roof Miss/Damaged Flashi Location: Elevator Water Penetration, Ex	ings, Extent : Mod And Machine Roo	erate, Are n Bulkhed	a Affected : 30% ds			

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.

Asset #: 2036

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior	I								
Floors									
Carpet	25%)		2028	\$451,400	3	\$35,200		
Ceramic Tile	15%	ı		2041	* *	5	\$14,100		
Cork Tile	5%	0-2	\$10,300	2052	* *	5	\$2,100		
		-	ents, Extent : Mode rs And Offices	erate, Ar	ea Affected : 10%				
Cork Tile	10%	l		2052	* *	5	\$8,200		
Marble Panels	20%	ı		LIFE	* *	5	\$14,100		
Quarry Tile	5%	4+	\$7,500	2037	* *	5	\$3,500		
	_	_	Extent : Light, Are at Mechanical Room		ed : 5%				
Terrazzo	5%			LIFE	* *	5	\$3,700		
Vinyl Tile	10%		\$5,600	2032	\$282,000	3	\$3,500		
,	Broken/M Location	issing Elem n : Basemen	ents, Extent : Light at	t, Area Ą	ffected : 5%		4-7		
		ded, Extent n : Basemen	: Moderate, Area A t	Iffected :	15%				
Wood	5%	0-2	\$15,200	2060	* *	5	\$4,400		
	Broken/M	issing Elem	ents, Extent : Light	t, Area Ą	ffected : 1%				
	Location	n : Room 11	0						
		ted Finish, n : Through	Extent : Light, Ared out	a Affecte	d : 10%				
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%	ı		LIFE	* *	5	\$103,200		
Ceilings									
AcousTileSusp.Lay-In	5%			2049	* *	5	\$4,700		
			Extent : N/A, Area A el Office In Baseme		100%				
			nt Installation						
Exposed Struc: Concrete			InstattatiOIt	LIFE	* *	5	\$1,500		
Plaster	15%			LIFE	* *	5	\$8,800		
Plaster	70%			LIFE	* *	5	\$41,100		
te Enclosure	/0/0			LILE	•	3	φτ1,100		
Fence/Gates									
Iron Picket	100%			2067	* *				
Free Standing Walls	100/0	•		2007					
Masonry: Brick		servation, E	\$2,800 Extent : Moderate, A	2042 Area Affe	* * cted : 10%				
		n : Rear Pai	-	E					
	Explana	tion : Dame	aged Cement Plaste	er Finish					

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

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

Asset #: 2036

Architecture		Current F	Repair	Futu	re Replacemei	nt	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C		Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
Masonry: Fieldstone		Now	\$13,000	2052		* *			
			od, Extent : Moder		a Affected : 509	%			
			d East Side Of Bui	-					
			xtent : Light, Area		! : 100%				
			d East Side Of Bui	_	. E: 11 .				
C'4 D	Explanat	ion : Walls	Are Clad With Gro	inite Noi	t Fieldstone				
Site Pavements Public Sidewalk									
Cast in Place Concrete	100%	Now	\$36,400	2045		* *			
Cast III I lace Collecte			Extent : Moderate		ffected · 25%				
	_	_	le Of Building	, 11, 00 11,	, jecica : 2570				
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$5,000	2045		* *			
	Cracking/0	Crumbling,	Extent : Light, Are	a Affect	ed : 20%				
	Location	: Garden	C						
Parking/Driveway									
Asphalt	35%	Now	\$35,700	2047		* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area A	ffected : 50%				
	Location	: Parking	Area						
	Ponding, E	Extent : Mo	derate, Area Affect	ed : 15%	6				
		: Parking							
	Potholes, Extent : Moderate, Area Affected : 15%								
	Location : Parking Area								
	_	_	tent : Moderate, A	rea Affe	cted : 20%				
	Location	: Parking							
Cast in Place Concrete	65%	0-2	\$22,700	2037		* *			
			Extent : Moderate	, Area A	ffected : 20%				
	Location	: Rear Par	king Area						

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2062	* *	5	\$300		
	Other Observation, Extent: N/A, Ar	ea Affected : 100	0%				
	Location: Basement						
	Explanation : Newly Installed Mar	in Service Disco	nnect Switch Ro	ited At 20	000 Amperes.		
Switchgear / Switchboard					_		
Molded Case Bkrs	100%	2062	* *	5	\$1,700		
	Other Observation, Extent: N/A, Ar	ea Affected : 100	0%				
	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.

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

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

Asset #: 2036

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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	40%			2049	* *		****		
Drive									
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		
			xtent : N/A, Area A	ffected :	100%				
	Location	ı : Offices A	nd Lobby						
	Explana	tion : T-8 L	amps						
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

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

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

Asset #: 2036

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2040	* *	1	\$7,000	
	Other Observation, Extent: 1	N/A, Area Affected : 1	100%			
	Location : Hallways And O	utside Perimeter				
	Explanation : CCTV Survey	illance Cameras				
Fire/Smoke Detection						
Under Construction	100%					

Mechanical	Current Repair		Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Fuel Oil No 2	100%		2042	* *	5	\$19,500	
Conversion Equipment							
Steam Boiler	100%		2030	\$594,500	1	\$62,200	
	Other Observation, I		ffected :	100%			
	Location: Baseme						
	Explanation: 2 Un	its					
Distribution							
Steam Piping/Pump	100%		2032	\$546,200			
Terminal Devices							
Air Handler	50%		2027	\$641,700	1	\$19,400	
Convector/Radiator	50%		2037	* *	1	\$10,100	
ir Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Reciprocating	100%		2027	\$1,006,200	1	\$29,100	
Compr/Chiller							
	R-22 Refrigerant, Ex		ffected :	100%			
	Location: 5 Units	In Basement					
Distribution							
CW & 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		ffected :	5%			
	Location: Penthou						
	Other Observation, I		ffected :	100%			
	Location: Penthou						
	Explanation: 2 Un	its					

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.

Asset #: 2036

Mechanical	Current Repair	Futur	e Replacement	Maintenance Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$35,000	
Exhaust Fans						
Interior	50% 0-2	\$7,600 2027	\$151,200	2	\$800	
	Noisy/Vibrating, Extent : Mo Location : Penthouse	oderate, Area Affecte	d : 5%			
			0151 000		01.000	
Interior	50%	2027	\$151,200	2	\$1,000	
Plumbing						
H/C Water Piping	15% 0-2	£2.600 2042	* *	1		
Brass/Copper	15% 0-2 Noisy/Vibrating, Extent: Ma	\$2,600 2042		1		
	Location : Hot Water Circi		u . 5/0			
Dungs/Common	85%	2042	* *	1		
Brass/Copper Water Heater With Tanks	83%	2042		1		
Electric	50%	2031	\$12,800	4		
Oil Fired	8% 0-2	\$200 2032	\$7,700	1		
On Thed	Not Energy Efficient, Extent	·		1		
	Location : Basement	. 11100001 0000, 111 000 1199	100,0			
	On Extended Life, Extent : M	Aoderate. Area Affect	ted : 100%			
	Location: Basement	100001000, 111.00111,000	. 10070			
Oil Fired	42%	2032	\$40,300	1		
Sanitary Piping	1270	2032	ψ10,500	-		
Cast Iron	15% 0-2	\$2,600 LIFE	* *	1		
C 4 5 V 17 C 17	Blockage /Clogged, Extent:		cted : 10%	-		
	Location : Basement Reco			Backyar	d.	
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	
	Obsolete Equipment, Extent	: Moderate, Area Aff	fected : 100%			
	Location : Sump Pump. Ba	sement				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	**			
	Other Observation, Extent:	N/A, Area Affected :				
	Other Observation, Extent : Location : Basement To 3rd	N/A, Area Affected :				
Geared Traction	Other Observation, Extent:	N/A, Area Affected :				
Geared Traction Fire Suppression	Other Observation, Extent : Location : Basement To 3rd	N/A, Area Affected :				
Geared Traction Fire Suppression Standpipe	Other Observation, Extent: Location: Basement To 3rd Explanation: 2 Units	N/A, Area Affected : d Floor		1-5	\$31 700	
Geared Traction Fire Suppression	Other Observation, Extent : Location : Basement To 3rd	N/A, Area Affected :	100%	1-5	\$31,700	

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

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

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Print Date: 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

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
Total	\$6,418,000	\$2,344,000
Importance Code A	\$2,455,000	\$559,700
Importance Code B	\$3,584,500	\$1,516,900
Importance Code C	\$378,400	\$267,400
Total	\$6,418,000	\$2,344,000

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
Total	\$414,900	\$17,000	\$18,100	\$41,900
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			
Total	\$414,900	\$17,000	\$18,100	\$41,900



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

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

Asset #: 4223

Architecture	Current Repair	Futui	e Replacement	M	aintenance		
system Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior	.	'					
Exterior Walls							
Masonry: Brick	85% Now \$1,255 Joint Mortar Miss/Erod, Extent: Location: North And South Fa Other Observation, Extent: N/A,	Severe, Area Aj cades And Chin Area Affected :	nney 100%	5	\$51,300		
	Location : Entire Building Is C						
	Explanation: Building Former						
Masonry: Granite	4%	LIFE	**	5	\$1,800		
Masonry: Limestone	8% Now \$75 Joint Mortar Miss/Erod, Extent : Location : At Window Sills	5,300 LIFE Severe, Area Aj	** fected : 30%	5	\$3,600		
Metal Coiling Doors	3%	2032	\$191,600	5	\$5,700		
Windows							
Metal Clad	Broken/Missing Elements, Extend Location : Throughout			5	\$28,400		
	Deteriorated Finish, Extent: Sev Location: Throughout Thermally Inefficient, Extent: Se Location: Throughout						
Wood	20% Now \$90 Air Infiltration, Extent: Severe, A Location: Throughout Deteriorated Finish, Extent: Sev Location: Throughout			5	\$11,300	1	
	Thermally Inefficient, Extent : Se Location : Throughout	rvere, Area Affec	eted : 100%				
	Split/Cracked, Extent : Severe, A Location : Throughout	rea Affected : 3.	5%				
Parapets							
Masonry: Brick	90% Now \$201 Diagonal Cracks, Extent: Severe Location: Front Facing Parap Joint Mortar Miss/Erod, Extent: Location: Throughout	et Wall		5	\$5,400	1	
	Painted Surfaces, Extent : Light, Location : Interior Face Spalling, Extent : Severe, Area A		50%				
Pre-Cast Concrete	Location : Interior Face 10% 0-2 \$9 Worn/Eroded, Extent : Moderate Location : Coping Stones	0,600 LIFE , Area Affected .	* *	5	\$3,800		

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

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

Asset #: 4223

Architecture	Currer	nt Repair	Future	Replacement	M	aintenance	ance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Roof								
Modified Bitumen	Location : Flashi Patching Evident, Location : Throug	Severe, Area Affected	oof rea Affecte				1	
nterior								
Floors Carpet	20% Now Punct/Tear/Impact Location : Office	\$192,500 Damage, Extent : Se	2036 vere, Area	* * Affected : 100%	3	\$16,500		
	Location : Office	Moderate, Area Affe						
Cast in Place Concrete	10%		LIFE	* *	5	\$12,000		
Ceramic Tile	5%		2030	\$153,400	5	\$2,700		
Terrazzo	5%	4	LIFE	* *	5	\$2,100		
Vinyl Tile	Location : Through Loose Units, Exten Location : Through	t : Severe, Area Affec ghout	ted : 20%	ffected : 10%	3	\$1,000		
	Worn/Eroded, Exte Location : Throu	nt : Severe, Area Affe ghout	ected : 100	%				
Vinyl Tile 9" X 9"	55% Now Cracking/Crumblin Location: Through	\$957,400 ng, Extent : Severe, A ghout nt : Severe, Area Affé			3	\$11,300		
Interior Walls								
Ceramic Tile	5%		2030	\$267,400	5	\$4,900		
Gypsum Board	15%	#270 400	LIFE	* *	5	\$8,800		
Plaster	Location: Through	h, Extent : Severe, Ar		ed : 20%	5	\$23,500		
		ent : Severe, Area Aff	ected : 50%	%				

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

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

Asset #: 4223

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings				• • • • •	de de	_	44.6 - 0.0	
AcousTile,Adhered		Now	\$437,800	2039	**	5	\$13,700	
		_	ents, Extent : Sever		00			
			Floor Reading Room		-			
			: Severe, Area Affec	cted : 25	%			
		ı : Through	out					
Exposed Struc: Concrete				LIFE	* *	3	\$1,300	
Plaster		Now	\$29,000	LIFE	* *	5	\$12,000	
	_	_	Extent : Severe, Ar		ted : 20%			
			Floor Reading Roor					
		-	e, Extent : Severe, A					
			it Workroom And Th	_				
		-	: Severe, Area Affe	cted : 80	0%			
	Location	ı : Through	out					
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%		\$16,000	2039	**			
	_	_	Extent : Moderate,	-	-			
	Location	ı : Bainbria	lge Avenue And Ma	rion Ave	пие			
On-Site Walkways	40001		***	• • • • =				
Cast in Place Concrete		Now	\$30,500	2047	**			
	_	_	Extent : Severe, Ar	ea Affec	ted : 30%			
	Location	ı : Through	out					

lectrical	Current Repair	Future Replacement		Ma				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2034	\$25,100	5	\$200			
	Enclosure Damaged, Extent: Moderate,	Area Affect	ted : 100%					
	Location: Basement							
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Basement							
	Explanation: Two Main Service Switc	hes Rated A	t 1,200 Each.					
Switchgear / Switchboard								
Molded Case Bkrs	100%	2034	\$161,100	5	\$1,000			
Raceway								
Conduit	100%	2034	\$68,600	1				

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

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

Asset #: 4223

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
Under 600 Volts Panelboards Molded Case Bkrs	100%	2033 \$79,100	5 \$1,000		
Wiring Braided Cloth	50% 2-4 \$46,300 Insulation Aged, Extent : Moderate, Art Location : Electrical Room	2059 ** rea Affected : 100%	1		
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 Other Observation, Extent : Light, Area Location : Water Main Explanation : Corroded	LIFE ** a Affected : 100%	5 \$500		
Lighting Interior Lighting Fluorescent	100% Now \$310,200 Not in Service, Extent: Light, Area Afford Location: Throughout The Building T-12 Lamps And Fixtures, Extent: Light Location: Throughout The Building				
Egress Lighting Exit, Service	100% Now \$15,700 Not in Service, Extent : Light, Area Affa Location : Throughout The Building	2044 ** ected : 100%	1		
Exterior Lighting HID	15% Now \$25,400 Not in Service, Extent : Light, Area Affo Location : Front Of The Building	2044 ** ected : 100%			
Incandescent	10% Now \$19,500 Not in Service, Extent : Light, Area Affo Location : Building Perimeter	2044 * * ected : 100%	2		
No Component	75%				
Alarm Fire/Smoke Detection Generic, Digital	100% Now \$93,800 Not in Service, Extent : Light, Area Affo Location : Throughout The Building	2044 ** ected : 100%	1-3 \$20,600		

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

Heating

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

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

Asset #: 4223

Mechanical	Current Repair Future Replacement Maintenance								
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2044	* *	1					
	Not in Service, Extent : Light, Area Affect								
	Location : Basement - Gas Service Is S	Shutoff, Unoccup	ied Buildin	g					
Conversion Equipment	1000/	2022	216000		Ф2 C 200				
Steam Boiler	100%		316,900	1	\$36,300				
	Not in Service, Extent: Light, Area Affe		lad Lifa Ni	. Viewel i	Definionaina				
	Location : Basement - Boiler Room - 1 Noted	Unii, On Extend	ea Lije, No) visuai 1	Jejiciencies				
Distribution	110104								
Steam Piping/Pump	100%	2034	3291,100						
1 & 1	Not in Service, Extent : Light, Area Affe		,						
	Location : Throughout - No Visual Dej	ficiencies Noted							
	On Extended Life, Extent : Light, Area A	Iffected : 100%							
	Location: Throughout								
Terminal Devices									
Convector/Radiator	100% Now \$59,500	2032	5297,300	1	\$10,700				
	Broken, Extent : Moderate, Area Affecte	d : 50%							
	Location: Various - Broken Radiator	Covers							
	Not in Service, Extent : Light, Area Affe	cted : 100%							
	Location : Throughout								
	On Extended Life, Extent : Light, Area A	lffected : 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								
	Theumatic Thermostats Missing Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Throughout	99							
	Explanation : Not In Service								
Air Conditioning	*								
Energy Source									
Electricity	100%	2042	* *	1					
	Not in Service, Extent : Light, Area Affec	cted : 100%							
	Location : Roof - Electric Service Is Si	hutoff, Unoccupie	ed Building	5					
Conversion Equipment									
Exterior Pkg Unit -	100% Now \$398,600	2044	* *	2	\$1,800				
Cooling									
	Controller Not Working, Extent : Severe		100%						
	Location: Various - Unit Thermostats Broken								
	Not in Service, Extent : Light, Area Affe								
	Location: Roof - 4 Units, R-22 Refrige								
	Unit Inoperable, Extent: Severe, Area A								
·	Location: Roof - 4 Units - Deteriorate	ea / Inoperable							
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.

Asset #: 4223

Mechanical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
entilation								
Distribution	1000/ 31	\$4 5 0.000 I.EE		2.5	#20.500			
Ductwork/Diffusers	Damaged, Extent: Moderat Location: Roof, Other Loc Needs Cleaning, Extent: Mo Location: Throughout	cations oderate, Area Affecte	d : 100%	2-5	\$20,500			
	Not in Service, Extent : Ligh	it, Area Affected : 100	0%					
	Location: Throughout							
	Unbalanced System, Extent Location: Throughout	: Moderate, Area Affe	ected : 100%					
Exhaust Fans								
Roof	100% Now Not in Service, Extent: Light Location: Roof Unit Inoperable, Extent: M	oderate, Area Affecte		2	\$900			
lumbing	Location : Roof - Deterior	atea Units						
H/C Water Piping								
Brass/Copper	80% Not in Service, Extent : Ligh Location : Throughout - W On Extended Life, Extent : L Location : Throughout	ater Service Is Shuto	ff - No Visual Defi	1 ciencies	Noted			
Galvanized Steel	20% Now Corroded, Extent: Moderat Location: Basement Not in Service, Extent: Ligh Location: Basement - Wat	nt, Area Affected : 100		1				
Water Heater With Tanks		30						
Gas Fired	100%	2029	\$16,900	2				
	Not in Service, Extent : Light, Area Affected : 100%							
C '' D' '	Location : Boiler Room - 1	Unit, 40 Gallons, N	o Visual Deficienc	ies Noted	<u>l</u>			
Sanitary Piping Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping	10070	LIFE		1				
Cast Iron	100%	LIFE	* *	1				
Fixtures Generic	100% Not in Service, Extent : Ligh Location : Throughout		J%					
	Obsolete Fixtures, Extent : S Location : Throughout	Severe, Area Affected	: 100%					

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

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

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

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

Asset #: 4223

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

Vertical Transport

Elevators

Not Accessible 100%

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

Location: From Basement To 2nd Floor

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

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

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

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Print Date: 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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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	
Total	\$8,504,900	\$9,625,200
Importance Code A	\$6,879,900	\$202,800
Importance Code B	\$1,004,300	\$9,422,400
Importance Code C	\$620,700	
Total	\$8,504,900	\$9,625,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$373,800	\$86,300	\$92,300	\$110,900
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
Total	\$373,800	\$86,300	\$92,300	\$110,900



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

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

Asset #: 2059

chitecture	Current Repair Future Replacement Maintenance						
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through Sidewalk Shed in Use Location: Corner (Spalling, Extent: Sev Location: Basemen Water Penetration, E. Location: Basemen	out , Extent : Light, Ar Of Arthur Avenue A ere, Area Affected t Wall xtent : Severe, Area	ea Affect nd East T	ed : 40% Tremont	5	\$107,500	1
Masonry: Granite	5% Now Joint Mortar Miss/Er Location : Through		LIFE ate, Area	* * Affected : 20%	5	\$5,000	
Masonry: Limestone	10% Now Cracking/Crumbling, Location : Through		LIFE , Area A <u>f</u>	* * Gected : 10%	5	\$10,100	
Stucco Cement	5%		2040	* *	5	\$16,800	
Windows							
Aluminum	100% Now Air Infiltration, Exten Location: 5th Floo		2060 Affected	* *	5	\$25,400	
Parapets							
Masonry: Brick	90% Now Cracking/Crumbling, Location: Parapet Joint Mortar Miss/Er Location: Parapet Water Penetration, E. Location: Floors B	Wall od, Extent : Moder Wall xtent : Moderate, A	ate, Area	Affected : 50%	5	\$10,600	
Masonry: Limestone	10% Now Cracking/Crumbling, Location: Coping S Joint Mortar Miss/Er Location: Coping S	Stones od, Extent : Moder			5	\$1,500	
Roof							
Modified Bitumen	100% Now Blisters, Extent: Seve Location: Main Roc Miss/Damaged Flash Location: Through Patching Evident, Ex. Location: Main Roc Water Penetration, E.	of ings, Extent : Seve out tent : Moderate, Ai	re, Area A	ted : 30%			1
	Location : Floors B		21,,,,,,,,,				

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.

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	
nterior									
Floors Carpet	Punct/Tea	Now er/Impact D n: Offices T	\$49,200 amage, Extent : Mo	2031 oderate, 2	\$164,200 Area Affected : 30%	3	\$14,000		
Cast in Place Concrete Ceramic Tile Mosaic Tile Terrazzo	10% 5% 5% 15% Cracking/	Now	\$52,100 Extent : Moderate	LIFE 2038 2040 LIFE , Area Af	** ** ** ** Tected : 10%	5 5 5 5	\$82,000 \$9,400 \$23,400 \$22,000		
Vinyl Tile	50% Broken/M	Now	\$51,300 nents, Extent : Mode	2035 erate, Ar	\$2,564,100 ea Affected : 2%	3	\$35,100		
Vinyl Tile 9" X 9"	10% Cracking/	Now Crumbling,	\$148,500 Extent : Moderate And 7th Floors	2040 , Area A <u>j</u>	* * Fected : 100%	3	\$7,000		
Interior Walls									
Ceramic Tile Concrete Masonry Unit	_	Now	\$33,800 Extent : Severe, An	2044 LIFE rea Affec	* * * * ted : 10%	5 5	\$5,400 \$7,300		
Gypsum Board	Cracking/	Now Crumbling, n : Through	\$18,900 Extent : Moderate out	LIFE , Area A <u>j</u>	* * Gected : 25%	5	\$16,300		
Metal Panel	Deformed	Now I/Dented, E: n : Through	\$139,500 xtent : Moderate, A out	LIFE rea Affec	* * ted : 100%				
Marble Panels Plaster	Location	Now Crumbling, n : Staircas				10 5	\$1,500 \$29,900		
	Location Water Per	n : Through	xtent : Moderate, A						

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

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

Asset #: 2059

Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 5% Location: Throughout AcousTileSusp.Lay-In Exposed Strue: Concrete 20% LIFE ** 5-10 \$46,80 Plaster 55% Now \$621,000 LIFE ** 5 \$64,40 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 Sidewalk Cast in Place Concrete 100% 0-2 \$7,600 2040 ** Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout On-Site Walkways	hitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
Ceilings	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
AcousTile,Adhered									
Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 5% Location: Throughout AcousTileSusp.Lay-In Exposed Strue: Concrete Plaster 55% Now \$621,000 LIFE ** 5-10 \$46,80 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 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									
AcousTileSusp.Lay-In 10% 2040 ** 5 \$18,70 Exposed Struc: Concrete 20% LIFE ** 5-10 \$46,80 Plaster 55% Now \$621,000 LIFE ** 5 \$64,40 Cracking/Crumbling, Extent: Moderate, Area Affected: 60% Location: Throughout Water Penetration, 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	•						5	\$14,100	
Staining/Discoloring, Extent: Moderate, Area Affected: 5% Location: Throughout AcousTileSusp.Lay-In Exposed Struc: Concrete 20% LIFE ** 5-10 \$46,80 Plaster 55% Now \$621,000 LIFE ** 5 \$64,40 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			-		erate, Ar	ea Affected : 10%			
Location : Throughout			0						
AcousTileSusp.Lay-In		_	_		, Area Aj	ffected : 5%			
Exposed Struc: Concrete 20% LIFE ** 5-10 \$46,80 Plaster 55% Now \$621,000 LIFE ** 5 \$64,40 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		Location	: Through	out					
Plaster 55% Now \$621,000 LIFE ** 5 \$64,40 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	AcousTileSusp.Lay-In	10%			2040	* *	5	\$18,700	
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	Exposed Struc: Concrete	20%			LIFE	* *	5-10	\$46,800	
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	Plaster	55%	Now	\$621,000	LIFE	* *	5	\$64,400	
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	(Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>j</u>	ffected : 60%			
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		Location	: Through	out					
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	V	Vater Pend	etration, Ex	ctent : Moderate, A	rea Affe	cted : 60%			
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		Location	: Through	out					
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	Enclosure								
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	Fence/Gates								
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			~ -						
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			_		lrea Affe	cted : 20%			
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		Location	: Through	out					
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	Retaining Walls								
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	Masonry: Fieldstone	100%	Now	\$53,300	2045	* *			
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	Λ	Aisalignea	l/Bulging, I	Extent : Severe, Are	ea Affect	ed : 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		Location	: Rear Of I	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	C	Other Obse	ervation, E	xtent : Light, Area	Affected	: 50%			
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		Location	: Rear Of	Building					
Public Sidewalk Cast in Place Concrete 100% 0-2 \$7,600 2040 ** Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout On-Site Walkways		Explanat	ion : Retai	ning Wall Is Currer	ntly Shor	ed By Large Timbe	er Membe	ers	
Cast in Place Concrete 100% 0-2 \$7,600 2040 ** Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout On-Site Walkways									
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout On-Site Walkways									
On-Site Walkways				. ,					
·	C				a Affecte	ed : 10%			
Cast in Place Concrete 100% 2040 **									
Cust in Fine Constitute 10070 2070	Cast in Place Concrete	100%			2040	* *			

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	\$95,300	5	\$500	
	Other Observation, Extent: N/A, Are	ea Affected : .	100%			
	Location : Electrical Room					
	Explanation : No Available Namep	late Rating C	Capacity			
Transformers						
Dry Type	100%	2040	* *	5	\$500	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	\$322,200	5	\$3,300	

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

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

Asset #: 2059

Electrical	Current l	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	<u>'</u>		•			
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, E		cted :	100%			
	Location : Through	· ·					
	Explanation : Insul						
Thermoplastic	60%		2045	* *	1		
Motor Controllers							
Locally Mounted	100%		2033	\$46,400	5	\$800	
Ground							
Grounding Devices							
Generic	100% Now	. ,	LIFE	* *	5	\$1,800	
	Corroded, Extent : Se		100%				
g. 11 B	Location : Basemer	it water Main					
Stand-by Power							
Transfer Switches Automatic	100%		2033	\$10,800	1	\$38,500	
	10070		2033	\$10,800	1	\$36,300	
Generators Diesel	100%		2031	\$79,800	1	\$48,500	
Diesei	Other Observation, E				1	\$40,500	
	Location : Backyar		cica.	10070			
		gency Generator Rat	ed At 8	32.5 Kilowatts			
Batteries	zapamanon . Emer	o-ne, Jeneraloi Kal					
Lead/Acid	100%		2026	\$2,400	5	\$4,600	
Fuel Storage				4-,:30	<u>='</u>	7 -,	
Main Tank	100%		2038	* *	5		
	Other Observation, E			100%			
	Location : Backyar	d					
	Explanation: 250 (Gallon Rated Capacit	y				
Lighting							
Interior Lighting							
LED	100%	<u> </u>	2043	* *			
Egress Lighting		·					
Emergency, Battery	50%		2035	\$104,100	10	\$15,100	
Exit, Battery	50%		2035	\$87,900	10	\$4,200	
E-4'. I '.14'		<u> </u>					
Exterior Lighting							
Exterior Lighting LED No Component	10% 90%	:	2043	* *			

Alarm

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

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

Asset #: 2059

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2035	\$232,800	1	\$46,700	
	Other Observation, Extent: N/A, Are	ea Affected :	100%			
	Location : Lobby And Second Floor	r				
	Explanation : CCTV Surveillance S	System				
Fire/Smoke Detection						
Generic, Analog	100%	2035	\$319,900	1-3	\$79,500	
,	Other Observation, Extent: N/A, Are	ea Affected :	100%			
	Location : Throughout The Building	g				
	Explanation : Strobe Lights, Manua	al Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repair		Futur	re Replacement	М	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, E.	xtent : Mod	lerate, Area Affecte	d: 50%				
	Location: Basement Boiler Room. Boiler No.2. Broken Switch							
	Leak Evid	ent, Extent	: Severe, Area Affe	cted: 10	9%			
	Location	ı : Basemer	nt Boiler Room. Led	aking Fee	ed Water Valve Boi	ler No.3		
	Not in Ser	vice, Exten	t : Moderate, Area	Affected	: 100%			
	Location	ı : Basemer	nt Boiler Room. Bo	iler No.2	Is Not Working			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
		ı : Basemer	-					
	Explana	tion : Three	e Dual Fuel Steam	Boilers				
Distribution								
Steam Piping/Pump	100%			2035	\$993,200			
Terminal Devices					-			
Convector/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	
1	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%		. ,	
	Location	ı : Sixth Flo	oor Fan Room					
	Explana	tion : 2 Wa	ter Sourced Heat P	umps				
Split Unit	10%			2040	* *			
Window/Wall Unit	70%		\$16,400	2030	\$328,900	1		
window/ wan oilit			nt : Severe, Area A			1		
	Location	ı : Through	out					

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

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

Asset #: 2059

Mechanical	Current Repair			Futur	e Replacement	Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ir Conditioning										
Heat Rejection										
Dry Cooler	20%			2035	\$113,800	2	\$17,400			
No Component	80%	ı								
entilation										
Distribution										
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$22,100			
No Component	80%	l								
Exhaust Fans										
Roof	90%			2030	\$216,600	2	\$3,500			
Wall Unit	10%		\$2,100	2035	\$5,300	2	\$300			
			Extent : Severe, Are	a Affecte	d : 20%					
		n : Boiler R								
	Explana	tion : Fans	Are Inadequate, M	<i>[alfunctio</i>	on Often And Provi	de Entry	For Rodents			
lumbing										
H/C Water Piping					_	_				
Galvanized Steel	100%		\$31,700	2040	* *	1				
	Corroded, Extent : Moderate, Area Affected : 50% Location : Supply Pipe Connects To Water Main In Basement									
	Location	n : Supply I	Pipe Connects To W	ater Mai	n In Basement					
Water Heater With Tanks										
Gas Fired	100%	1		2030	\$16,900	2				
Sanitary Piping										
Cast Iron	100%		\$78,100	LIFE	* *	1				
	_		Extent : Severe, Are	a Affecte	d : 20%					
	Location	n : Basemei	nt							
Storm Drain Piping										
Cast Iron	100%	1		LIFE	* *	1				
Sump Pump(s)										
Non-Submersible	50%		\$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	n : Boiler P	Pit							
Non-Submersible	50%	ı		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			
<u> </u>			Extent : Light, Area		: 10%		. , .			
		n : Basemer								
	Explana	tion : Dedi	cated To The Boiler	r Plant						
Fixtures										
Generic	100%									
Generic	100%	ı								

Vertical Transport

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

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

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

Asset #: 2059

Mechanical	Current Repair	Future Repl	acement	Maintenance						
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim		rcle Estimated Cost (rs)	Priority					
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Lig	ght, Area Affected : 100%	ó							
	Location: 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor									
	Explanation: 5 Units									
Fire Suppression										
Standpipe										
Generic	100%	2055	* * 1	-5 \$63,100						
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100% Location : Westside Of Building Facade									
	No Backflow Preventer, Extent : Light, Area Affected : 100%									
	Location: Basement									
Sprinkler										
No Component	80%									
Generic	20%	2055	** 1	-2 \$7,000						
Fire Pump										
Generic	100%	2044	* *	\$23,400						

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

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

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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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$3,348,700	\$12,294,200
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
Total	\$3,348,700	\$12,294,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$905,200	\$963,700	\$944,300	\$808,000
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				
Total	\$905,200	\$963,700	\$944,300	\$808,000



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

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

Asset #: 13879

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
	Location Other Obs Location	: 7th And ervation, E : Through	Extent : Moderate, 33th Floor Setback (xtent : Light, Area out ene Propylene Diei	s Affected	: 100%	er Insula	tion	
Soffits			· · · · · · · · · · · · · · · · · · ·		, , , , , , , , , , , , , , , , , , , ,			
Aluminum Sunshades	20%			2040	* *	10	\$13,500	
	Location	: At Entra	xtent : N/A, Area A nces Is Actually Metal A					
Metal Panel	20%			2051	* *	5-10	\$14,900	
Stucco Cement	60%			2044	* *	5	\$16,200	
terior								
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	

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

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

Asset #: 13879

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System 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, Ex	tent : Moderate, Ar	ea Affect	ted : 5%			
	Location	i : Bulkhea	d Stair A - Floors 3	2 And 33	}			
	Horizonta	l Cracks, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	ı : Bulkhea	d Stair A - Floors 3	2 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	* *			
			Extent : Light, Area	Affected	: 100%			
			de Of Building					
	Explana	tion: This.	Is A Concrete Wall	With A S	tone Face Finish			
Site Pavements								
Public Sidewalk	1000/			2011	* *			
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways	200/			2011	* *			
Cast in Place Concrete	30% 70%			2044	* *			
Pavers/Stone				2040				
	Other Observation, Extent : N/A, Area Affected : 100% Location : At Entry Areas							
		•		Danaga				
Doulting/Driveryory	Ехріапа	uon : Inis .	Is Actually Granite	ravers				
Parking/Driveway Cast in Place Concrete	100%			2036	* *			
Cast III Flace Concrete	100%			2030				

Electrical	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$5,000	
	Other Observation, Extent: N/A, Area A	ffected : 100%				
	Location: Electrical Room					
	Explanation: Five 4,000 Ampere Siem	ens Low Voltage Pow	er Cir	rcuit Bred	akers	

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

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

Asset #: 13879

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Transformers							
Dry Type	100%		2044	* *	5	\$3,600	
	Other Observation, Ex	· · · · · · · · · · · · · · · · · · ·	ffected :	100%			
	Location : Electrica						
	Explanation: Two 7	5 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, Ex	ktent : Moderate, A	Area Affe	cted : 30%			
	Location : Basement	•	-				
	Explanation : One P	hase Of Electrical	Service	Is Not Functioning	?		
Thermoplastic	85%		2051	**	1		
Motor Controllers	0370		2001		-		
Locally Mounted	12% Now		2044	* *	5	\$400	
Locally Mounted	Not in Service, Extent	· Moderate Area		. 50%	3	Ψ100	
	Location : Roll Up (. 5070			
Mario Control Control		oute In Guruge Su		* *		¢21 100	
Motor Control Center	80%	Ø51 000	2044	* *	5	\$21,100	
Variable Frequency	8% Now	\$51,900	2044	* *			
Drive	N . E		100	1 500/			
	Not Functioning, Exte			ea : 30%			
	Location: Units Obs	servea in Bypass i	10ае				
Ground							
Grounding Devices	1000/			ماد ماد	_	01.4.2 00	
Generic	100%		LIFE	* *	5	\$14,200	
Stand-by Power							
Transfer Switches	1000/		2011	.a. •		#205 000	
Automatic	100%		2044	* *	1	\$297,900	
Generators							
Diesel	100%		2040	* *	1	\$374,900	
	Other Observation, Ex		Affected	: 100%			
	Location: Penthous						
	Explanation: Two 1,						
	Monthly Basis: No L	oad Test On Week	ly Basis	One Belongs To D	CAS, The	Other Is Private	
Batteries	1000/		205-		_	^	
Nickel Cadmium	100%		2026	\$2,400	5	\$215,800	

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

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

Asset #: 13879

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed 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 Cap	acity				
Main Tank	50%	2059	* *	5		
	Other Observation, Extent : Light, Area Location : Basement Lower Level 2					
	Explanation : Two 10,000 Gallons Ra	ted Capacity				
Lighting						
Interior Lighting Fluorescent	80%	2036	* *	10	\$710,400	
Tuorescent	Other Observation, Extent : Light, Area			10	\$710,400	
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2036	* *	10	\$177,600	
	Other Observation, Extent : N/A, Area A Location : Corridors, Lobby					
	Explanation: Compact Fluorescent L	amps				
Egress Lighting	500/	2026	* *	1		
Emergency, Service Exit, LED	50% 50%	2036 2059	* *	1 1		
Exterior Lighting	3070	2037		-		
Fluorescent	10%	2036	* *	10	\$8,900	
	Compact Fluorescent Light, Extent : Lig Location : Outside	ght, Area Affected .	100%			
No Component	90%					
Lightning Protection						
Arresters/Cabling	1000/	2050	* *	-	ф1 2 00	
Generic	100% Other Observation, Extent: Light, Area Location: Roof	2059 Affected : 100%	* *	5	\$1,200	
A 10 mm	Explanation: Steel Lightning Rods					
Alarm Security System						
No Component	20%					
Generic	80%	2036	* *	1	\$289,300	
	Other Observation, Extent : Light, Area Location : Public Spaces And Outside					
	Explanation: Intrusion Alarm System	And Surveillance	Camera .	System		

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

Asset #: 13879

Electrical	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l 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, Exter	nt : Moderate, Ared	a Affected .	: 100%			
	Location : Fire Smo	oke Dampers Are F	ailing Thro	oughout The Build	ding		
	Other Observation, E	xtent : N/A, Area A	ffected: 1	00%			
	Location : Through	out The Building					
	Explanation : Strobe Detectors	e Lights, Manual P	ull Station	s, Alarm Bells, H	orns And	l Smoke	

Mechanical	Current Repa	nir Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating								
Energy Source								
Interruptible Gas/Dual	100%	2051	* *	1				
Fuel								
	Other Observation, Exten	t : Light, Area Affected	: 100%					
	Location : Basement Va	ult						
	Explanation: Two 10,00	00 Gallon Oil Tanks						
Conversion Equipment								
Hot Water Boiler	100%	2044	* *	1	\$478,700			
	Other Observation, Exten	Other Observation, Extent : Light, Area Affected : 100%						
	Location: 31st Floor Be	oiler Room						
	Explanation : 3 Dual Fi	ıel Hot Water Boilers						
Distribution								
Hot Wtr Piping/Pump	100%	2047	* *	4	\$71,600			
Terminal Devices								
Air Handler	20%	2036	* *	1	\$119,700			
Convector/Radiator	80%	2044	* *	1	\$250,100			
	Other Observation, Exten	t : Light, Area Affected	: 100%					
	Location : Throughout							
	Explanation : Hot Water	r Base Board Radiators	7					
air Conditioning								
Energy Source								
Electricity	100%	2053	* *	1				

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

Asset #: 13879

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•					•		•
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2040	* *	1	\$890,500	
		_	Extent : Light, Area		l : 100%			
			or Refrigeration Re					
			xtent : Light, Area		: 100%			
			t Refrigeration Ro					
	Explanai	tion : 4 Rot	ary Scroll Compre	ssor Chil	lers And Plate Hed	at Exchai	ngers.	
Interior Pkg Unit - Cooling	15%			2032	\$2,275,900	2	\$8,900	
_	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: 26th Thr	ough 30th Floors					
	Explanat	tion : Water	· Sourced Package	d Air Cor	aditioning Equipm	ent		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2057	* *	4	\$47,700	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Refrigere	ation Equipment R	oom				
	Explanat	tion : Includ	des Condenser Wat	ter Pump.	s And Piping			
Terminal Devices								
Air Handler/Cool/Ht	85%			2036	* *	1	\$508,900	
			xtent : Light, Area ugh 25th Floors	Affected	: 100%			
	Explanat	tion : No H	eating Coils On Ai	r Handle	rs.			
No Component	15%							
Heat Rejection								
Water Cooling Tower	100%			2032	\$4,845,800	2	\$974,300	
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$842,700	LIFE	* *	2-5	\$539,800	
			xtent : Severe, Are	a Affected	d : 30%			
		: Various						
			ally Open Fire Sm				osed Position Due	
D.I. (P	To Faulty	Building I	Management Syste	m. Hardv	vare And Software	Issues.		
Exhaust Fans	100/			2026	* *	2	62.000	
Interior	10% 10%			2036	**	2 2	\$3,000	
Roof	10% 80%			2036		2	\$3,000	
No Component		amation E	xtent : Light, Area	Affactad	. 0%			
		ervation, E : Through	-	луестей	. 0/0			
	Explanai	ion : This (Component Is Alred	ady Accor	unted For Under T	he Cooli	ng Section Of	
Plumbing	This Rep	UI I						
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
Drass/Copper	100/0			2031		1		

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Asset #: 13879

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Electric	10%	2026	\$2,300	4		
	Other Observation, Extent : L Location : Lavatories And F		30%			
	Explanation : Multiple Poin		t Water Heaters	20 To 3	O Gallon Panga	
Gas Fired	90%	2026			Guilon Kange.	
Sanitary Piping	90%	2020	\$15,200	2		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIL				
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	000/	LIEE	* *			
Gearless Traction	90% Other Observation, Extent : L	LIFE				
	Location: 10 Passenger, 2 1					
	Explanation: 16 Units	reigni, 4 Restricted 1	o suages			
Hydraulic	10%	LIFE	* *			
Hydraulic	Other Observation, Extent : N					
	Location: Prisoner Elevato	**	.,,0			
	Explanation: 2 Units	~				
Escalators	7					
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : N	I/A, Area Affected : 10	00%			
	Location: 1st To 2nd Floor					
	Explanation: 2 Units					
Fire Suppression						
Standpipe	1000/	2051	ماد دان	1.5	Φ400 100	
Generic	100%	2051	* *	1-5	\$488,100	
Sprinkler	1000/	2051	* *	1.2	¢271 200	
Generic Eine Proper	100%	2051	~ ~	1-2	\$271,200	
Fire Pump Generic	100%	2040	* *	1	\$180,800	
Generic	10070	2U 1 U		1	\$100,000	

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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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035	
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	
Total	\$7,060,800	\$10,021,600	
Importance Code A	\$1,259,200	\$83,900	
Importance Code B	\$5,718,600	\$9,879,100	
Importance Code C	\$83,000	\$58,600	
Total	\$7,060,800	\$10,021,600	

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



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

Asset #: 4374

chitecture	Current F	Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Glass Block	7% Now	\$173,900	LIFE	* *	5	\$5,400	
	Joint Mortar Miss/Er		ate, Area Afj	fected: 30%			
	Location : Through Water Penetration, E.		Affaatad : 2	000/			
	Location : Rear Eas			0/0			
Magangu Priak Cavity	68% 0-2	\$362,000	LIFE	* *	5	\$83,900	
Masonry: Brick Cavity	Expansion Joint Fails	·			3	\$65,900	
	Location : Bulkhead		aic, 117 ca 11 <u>7</u>	, e e e e e e e e e e e e e e e e e e e			
	Joint Mortar Miss/Er	_	ate, Area Af	fected : 20%			
	Location: North An						
	Rusting Masonry Sup	t, Extent : Modera	te, Area Affe	cted : 15%			
	Location : At Louve						
	Staining/Discoloring,			ted : 15%			
	Location : Below W	indow Sills And Ve					
Masonry: Sandstone	5% 0-2	\$14,200	LIFE	* *	5	\$4,600	
	Open Joints, Extent:		fected : 15%	ó			
	Location : Bulkhead						
Metal/Glass Curt Wall	20% 0-2	\$412,000	LIFE	* *	5	\$46,300	
	Air Infiltration, Exten		ected : 60%				
	Location: Through Glazing Clouded, Ext		rag Affactad :	200/			
	Location : North Fa			20/0			
	Caulking Deteriorate			ected : 25%			
	Location : Through		,				
	Water Penetration, E		Affected : 20	9%			
	Location: 5th Floo	r At Main Stair In .	North Facad	le			
Windows							
Aluminum	90% Now	\$235,500	2042	* *	5	\$12,500	
	Caulking Deteriorate		ıte, Area Affe	ected : 25%			
	Location: Upper F		1 100	1.50/			
	Water Penetration, E. Location: Various I				Tanados	10th Floor	
	Elevator Lobby	Rooms On Opper F	loors At Noi	'in Ana Souin F	acaaes,	10in Fioor	
Metal Louvers	10% 4+	\$3,000	2043	* *			
	Corrosion/Rusting, E.			0%			
	Location : Through	out					
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, E.		Area Affectea	1:30%			
	Location: Through Misaligned/Bulging,		Area Affacts	od · 5%			
	Location: Northwe			zu . 570			
Stuggo Coment	5%	si come on the	2039	* *	5	\$500	
Stucco Cement	J70		2039		3	\$300	

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Asset #: 4374

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof IRMA/Protected Membrane	9%	Now	\$31,300	2039	* *			
	Water Penetration, Extent : Moderate, Area Affected : 25% Location : 10th Floor Cooling Tower Into Stairway B							
Modified Bitumen	90%		Extent : N/A, Area A	2044	* *	10	\$26,700	
			10th Floor Roofs	50				
Skylight, Plastic	1%			2039	* *	1		
Soffits								
Glass: Special Gauge	Location	: At Main				1		
	Explanat	ion : Corre	oded Steel And Gla	ss Canop	y			
Interior Floors								
Carpet	Staining/D Location Worn/Erod	: Through	: Severe, Area Affe			3	\$22,500	
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	Cracking/C Location Uneven Su	: Basemen	\$184,400 Extent: Light, Are t Area And Throug tent: Moderate, A	hout		3	\$25,300	

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Asset #: 4374

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	<u> </u>							
Interior Walls								
Ceramic Tile	5%))		2043	* *	5	\$7,300	
Concrete Masonry Unit	10%))		LIFE	* *	5	\$5,900	
Glass: Single Pane	5%			LIFE	* *	5	\$5,500	
Gypsum Board	50%		\$20,300	LIFE	* *	5	\$44,000	
			xtent : Severe, Area					
	Location	n : Stair B I	Bulkhead, Various I	Rooms O	n Upper Floors, 10	th Floor	Elevator Lobby	
Masonry: Brick	15%		\$83,000	LIFE	* *			
			, Extent : Moderate	e, Area Aj	ffected : 20%			
	Location	n : Main Sta	air					
Granite Panels	5%	4+	\$26,400	LIFE	* *			
			Extent : Moderate, 2	Area Affe	cted : 25%			
		n : Entranc	•					
	Explana	ation : Stain	ing/Coloring					
Wood	10%	Now	\$8,200	LIFE	* *	5	\$58,600	
			xtent : Light, Area .	Affected	: 5%			
	Location	n : 5th Floo	r Courtroom					
Ceilings								
AcousTileSusp.Lay-In	50%		\$61,700	2039	* *	5	\$37,400	
			, Extent : Light, Are	ea Affecte	ed : 10%			
		n : Through						
	_		Extent : Moderate,		ected: 15%			
			ing Walls On Uppe					
AcousTileSusp.Lay-In	10%		37/4	2047	**	5	\$15,000	
			Extent : N/A, Area A	lffected :	100%			
		n : Courtro						
			orated Metal Panels					
Embossed Metal	2%			LIFE	* *	5	\$1,300	
Exposed Struc: Concrete			#15 600	LIFE	* *	5	\$1,900	
Gypsum Board	30%		\$15,600	LIFE	**	5	\$56,100	
			xtent : Severe, Ared			Labba		
G', E 1	Localion	n : various	Rooms On Upper F	100rs, 10	Jin Floor Elevator	Lobby		
Site Enclosure Fence/Gates								
Iron Picket	30%			2054	* *			
Hon I leket			Extent : N/A, Area A		100%			
			nd Rear Alley Acces		10070			
			Bars With Steel Me					
Steel Pipe Rail	70%		\$900	2044	* *	5	\$3,400	
Seed Tipe Run			Extent : Light, Area		. 100%	3	ψ3,400	
	Location	-	stient : Bigni, IIrea	11,100100	. 100/0			
Retaining Walls		- "J						
Cast in Place Concrete	100%	,)		2069	* *			
Site Pavements	10070	-		_007				
Public Sidewalk								
Cast in Place Concrete	100%	,)		2047	* *			
	/-							

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Asset #: 4374

Electrical	Current Repair	Futui	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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 Ser						
	Explanation: Main Service Disconn Amperes, One 1,600 Amperes And O			000 Атр	peres, One 2,000		
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			di di				
Thermoplastic	100%	2044	* *	1			
Motor Controllers	10/	2022	#2 000	_			
Locally Mounted	1%	2032	\$2,900	5	#2.700		
Motor Control Center	99%	2032	\$160,600	5	\$2,700		
Ground							
Grounding Devices Generic	100%	LIFE	* *	5	¢1.500		
	100%	LIFE		5	\$1,500		
Stand-by Power Transfer Switches							
Automatic	100%	2032	\$13,600	1	\$30,800		
Generators	10076	2032	\$13,000	1	\$30,800		
Diesel	100%	2030	\$107,700	1	\$38,700		
Diesei	Other Observation, Extent: N/A, Area			1	\$30,700		
	Location: Roof - Generator Room	rijjecica .	10070				
	Explanation: One 400 Kilowatts						
Batteries	Explanation . One 700 Knowalls						
Nickel Cadmium	100%	2026	\$2,400	5	\$22,300		
Fuel Storage	20070	2020	Ψ2,100		<i>\$22,500</i>		
Day Tank	50%	2033	\$12,700	5			
Day Tains	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Roof - Generator Room						
	Explanation: One 275 Gallons (Con	ıld Not Ver	ify Capacity)				
Main Tank	50%	2037	**	5			
Lighting	2070	2037					

Lighting

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

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

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

Asset #: 4374

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	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: Location: Throughout The Build	0 "	cted: 100%			
El	40%	2029	\$602.100	10	\$26,700	
Fluorescent			\$603,100	10	\$36,700	
	Compact Fluorescent Light, Extendable Location: Throughout The Build		ffeciea : 100%			
HID	1%	2029	\$11,700	10		
1112	Other Observation, Extent: N/A, .			10		
	Location: Lobby					
	Explanation : Metal Halide Ligh	hts.				
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 Surveilland	ce Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2029	\$255,600	1-3	\$63,500	

echanical	Current Repair	Future Replacement		Maintenance			
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
ating							
Energy Source							
Interruptible Gas/Dual Fuel	100%	2054	* *	1			
	Other Observation, Extent: N/A, Area A	ffected : 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 Eq	uipment Room					
	Explanation: Two Dual Fuel Hot Wat	er Boilers					
Distribution							
Hot Wtr Piping/Pump	100%	2050	* *	4	\$7,400		

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

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

Asset #: 4374

Mechanical		Current Repair Future Repl		e Replacement	placement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Convector/Radiator	40%			2047	**	1	\$12,900	
Fan Coil Unit/Heat	20%			2034	\$491,400	1	\$6,500	
No Component	40%	omiation I	Sutant N/A Anga	Mantad.	00/			
		ervaiion, E 1 : Mechani	Extent : N/A, Area A	ijjeciea :	0%			
			cai Rooms Iandlers Under Air	Conditio	ninα			
Controls	Блрини	11011 . 2111 11	anaiers Onaer 21ii	Conanto	шпд			
Digital	100%	0-2	\$2,846,000	2034	\$2,846,000			
2 -8			Extent : Severe, Ar					
		: Mechani		55				
ir Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2030	\$1,919,400	1	\$102,800	
			Extent : N/A, Area A					
			oor Mechanical Eq					
			ary Screw Chillers					
Heat Pump Air Sourced		Now	\$14,800	2028	\$74,200	2	\$200	
			re, Area Affected :	25%				
	Location	i : Lower R	oof, 1 Of 4 Units					
Distribution	100/	4 +	6000	2044	* *	4	\$500	
CW & CHW Wtr	10%	4+	\$800	2044		4	\$500	
Pipe/Pump	Insul Det	erioratina	Extent : Moderate,	Area Aft	Sected · 100%			
		i : 6th Flooi		217 Cu 21jj	естей . 10070			
CW & CHW Wtr	90%			2044	* *	4	\$4,400	
Pipe/Pump	9070			2044		4	\$4,400	
Terminal Devices								
Air Handler/Cool/Ht	95%			2034	\$1,826,600	1	\$58,800	
No Component	5%			2031	ψ1,020,000	•	Ψ20,000	
Heat Rejection								
Water Cooling Tower	95%	0-2	\$475,500	2039	* *	2	\$76,500	
5			nt : Moderate, Ared		d: 100%		* ,	
	Location	: Roof						
	Obsolete Location		Extent : Severe, Ar	rea Affect	ed : 100%			
		led Life, Ex	tent : Severe, Area	Affected	: 100%			
No Component	5%							
entilation	2.0							
Distribution								
Ductwork/Diffusers	100%			LIFE		2-5	\$55,800	

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

Asset #: 4374

Mechanical	Current Re	pair	Future	Replacement	M		
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
/entilation							
Exhaust Fans							
Interior	90%		2034	\$395,500	2	\$2,800	
Roof	10%		2034	\$19,200	2	\$300	
Plumbing							
H/C Water Piping	1000/		• • • • •	de de			
Brass/Copper	100%		2044	* *	1		
Water Heater With Tanks	1000/		2024	#117.200			
Electric	100%	. 37/4 4 4	2034	\$117,200	4		
	Other Observation, Ext	-	-	100%			
	Location: 6th Floor N		ı				
Considerate District	Explanation: Two 120	Gallon Units					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIII		1		
Non-Submersible	100%		2034	\$19,800	4	\$3,200	
Sewage Ejector(s)	10070		2034	\$19,000		\$5,200	
Electric	100% Now	\$51,900	2044	* *	4	\$4,000	
Electric	Not in Service, Extent:			. 50%	•	ψ 1,000	
	Location : Basement		-5,5				
Backflow Preventer							
Generic	100%		2039	* *	1	\$6,100	
Fixtures							
Generic	100%						
	Obsolete Fixtures, Exter	nt : Moderate, Ar	ea Affect	ed : 75%			
	Location : Throughou	t					
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Exte	-	ffected :	100%			
	Location : Cellar To 1	0th Floor					
·	Explanation: 6 Units						
Escalators	1000/						
Over 20' Rise	100%	37/4	LIFE	**			
	Other Observation, Ext		ffected :	100%			
	Location: Lobby To 2	nd Floors					
	Explanation: 2 Units						
ire Suppression							
Standpipe Generic	100%		2054	* *	1-5	¢50 400	
Generic	100% Combination Sprinkler/	Stanina Extent .				\$50,400	
	Location : Basement	зиріре, Еліені :	ыдш, АІ	ен Аујестен . 1007	· U		
Sprinkler	Locuiton , Dusement						
Sprinkler Generic	100%		2054	* *	1-2	\$28,000	
Fire Pump	10070		2034	-	1-4	\$20,000	
<u>*</u>	100%		2037	* *	1	\$18 700	
Generic	100%		2037	* *	1	\$18,700	

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 COUNTY HOUSING COURT

Asset #: 4374

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

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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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
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		
Total	\$12,392,900	\$32,834,700		
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		
Total	\$12.392.900	\$32,834,700		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$827,100	\$449,400	\$5,479,600	\$568,400
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	
Total	\$827,100	\$449,400	\$5,479,600	\$568,400



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

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Asset #: 2058

rchitecture		Current Repair Future Replacement			e Replacement	ent Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Cracking/ Location Exposed I	n : Cooling	\$93,300 , Extent : Severe, A. Tower Area ent, Extent : Moder Tower			5	\$78,700	
Masonry: Granite	3%			LIFE	* *	5	\$11,800	
Masonry: Limestone	90% Cracking Location Joint Mon Location Staining/I	Now /Crumbling n : East 161 tar Miss/Ei n : Various	\$3,684,900 , Extent : Severe, A. ! Street And Sherida rod, Extent : Severe Locations Through , Extent : Severe, A out	LIFE rea Affec an Avenu , Area A <u>f</u> out Faca	e Facades Gected : 10% de	5	\$354,200	
Metal Coiling Doors	2%			2045	* *	5	\$32,800	
Slate Panels	2%			LIFE	* *	5	\$7,900	
Windows	270	<u>'</u>		DII E			Ψ7,500	
Aluminum	Location Other Ob. Location	ation, Exter n : Through	Extent : Moderate, 2 Surfaces			5	\$33,100	
Metal Louvers	5%)		2035	\$191,300	10	\$21,800	
Parapets								
Cast in Place Concrete	Cracking/ Location Expansion	n : Through	ure, Extent : Mode	-		5	\$145,100	
Masonry: Brick	Cracking/ Location Diagonal Location Joint Mor	n : Through Cracks, Ex n : Main Ro	tent : Moderate, Ar of rod, Extent : Light,	ea Affeci	ted : 5%	5	\$2,800	
Masonry: Limestone			\$138,100 , Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$14,100	

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

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

Asset #: 2058

Architecture	Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	600/ 37	04.070.700	• • • •				
Built-Up (BUR)	60% Now Blisters, Extent: Mod	\$1,259,500 lerate, Area Affecte	2042 ed: 30%	* *			1
	Location : Through						
	Punct/Tear/Impact De Location : Through	-	vere, Are	ea Affected : 20%			
	Split/Cracked, Extent Location : Through	out					
	Vegetation Growth, E. Location: Through		ı Affecte	d : 15%			
	Water Penetration, Ex Location : Main Ro			d : 20%			
	Worn/Eroded, Extent			00%			
	Location : Through	***	леи . 10	0070			
Cast in Place Concrete	20%		LIFE	* *			
	Recent Replace Evide Location : Roof Par			cted : 10%			
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 Do Location : Through		tht, Area	Affected: 20%			
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, Ai	ea Affec	eted : 30%			
	Location : Corridor	rs, 3rd, 4th, Lower	Mezzanii	ne Levels, Basemer	ıt		
	Patching Evident, Ext Location: Through		Affected	: 30%			
Vinyl Tile	10%		2037	* *	3	\$31,600	
, . 	Recent Installation, E	xtent : N/A, Area A		10%	-		
	Location: 2nd Floo		,,,				

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

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

Asset #: 2058

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$184,500	LIFE	* *	5	\$39,600	
	Location Vertical Cr	: 10th Flo	tent : Severe, Area : or, Roof Stair D nt : Severe, Area Aj ir D					
Fabric on Framing	10%			2033	\$9,928,700	5	\$49,500	
Gypsum Board	33%	0-2	\$90,700	LIFE	* *	5	\$196,100	
	_	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 10%		·	
Masonry: Brick	5%	4+	\$187,000	LIFE	* *			
,	_	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Granite Panels	5%	0-2	\$178,100	LIFE	* *			
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Plaster	25%			LIFE	* *	5	\$74,300	
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$79,300	

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

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

Asset #: 2058

Architecture		Current	Repair	Futu	e Replaceme	nt	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•					•			
Ceilings									
AcousTileConcealSpLn	Location Staining/L Location Water Pen	Crumbling 1 : Through Discoloring 1 : Through	, Extent : Moderate out xtent : Moderate, A	, Area A	ffected : 5%	* *	5	\$210,800	
				2015		* *		D107.400	
AcousTileSusp.Lay-In	Broken/M Location Staining/I Location Water Pen Location Worn/Ero	n: Through Discoloring n: Through netration, E n: 7th And	: Moderate, Area A	, Area A l Floor rea Affe	ffected : 25%		5	\$105,400	
Exposed Struc: Concrete	30%	Now	\$1,877,700	LIFE		* *	5	\$39,500	
	Cracking/ Location Staining/L Location Water Per	Crumbling 1: 10th Flo Discoloring 1: 10th Flo netration, E	Extent : Severe, A or Extent : Severe, A	rea Affec rea Affec 1 Affectec	eted : 15%			,	
Gypsum Board	5%	0-2	\$14,600	LIFE		* *	5	\$52,700	
31		Crumbling 1 : Through	Extent : Light, Are		ed : 12%			. ,	
Site Enclosure									
Fence/Gates Aluminum Rail	Location		Extent : N/A, Area A d Railing	2045 ffected :	100%	**	5-10		
Site Pavements					_				
Public Sidewalk Cast in Place Concrete	100%			2045		* *			
Parking/Driveway Cast in Place Concrete	100%			2037		* *			

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

Under 600 Volts

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

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

Asset #: 2058

Electrical	Current I	Repair	Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/				_	** ***	
Air Circuit Breaker	100%		2052	**	5	\$2,600	
	Other Observation, E	-	Affected	: 100%			
	Location : Electrica		Diacomu	ant Chuitah			
Transformers	Explanation: One	4000 Ampere Main	Disconn	ect Switch			
Dry Type	100%		2045	* *	5	\$1,800	
Dry Type	Other Observation, E	Extent · Moderate		cted · 100%	3	\$1,000	
	Location : Electrica		-				
	Explanation : Five				O Low V	oltage	
Switchgear / Switchboard		iv iimper	7001118	;;; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;	0 20 11 11	omuge	
Air Circuit Breaker	100%		2052	* *	5	\$2,600	
Raceway						4-,0	
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 Location : Mechani		-	cted : 100%			
Motor Control Center	5% 2-4	\$64,900	2052	* *	5	\$300	
	Enclosure Corroded, Location : Mechani		, Area Af	fected : 100%			
Variable Frequency	20%		2045	* *			
Drive	-						
Ground							
Grounding Devices							
Generic	50%		LIFE	* *	5	\$3,700	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Basemen	nt					
	Explanation: Water	r Main					
Generic	50%		LIFE	* *	5	\$3,700	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Water M						
~ 11.5	Explanation: Water	r Main					
Stand-by Power							
Transfer Switches	1000/		2045	* *	1	¢154500	
Automatic Note: All component renairs \$ estin	100%		2045		1	\$154,500	

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

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

Asset #: 2058

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2041	* *	1	\$194,400	
	Other Observation, Extent : Light, Are Location : Roof	a Affected	: 100%			
	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, Are	a Affected	: 100%			
	Location: Generator Room Roof					
	Explanation: One 275 Gallons					
Main Tank	50%	2035	\$38,100	5		
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement					
	Explanation: One 10,000 Gallon					
Lighting						
Interior Lighting	•			4.0	000 100	
Fluorescent	20%	2037	**	10	\$92,100	
	Other Observation, Extent: Light, Are					
	Location: Basement, 10th Floor And	і Еїестіса	l Closet			
	Explanation: Using T-12 Lamps					
Fluorescent	20%	2037	**	10	\$92,100	
	Compact Fluorescent Light, Extent: L Location: Throughout The Buildng	ight, Area	Affected : 100%			
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, Are Location : Inside And Outside The Ba		: 100%			
	Explanation: CCTV Surveillance Ca	meras				
Generic	10%	2027	\$93,400	1	\$18,800	
	Other Observation, Extent : Light, Are		•		•	
	Location : Hallways And Exit Doors					
	Explanation : Intrusion Alarm And M	Iotion Sen	sor			

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

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

Asset #: 2058

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	70%			
Generic, Digital	30%	2032 \$384,900	1-3 \$95,600	
	Other Observation, Extent : Light, A	Irea Affected : 100%		
	Location : Throughout The Buildir	ıg		
	Explanation: Strobes, Bell, Horn,	Smoke Detector, Pull Box State	ion And Fire Alarm Panel	

Mechanical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Heating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2052 **	1			
	Other Observation, Extent : Light, A	rea Affected : 100%				
	Location: Basement					
	Explanation: No. 2 Fuel Tank Also Generator. Capacity Of Each Tank		or Emerg	ency Diesel		
Conversion Equipment						
Steam Boiler	100%	2037 **	1	\$497,200		
	Other Observation, Extent : Light, A	rea Affected : 90%				
	Location : 10th Floor					
	Explanation: 2 Units. 2 Instantane	eous Heat Exchangers Convert	Steam T	o Hot Water		
Distribution						
Hot Wtr Piping/Pump	90%	2040 **	4	\$22,300		
	Other Observation, Extent : Light, A					
	Location: Basement Through 9th I	Floor				
	Explanation : Hot Water Used For	Preheat Coils And Perimeter	Radiator.	S		
Steam Piping/Pump	10%	2042 **				
1 0 1	Other Observation, Extent : Light, A	rea Affected : 10%				
	Location: 10th Floor					
	Explanation: 10th Floor Uses Stee	am For Heating. Other Floors	Use Hot	Water.		
Terminal Devices		-				
Air Handler	30%	2032 \$2,808,300	1	\$93,100		
Convector/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			

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

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

Asset #: 2058

Mechanical		Current I	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2045	* *	1	\$326,000	
			Extent : Light, Area	Affected	: 100%			
		ı : Chillers						
			xtent : Light, Area	Affected :	100%			
	Location	-						
	Operation	onal Yet. Di	ts From 2013 In 10 d Not Signed Off C		it.	er On Th		
Centrifugal, Elec Chille			\$608,500	2041	* *	1	\$146,700	
			ng, Extent : Moder					
			or Boiler Room. Or				t Motor Contol	
			Panel Was Damage Extent : Moderate, A			.00J		
			or Mechanical Roc		ieu . 10070			
	Explana	tion : One (Out Of The Three C or Leaking Directly	Chillers Is			ırnt Contol Panel	
Exterior Pkg Unit -	5%		Theuring Directly	2037	**	2	\$1,500	
Cooling	370			2037		2	\$1,500	
Cooming	Other Obs		xtent : Light, Area	Affected :	1%			
Split Unit	Explana 5%		ts Used For Eleva	tor Machi 2037	ne Rooms.			
Distribution	370			2037				
CW & CHW Wtr	98%			2052	* *	4	\$24,200	
Pipe/Pump	,,,,			_00_		·	Ψ= 1,= 0 0	
CW & CHW Wtr	2%	0-2	\$1,600	2042	* *	4	\$500	
Pipe/Pump			. ,					
1 1		_	Extent : Moderate, or Boiler Room. Bi			lene Glyc	col Piping.	
			: Moderate, Area A					
	Location	ı : 10th Flo	or Mechanical Rod	m. Leakii	ig Propylene Glyc	ol Piping	g	
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	
			Extent : Light, Area	Affected .	100%			
	Location	-		. a	1 01:11	TI 101	T.I	
T	Explana	tion : 2 Un	its Installed In 201.	s Same Ti	me As Chillers In	The 10th	ı Floor.	
Ventilation								
Distribution Ductwork/Diffusers	1000/			TIPP	* *	2.5	¢270.000	
	100%			LIFE	~ ~	2-5	\$279,900	
Exhaust Fans Interior	100%			2032	\$2,206,200	2	\$15,400	

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

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

Asset #: 2058

Mechanical	Current Repair	Future Replac	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted 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	a Affected : 100%				
	Location: Basement					
INVIII (F. 1	Explanation : In Line Pressure Boost	er Pump For Dom	estic Cold	Water.		
HW Heat Exchanger	1000/	2052	* *			
HTHW/HW	100%	2052				
	Other Observation, Extent: N/A, Area Location: Basement	Affectea : 100%				
Sanitary Piping	Explanation: 2 Units					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	95%	LIFE	* *	1		
Cast Iron Cast Iron	5% 0-2 \$4,400	LIFE	* *	1		
Cast Iron	Leak Evident, Extent : Severe, Area Aff			1		
	Location: Roof Above 8th Floor. Dra		Directly '	To The Fl	oor Underneath	
	Water Damage Noticeable.	1 .p88	2		oor onwerneum.	
Sump Pump(s)	<u>-</u>					
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	1000/					
Generic	100%					
Vertical Transport						
Elevators	90%	LIEE	* *			
Geared Traction	90% Other Observation, Extent : Light, Area	LIFE				
	Location: 6 Units From Lower Mezzo Floor, 1 Unit From Basement To 10th Explanation: 11 Units	anine To 9th Floor,	4 Units F	From Bas	ement To 9th	
Hydraulic	10%	LIFE	* *			
Trydraune	Other Observation, Extent: N/A, Area					
	Location: 4th Floor Is Sufficient	2199eetea : 10070				
	Explanation: 2 Units					
Escalators	Espiration . 2 Onis					
Under 20' Rise	100%	LIFE	* *			
chaci 20 Tase	Other Observation, Extent : Light, Area					
	Location: Two Units From Low Mezz 1st Floor, Two Units From 1st To 2nd Explanation: 6 Units	zanine To Mezzanii	ne, Two U	Inits Fron	n Mezzanine To	
Fire Suppression						
Standpipe						
Generic	100%	2058	* *	1-5	\$253,100	

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX FAMILY/CRIMINAL COURT

Asset #: 2058

lechanical	Current Repair	Future Rep	Future Replacement		Maintenance		
vstem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
re Suppression							
Sprinkler							
No Component	70%						
Generic	30%	2052	* *	1-2	\$42,200		
	Other Observation, Extent : I	ight, Area Affected : 30%					
	Location : Garage, Baseme	nt, Cellar 1st And 2nd Flo	oor				
	Explanation: Deluge Syster 2nd Floor.	n For The Garage. Dry Sy	vstem For Ce	ellar, Bas	ement 1st And		
Fire Pump							
Generic	100%	2028	\$475,000	1	\$93,700		

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

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

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Print Date: 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

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

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

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

Block : 2444 Lot : 32 BIN : 2113095

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$53,254,100	\$32,578,500
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
Total	\$53,254,100	\$32,578,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$1,315,400	\$749,000	\$613,800	\$6,670,300
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			
Total	\$1,315,400	\$749,000	\$613,800	\$6,670,300



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

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

Asset #: 14315

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Metal/Glass Curt Wall	63%			LIFE	* *	5	\$769,700	
Metal Panel	20%			2043	* *	5-10	\$896,000	
Metal Sect. OHD	2%		\$46,900	2038	* *	5	\$20,400	
		issing Elem 1 : West Fac	ents, Extent : Mod cade	erate, Ar	ea Affected : 10%			
Pre-Cast Concrete	14%			LIFE	* *	5	\$296,500	
Pre-Cast Concrete	1%	0-2	\$23,400	LIFE	* *	5	\$21,200	
	0		ed, Extent : Severe, Base Of Building	Area Affe	ected : 50%			
Windows								
Metal Louvers	10%			2036	* *	10		
No Component	90%							
Parapets								
Metal Panel	10%			2043	* *	5	\$7,700	
Metal Rail	90%		\$118,600	2038	* *	5	\$126,500	
		/Rusting, E 1 : Through	xtent : Moderate, A out	lrea Affeo	cted : 15%			
Roof								
IRMA/Protected Membrane	4%			2033	\$387,000	10	\$16,500	
			ıt, Extent : N/A, Ar					
	Location	1 : 10th Flo	or 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 Pane	ls 25%			2059	* *			
			Extent : N/A, Area A Level Plaza Roof C					
	Explana	tion : Recei	nt Replacement Evi	dent				
Skylight, Metal/Glass	2%			2043	* *	10	\$27,500	
Soffits							*	
Metal Panel	100%			2043	* *	5-10		

Interior

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

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

Asset #: 14315

rchitecture	Current	Repair	Future	Replacement	M	aintenance				
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior										
Floors										
Carpet	30% 0-2	\$576,500	2029	\$5,764,600	3	\$493,400				
	Punct/Tear/Impact L	-	oderate, A	lrea Affected : 20%	6					
	Location: 8th And									
Cast in Place Concrete	10% Now Cracking/Crumbling	\$924,100	LIFE	* * d · 20/	5	\$239,800				
	Location: Baseme	-	и Ајјесте	u . 2/0						
	Loose/Delam Surfac		e Area Ai	ffected · 25%						
	Location : Boiler R		c, 11. cu 11,	<i>yeeteu</i> . 20 70						
	Paint Peeling, Exten	t : Moderate, Area A	Affected :	25%						
	Location: Elevator	r Machine Room 10	04							
	Water Penetration, Extent : Light, Area Affected : 5%									
	Location : Switchg	ear 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 : Stairwe									
		Is Actually Stainles								
Terrazzo	30%		LIFE	* *	5	\$257,000				
	Cracking/Crumbling	-		d : 2%						
		or 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	* *	-	#01.000				
Ceramic Tile	5%	¢221 000	2036	* *	5	\$91,900				
Gypsum Board	0370 41 \$321,000 LIFE 3 \$094,300									
	Broken/Missing Elements, Extent: Moderate, Area Affected: 1%									
	Location : Elevator Room 1031 Recent Repair Evident, Extent : N/A, Area Affected : 10%									
		th Floor Balconies								
Granite Panels	2%		LIFE	* *						
Plaster	5%		LIFE	* *	5	\$27,600				
1 laster	Recent Repair Evide	nt. Extent : N/A. Ara		d : 5%	3	Ψ21,000				
	•	rea At Jury Waiting								
Wood	5%		LIFE	* *	5	\$367,400				

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

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

Asset #: 14315

Architecture	Curr	ent Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	700/	#100 (00	2020	ate ate	_	#254 100	
AcousTileSusp.Lay-In	Location: Base	Elements, Extent : Mod ement oring, Extent : Light, Ar			5	\$274,100	
Exposed Struc: Concrete	8%		LIFE	* *	5	\$13,700	
Gypsum Board	40%		LIFE	* *	5	\$548,200	
-31	Recent Repair E	vident, Extent : N/A, Ai Floor At Stairwells		ed : 2%	-	40.00,000	
Metal Panel	2%		LIFE	* *	5	\$27,400	
Site Enclosure Fence/Gates							
Chain Link	100%		2043	* *			
Free Standing Walls							
Cast in Place Concrete	100%		2077	* *			
	Location: Thre	on, Extent : N/A, Area A oughout Site Recent Replacement Ev		100%			
Retaining Walls	<i>T</i>						
Cast in Place Concrete	100%		2077	* *			
	Location: Thre	on, Extent : N/A, Area A oughout Site Recent Replacement Ev		100%			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 4+ Cracking/Crumb Location : Three	oling, Extent : Light, Ar	2038 ea Affecte	* * d : 2%			
On-Site Walkways	0.50/		2020	* *			
Cast in Place Concrete	85%		2038	* *			
Pavers/Stone	15%		2036	* *			
Parking/Driveway Cast in Place Concrete	100% 4+ Misaligned/Bulg Location : Nor	ing, Extent : Light, Are	2038 a Affectea	**			
Activity Yard							
Pavers/Stone	100%		2046	**			
	Other Observation Location: Three	on, Extent : N/A, Area A oughout Site	Affected :	90%			
		Recent Replacement Ev	. 1				

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

Under 600 Volts

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

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

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

Asset #: 14315

Electrical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, E. Location : Electrica	l Room			5	\$3,100	
Transformers Dry Type	Explanation: Four 100% Other Observation, E. Location: Throughe Explanation: Various	xtent : N/A, Area A out The Building	2038	* *	5	\$2,700	
Switchgear / Switchboard Fused Disc Sw	100%	0	2043	* *	5	\$3,100	
Raceway Conduit Panelboards	100%		2043	* *	1		
Fused Disc Sw Molded Case Bkrs	10% 90%		2041 2041	* *	5 5	\$1,700 \$17,400	
Wiring Thermoplastic	100%		2043	* *	1		
Motor Controllers Locally Mounted Motor Control Center Variable Frequency	10% 60% 15% Now	\$26,000	2038 2038 2046	* * * *	5 5	\$500 \$12,000	
Drive	Mech. Misoperation, Location: Mechanic	_	a Affecte	d : 10%			
Variable Frequency Drive	15%		2050	* *			
	Recent Installation, E Location : Mechanic		Affected :	100%			
Ground Grounding Devices Generic	100%		LIFE	* *	5	\$10,800	
Stand-by Power Transfer Switches Automatic	100% Other Observation, E. Location : At Variou	us Locations	2038 Affected :	**	1	\$225,400	
Generators Diesel	Explanation : Multip 100% Other Observation, E. Location : Sub-base Explanation : Two 8	xtent : N/A, Area A ment Garage		**	1	\$283,700	
Batteries Nickel Cadmium	100%		2026	\$2,400	5	\$163,300	

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

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

Asset #: 14315

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	100%	2041	* *	5		
	Other Observation, Extent : I		100%			
	Location : Sub-basement G	arage				
	Explanation: 275 Gallons					
Lighting						
Interior Lighting						
Fluorescent	60%	2033	\$6,626,400	10	\$403,100	
	T-8 Lamps And Fixtures, Exte Location : Throughout The		ected : 100%			
Incandescent	20%	2033	\$2,443,500	2	\$3,300	
	Other Observation, Extent: 1 Location: Throughout The Explanation: Halogen Lam	Building	100%			
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: I Location: Throughout The	Building	100%			
	Explanation : CCTV Survei	llance System				
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$1,872,300	1-3	\$451,400	

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

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

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

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

Asset #: 14315

Mechanical		Current Repair Futur		re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location	ervation, E : Boiler R tion : 3 Boi		2038 Affected :	**	1	\$362,200	
Distribution Hot Wtr Piping/Pump Hot Wtr Piping/Pump	-	Extent : Se	\$79,400 evere, Area Affecte pansion Tanks In T		* * * * r Room In The Subc	4 4 cellar	\$34,300 \$1,800	
Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water Controls Digital			\$10,423,600 Extent : Moderate Management Syst		\$4,780,900 * * \$215,200 \$20,847,200 Fected: 100% Years Old, Needs U	1 1	\$158,500 \$142,000	
Air Conditioning Energy Source Electricity	Location	: Chiller I				1	awayatay.	
Conversion Equipment Centrifugal, Elec Chiller	85% Malfunction Location Other Obst	0-2 oning, Exte : Chiller 3 ervation, E : Penthou	\$629,000 nt : Moderate, Are 3 Extent : N/A, Area A	2036 ea Affecte		wered G	\$606,400	
Interior Pkg Unit - Cooling	10% R-22 Refri		tent : Light, Area A	2027 Affected :	\$1,148,000 100%	2	\$4,500	
Split Unit	Location 5%	: Through	out Building	2033	\$861,800			
Distribution CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$54,200	
Terminal Devices Air Handler/Cool/Ht Heat Rejection	100%			2028	\$14,084,400	1	\$453,000	
Water Cooling Tower Ventilation Exhaust Fans	100%			2031	\$3,666,400	2	\$737,200	
Interior Roof	95% 5%			2028 2028	\$3,058,300 \$70,400	2 2	\$21,300 \$1,100	

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

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

Asset #: 14315

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing H/C Water Piping Brass/Copper	100% Now \$460 Damaged, Extent : Moderate, Ar Location : Main Water Tank In		* * ds New Waterpro	1 oofing		
Water Heater With Tanks Gas Fired	100% Other Observation, Extent : N/A Location : Boiler Room Explanation : Two 250 Gallon		\$101,500	2		
Sanitary Piping Cast Iron Storm Proin Piping	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron Sump Pump(s)	100%	LIFE	* *	1		
Submersible Sewage Ejector(s)	100%	2026	\$22,400	4	\$23,200	
Electric Backflow Preventer	100%	2028	\$380,100	4	\$29,200	
Generic	100% Other Observation, Extent : N/A Location : Water Meter Room Explanation : Fire And Domes		**	1	\$44,900	
Fixtures Generic	100%					
Vertical Transport Elevators						
Geared Traction	95% Other Observation, Extent: N/A Location: Twelve Units From To 6th Floor, One Unit From Explanation: 21 Units	Sub-basement To 9t		Inits Fro	om Sub-basement	
Hydraulic	5% Other Observation, Extent: N/A Location: Basement To 2nd Fl Explanation: 1 Unit		**			
Escalators Under 20' Rise	100% Other Observation, Extent: N/A Location: Lobby Explanation: 2 Units	LIFE , Area Affected : 10	**			
Fire Suppression Standpipe Generic		2052	* *	1.5	¢202.000	
Generic Sprinkler	100%	2053	* *	1-5	\$383,000	
Generic	100% Dry System, Extent : Light, Area Location : Garage And Lower		* *	1-2	\$205,200	

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

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

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

Asset #: 14315

Mechanical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump							
Generic	100%		2036	* *	1	\$136,800	

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

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

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

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		
Total	\$227,700	\$252,300		
Importance Code A	\$54,400			
Importance Code B	\$173,400	\$252,300		
Total	\$227,700	\$252,300		

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			
Total	\$98,000	\$7,300	\$6,400	\$32,000
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	
Total	\$98,000	\$7,300	\$6,400	\$32,000



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

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

Asset #: 13869

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$18,600	
Masonry: Granite	5%			LIFE	* *	5	\$900	
Masonry: Limestone	10%			LIFE	* *	5	\$1,700	
Wood	5%	Now	\$15,000	2039	* *	5	\$2,900	
	Location Dry Rot/L Location Paint Pee	ı : At Dorm Pecay, Exter ı : Dormers ling, Extent	Extent : Severe, Arc ers And Cupola nt : Severe, Area Af :, Fascia Boards Ar : : Severe, Area Affe ers And Cupola	fected : I id Cupol	10% a			
Windows								
Aluminum	95%			2050	* *	5	\$800	
Wood	5%	Now	\$1,600	2059	* *	5	\$200	
	Location Glazing B Location Thermally Location Split/Crac	n : Basemen roken/Crac n : Basemen Inefficient, n : Basemen	ked, Extent : Sever at Boiler Room And Extent : Severe, A at : Severe, Area Affe	e, Area A ! Electric rea Affec	ffected : 2% val Room vted : 100%			
Parapets	- · ·					_		
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,000	
Masonry: Brick No Component	20% 75%			LIFE	* *	5	\$500	

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

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

Asset #: 13869

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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 Location : Over Me		нујества :	23%					
- H ()		eling Koom b		*15.100	1.0				
Built-Up (BUR)	5%	Ø 5 4 400	2034	\$15,100 * *	10	\$1,300			
Copper/Terne	40% Now	\$54,400	2049						
	Corrosion/Rusting, E Location : Lower R		і Ајјестеа	1. 10%					
	Water Penetration, E.	•	lvaa Affaa	stad : 100%					
	Location : Over Att		теи Ајјес	ieu . 1070					
	Other Observation, E		Area Affe	cted · 20%					
	Location: Various		1764 213366	леи . 2070					
	Explanation: Coate	· ·	nbrane						
Metal Panel	25% Now	\$18,800	2039	* *			1		
Wictar I and	Corrosion/Rusting, E			eted : 25%			1		
	Location : Over Ca								
	Water Penetration, E.	-	a Affected	: 20%					
	Location : Over Ca		00						
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				
nterior									
Floors									
Carpet	5%		2033	\$19,700	3	\$1,700			
Cast in Place Concrete	5% Now	\$1,900	LIFE	**	5	\$2,500			
	Cracking/Crumbling,		ea Affecte	d: 20%					
	Location : Basemen	nt .							
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 1		геа Ајјесі	ea : 10%					
17' 17D'1		TOOF AND ALLIC	2020	* *		#2.100			
Vinyl Tile	25%		2039	* *	3	\$2,100			
Wood	20%		2049	* *	5	\$8,400			

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

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

Asset #: 13869

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* :	5	\$400	
Gypsum Board	30%			LIFE	* :	3	\$1,400	
Masonry: Brick	5%			LIFE	* :			
Plaster	55%			LIFE	* :	3	\$1,200	
Plaster	5%	1.0	\$500	LIFE	* :	5	\$100	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	ı : Basemer	ıt					
	Paint Pee	ling, Exteni	t : Moderate, Area A	Affected .	: 50%			
	Location	ı : Basemer	ıt					
Ceilings								
AcousTileSusp.Lay-In	30%			2047	* :	5	\$6,700	
Gypsum Board	25%			LIFE	* :	• 5	\$7,000	
Plaster	25%			LIFE	* :		\$3,500	
Plaster	20%	Now	\$13,500	LIFE	* :		\$2,800	
	Location Paint Pee Location Water Pen	n : Carriago ling, Extent n : Basemen netration, E.	Extent : Severe, Ar e House And 3rd Fl t : Severe, Area Affe nt extent : Severe, Area e House And Meetin	oor Mee cted : 15 Affected	ting Room 5% 1 : 25%			
Site Enclosure								
Fence/Gates	1000/			2060	* :	:		
Iron Picket	100%			2069	Ψ·	•		
Retaining Walls	1000/			2011	* :			
Masonry: Brick	100%			2044	* ·	`		
Site Pavements								
Public Sidewalk	4000/		4. - 000		* :			
Cast in Place Concrete			\$5,900 Extent : Moderate lains Road	2047 , <i>Area Aj</i>		•		
On-Site Walkways								
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Side Cot	\$1,200 Extent : Severe, Anurtyard	2039 ea Affec	* : ted : 5%	•		

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

Under 600 Volts

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

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

Asset #: 13869

Electrical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2044	* *	5		
	Other Observation, Ex		Affected	: 100%			
	Location : Electrical						
	Explanation: Main S	Service Disconnec			eres.		
Fused Disc Sw	50%		2034	\$7,500	5		
	Other Observation, Ex	-	Affected	: 100%			
	Location : Electrical						
	Explanation: Main S	Service Disconnec	t Switch	Rated At 600 Amp	eres.		
Raceway	200/		2021	40.40	_		
Conduit	20%		2034	\$6,400	1		
Conduit	80%		2034	\$25,700	1		
Panelboards	50/		20.42	ماء ماء	-		
Fused Disc Sw	5%		2042	* *	5	#100	
Molded Case Bkrs	20%		2042	**	5	\$100	
Molded Case Bkrs	75%		2033	\$29,700	5	\$300	
Wiring	1000/		2054	* *			
Thermoplastic	100%		2054	* * *	1		
Motor Controllers	1000/		2020	* *	-	#100	
Locally Mounted	100%		2039	* *	5	\$100	
Ground							
Grounding Devices	1000/		LIEE	* *	_	#200	
Generic	100%		LIFE		5	\$200	
Lighting Interior Lighting							
Interior Lighting Fluorescent	30%		2034	\$76,100	10	\$4,100	
riuorescent	Other Observation, Ex	stant : Light Avag			10	\$4,100	
	Location : 1st Floor	ieni . Ligni, Area	Ајјестеи	. 100/0			
	Explanation: T-8 La	mne					
El .		mps	2020	Φ7. COO	1.0	Ф 400	
Fluorescent	3%	stant N/A Avag A	2029	\$7,600	10	\$400	
	Other Observation, Ex Location : Througho		jjeciea :	100%			
	Explanation: T-12 L	amps				***	
Fluorescent	2%		2029	\$5,100	10	\$300	
	Other Observation, Ex		ffected :	100%			
	Location : Basement						
	Explanation : Compo	act Fluorescent Li	_				
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

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

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

Asset #: 13869

Electrical	Current Repair	Future Re	placement	M	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
Generic	100%	2042	* *	1	\$5,600		
	Other Observation, Extent : Light, Are	ea Affected : 10	0%				
	Location : Hallways And Perimeter	Of The Building	2				
	Explanation : CCTV Surveillance C	ameras And Inti	rusion Alarm	System			
Fire/Smoke Detection							
Generic, Digital	100%	2039	* *	1-3	\$9,200		
, 2	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation : Strobe Lights, Manual Horns	Pull Stations, 2	Alarm Bells, S	moke De	tectors And		

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Furnace	25%	2-4 \$60	00 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					
	Explanat	ion : 1 Rooftop Package U	Init. On Exte	ended Useful Life T	'ime		
Heat Pump Air Sourced	60%		2038	* *	2	\$2,800	
1	Other Observation, Extent: Light, Area Affected: 100%						
	Location	: Roof					
	Explanat	tion: 7 Units					
Heat Pump Air Sourced	15%		2032		2	\$700	
11000 1 0011p 1111 2001000		ervation, Extent : Light, A		: 100%	_	Ψ, σσ	
		: Various Locations	55				
	Explanat	tion: 4 Units					
Terminal Devices							
Convector/Radiator	60%		2047	* *	1	\$2,900	
Fan Coil Unit/Heat	15%		2034	\$55,300	1	\$700	
No Component	25%			422,300	-	4.00	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		

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

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

Asset #: 13869

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	25%		2029	\$62,400	2	\$200	
		erant, Extent : Light, Area A 1 Unit On Lower Roof	Iffected : .	25%			
Split Unit		erant, Extent : Light, Area A 4 Units, Lower Roof	2034 Iffected :	\$52,900 100%			
Split Unit	Location:	rvation, Extent : Light, Area Roof on : 7 Units. R-410a	2042 Affected	* * : 100%			
Terminal Devices	<i>T</i>						
Fan Coil - 2 Pipe	15%		2034	\$68,000 * *	1	\$700	
Fan Coil - 2 Pipe No Component	60% 25%		2039	* *	1	\$2,900	
Heat Rejection	2370						
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	<i>(50/</i>		2024	#42 000	2	#200	
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	10070		2044		1		
Gas Fired	Location :	rvation, Extent : Light, Area Basement on : 1 Unit 80 Gallons	2032 Affected	\$16,900 : 100%	2		
Canitagy Dining	Ехріапан	on . I Onii 80 Gailons					
Sanitary Piping Cast Iron		0-2 \$3,700 Extent : Moderate, Area Affe Basement	LIFE cted : 209	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2026	\$500	4	\$500	
Fixtures Generic	100%		2020	Ψ200	<u> </u>	ψ300	

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

Maintenance \$ are aggregated over a 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 : BROOKLYN BOROUGH HALL

Address : 209 JORALEMON STREET @COURT ST.

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		
Total	\$3,019,100	\$1,687,300		
Importance Code A	\$153,300	\$307,000		
Importance Code B	\$2,673,000	\$190,700		
Importance Code C	\$192,800	\$1,189,500		
Total	\$3,019,100	\$1,687,300		

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
Total	\$116,900	\$71,400	\$490,600	\$40,000
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	
Total	\$116,900	\$71,400	\$490,600	\$40,000



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

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

Asset #: 2035

Architecture		Current l	Repair	Futur	e Replacement	Maintenance		
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Type								
xterior Exterior Walls								
	75%			LIFE	* *	5	\$55,500	
Masonry: Limestone	20%			LIFE	* *	5		
Masonry: Limestone				2042	* *	5	\$14,800	
Metal Panel	5%			2042		5-10	\$33,900	
Windows	1000/			2040	* *	_	¢1.57.000	
Wood	100%			2040		5	\$157,900	
Parapets	90%			LIFE	* *	5	\$2,000	
Masonry: Limestone Metal Cornice	10%			2047	* *	5 10	\$2,000 \$600	
Roof	10%			2047		10	\$600	
Copper/Terne	75%			2060	* *	10	\$78,900	
Skylight, Metal/Glass	75% 25%			2050	* *	10	\$78,900	
terior	2370			2032		10	\$33,000	
Floors								
Carpet	30%	0-2	\$45,500	2028	\$454,500	3	\$35,500	
Carpet			amage, Extent : Lig		· ·	3	\$33,300	
			or Top Office And 21	-				
Continuity Comment			Top Office III.a 21		* *		¢0.700	
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%		ф15 2 00	2037	* *	3	\$300	
Wood	3%		\$15,300	2072		5	\$2,200	
			Extent : Light, Area		a: 40%			
			Floor At Mechanic		. 500/			
	-		t : Moderate, Area A		: 30%			
			Floor At Mechanic					
Wood	7%			2047	* *	5	\$10,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit				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	
te Enclosure								
Fence/Gates								
Iron Picket		Now	\$4,800	2052	* *			
		-	nents, Extent : Light	t, Area Ą	ffected : 5%			
	Location	ı : East Sid	e Of Building					

Site Pavements

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

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

Asset #: 2035

Architecture	C	urrent Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type		l Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Masonry: Granite	75%	4+	\$111,300	LIFE	* *			
	Joint Mortar I Location : T		Extent: Light,	Area Affe	ected : 10%			
Pavers/Stone	25% N	low	\$81,500	2035	\$814,800			
	Cracking/Cru	mbling, Ex	tent : Moderate	, Area Af	fected : 30%			
	Location : M	arble Step	s At Entrance					
	Joint Mortar	Miss/Erod,	Extent : Moder	ate, Area	Affected : 75%			
	Location : M	arble Step	s At Entrance					

Electrical	Curr	Current Repair		re Replacement	M		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5	\$200	
		on, Extent : N/A, Area A	ffected :	100%			
	Location : Elec						
	Explanation : 1	Main Service Disconnec	t Switch	Rated At 2000 Am	peres.		
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		

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

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

Asset #: 2035

Electrical	Current Rep	pair Futur	e Replacement	M				
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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, Exte	ent : N/A, Area Affected :	100%					
	Location : Hallways, C							
	Explanation: CCTV S	urveillance Cameras						
Fire/Smoke Detection								
Generic, Analog	100%	2037	* *	1-3	\$34,500			
	Other Observation, Exte	nt : N/A, Area Affected :	100%					
	Location: Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate &	100%			2028	\$153,300	1	\$27,600	
Frame								
		ervation, Extent :			100%			
		: Ground Floor I						
	Explanat	tion : Hot Water F	Pumped Fron	n Suprem	ie Court Building			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$6,600	2031	\$132,800	4	\$2,800	
		Extent : Moderat						
	Location	: Ground Floor I	Mechanical	Room An	d Various Location	ıs		
Terminal Devices	400/			2027	0457.000	1	#12.000	
Air Handler	40%			2027	\$457,000	l	\$13,800	
Fan Coil Unit/Heat	60%			2027	\$903,200	1	\$10,800	
Air Conditioning								
Energy Source District Chilled Water	50%			2042	* *	1		
		ervation, Extent :	N/A Area A			1		
		: Ground Floor l			10070			
		ion : Supplied Fr			al Ruildina			
E14	-	ин . Зиррией Г	от втооктук		* *	1		
Electricity	50%			2040		1		
Conversion Equipment Window/Wall Unit	50%			2027	¢115 000	1		
	50%			2027	\$115,000	1		
No Component	30%							

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

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

Asset #: 2035

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	50%	0-2	\$1,200	2042	* *	4	\$1,400		
		Extent : M : Mechani	oderate, Area Affec cal Room	eted : 5%	ó				
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					V V V V V V V V -		, ,,,,,,,		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,200		
Exhaust Fans Interior		0-2 vice, Exten	\$13,500 t: Moderate, Area	2027 Affected	\$269,300 : 10%	2	\$1,400		
Plumbing	2000000	. 110577 0 077							
H/C Water Piping									
Brass/Copper	100%			2042	* *	1			
Water Heater With Tanks	10070								
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	Location		Extent : N/A, Area A o 3rd Floor its	LIFE ffected :	**				
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		
					. ,				

Maintenance \$ are aggregated over a 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 : BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS

Address : 120 SCHERMERHORN STREET @ SMITH ST.

 Borough
 : BROOKLYN
 Agency's Number
 : 312-304

 Program / Asset #
 : DGS0021.000 / 2061
 Yr Built/Renovated
 : 1932 / 2012

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

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

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

Block : 169 Lot : 17 BIN : 3000534

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
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		
Total	\$8,984,900	\$26,588,300		
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		
Total	\$8,984,900	\$26,588,300		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$504,200	\$220,400	\$240,300	\$267,000
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			
Total	\$504,200	\$220,400	\$240,300	\$267,000



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

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

Asset #: 2061

rchitecture	Current	Futur	e Replacement	Maintenance			
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	5 0/ 3.7	#0 . 000			_	0.1.0.0.0.0	
Cast in Place Concrete	-	\$82,900 g, Extent : Moderate ency Generator Area		** fected : 10%	5	\$139,900	
Copper/Terne	2%		2055	* *	10	\$26,200	
••	Other Observation, Location : Throug	hout		: 100%			
		orative Metal Panel					
Masonry: Brick		f Exits tent : Light, Area Aff	ected : 5	%	5	\$61,600	
N. D. 1		round Roof Areas O		**		Φ22.7.000	
Masonry: Brick Masonry: Granite	21% 10% Now	\$87,300	LIFE LIFE	* *	5 5	\$235,000 \$42,000	
	Location : South I	tent : Moderate, Ared Facade					
Masonry: Limestone	51% 0-2 Cracking/Crumbling Location: Throug	\$445,400 g, Extent : Light, Are hout	LIFE ea Affecte	* * ed : 1%	5	\$214,000	
Windows							
Aluminum	50% Now Unit Inoperable, Ex Location: Courty	\$105,700 tent : Severe, Area A ard Windows	2043 ffected :	**	5	\$22,400	
Bronze/Brass	5%		2043	* *	5	\$28,000	
Steel	35%		2043	* *	5	\$391,600	
Steel	10%		2043	* *	5	\$111,900	
	Location : Street 1	Extent : Light, Area Level tective Metal Grilles		: 100%			
Parapets	•						
Masonry: Brick	70% Now Water Penetration, Location: 7th And	\$21,000 Extent : Moderate, A I 9th Floor Roof	LIFE Irea Affed	* * cted : 2%	5	\$8,400	
Masonry: Limestone	10%		LIFE	* *	5-10	\$14,600	
No Component	20%					. ,	

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

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

Asset #: 2061

Architecture	Current Repair			Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	Deformed. Location	: Over 12t							
		_	ings, Extent : Seve		Affected: 15%				
			est Corner. 12th Flo		. 1 100/				
			xtent : Moderate, A		ctea : 10% thouse Elevator Mo	achina P	oom		
M 1'C 1D'		. Dusemen	i Electrical Room .						
Modified Bitumen	10% 35%			2035	\$97,800	10	\$9,000		
Single Ply Membrane	Ponding, I	Extent : Lig : 11th Floc	ht, Area Affected : or Roof	2035 10%	\$641,400	10	\$31,600		
Soffits									
Masonry: Brick	50%			LIFE	* *	5	\$14,400		
Metal Panel		Now	\$9,500	2045	* *	5	\$13,500		
		issing Elem : Parking	ents, Extent : Mode Courtyard	erate, Ar	ea Affected : 15%				
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								
	Explana	tion : Repa	irs In Progress						
Marble Panels	15%			LIFE	* *	5	\$141,700		
Terrazzo	17%	0-2	\$198,400	LIFE	* *	5	\$83,600		
		Crumbling, : Through	Extent : Light, Are	a Affecte	ed : 5%				
Vinyl Tile	Cracking/	Now Crumbling, : Through	\$172,400 Extent : Light, Are out	2035 ea Affecte	\$8,620,100 ed: 15%	3	\$118,100		

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

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

Asset #: 2061

Architecture		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete		Now	\$73,100	LIFE	* *				
	_	_	Extent : Moderate		fected : 2%				
			t And Sub-basemer						
			xtent : Moderate, A	rea Affec	cted : 3%				
		: Basemer	t 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	* *				
			nt : Moderate, Ared	a Affected	d : 1%				
	Location	: Penthou	se						
Marble Panels	20%	Now	\$271,600	LIFE	* *				
		-	ents, Extent : Mode	erate, Are	ea Affected : 5%				
	Location	: Through	out						
	Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 5%				
	Location	: Through	out						
Plaster	30%			LIFE	* *	5-10	\$99,000		
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$29,100		
Wood	10%			LIFE	* *	5	\$310,700		
	Broken/Mi.	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 2%				
	Location	: Courtro	oms						
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$31,100	2040	* *	5	\$47,200		
		_	ents, Extent : Sever	re, Area A	Affected : 1%				
	Location	: Corridoi	S						
			Extent : Light, Are	ea Affecte	ed : 5%				
	Location	: Corridoi	.s						
Exposed Struc: Concrete	5%	Now	\$93,500	LIFE	* *	5	\$4,900		
	Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 5%				
	Location	: Compres	sor Room						
	Water Pene	etration, E.	xtent : Moderate, A	rea Affec	cted : 3%				
	Location	: Sub-base	ement, Basement, P	enthouse	?				
Plaster	72%			LIFE	* *	5-10	\$779,300		
Plaster	5%			LIFE	* *	5-10	\$54,100		
Wood	3%			LIFE	* *	5	\$330,600		
ite Enclosure									
Fence/Gates									
Iron Picket	100%			2055	* *				
		ssing Elem : Missing	ents, Extent : Mode Finials	erate, Ar	ea Affected : 15%				
Site Pavements									
Site Pavements Public Sidewalk									

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

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

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

Asset #: 2061

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Pavers/Stone	100% 2-4	\$6,300	2038	* *			
	Cracking/Crumbling Location : South F	,	, Area Affe	ected : 1%			
	Caulking Deteriorat	ed, Extent : Modera	te, Area A <u>f</u>	ffected : 5%			
	Location : Entry S	tairs	-				
Parking/Driveway							
Cast in Place Concrete	100% 4+	\$3,800	2040	* *			
	Cracking/Crumbling	g, Extent : Moderate	, Area Affe	ected : 2%			
	Location : Parking	Area					

ectrical	Current Repair	Future	Replacement	Maintenance					
tem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
ler 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2055	* *	5	\$1,400				
	Other Observation, Extent: Light, A	rea Affected : .	100%						
	Location : Electrical Room								
T	Explanation: Two Main Service D	isconnect Swit	ches Rated At 4,0)00 Amp	eres Each				
Transformers	500/	20.40	* *	-	# 500				
Dry Type	50%	2048		5	\$500				
	Other Observation, Extent: Light, A	rea Affectea : .	100%						
	Location : Electrical Room	400/200	/120 II I						
	Explanation: Two 750 Kilovolt An								
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								
	Explanation: Fourteen 51 Kilovol	t Ampere, 208/	120 Volts						
Switchgear / Switchboard	1000/	2055	* *	-	Φ π 000				
Molded Case Bkrs	100%	2055	* *	5	\$7,000				
Raceway	000/	2055	* *						
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	100/		0						
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 Drive	40%	2048	* *						

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

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

Asset #: 2061

Electrical	Current Repa	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	**	5	\$7,800	
	Other Observation, Extent		cted : 100%			
	Location : Basement Ele					
S4 1 h D	Explanation: Ground Ba	ar Observed				
Stand-by Power Transfer Switches						
Automatic	100%	2048	* *	1	\$81,300	
Generators	10070	2040		1	ψ01,500	
Diesel	100%	2044	* *	1	\$102,300	
Bieser	Other Observation, Extent		: 100%	1	Ψ102,500	
	Location: Roof	0				
	Explanation : Emergency	y Generator Rated At 1	,625 Kilovolt Amp	eres, 1,3	00 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 Gallor					
Main Tank	50%	2050	* *	5		
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Underground					
	Explanation: Two 20,00	0 Gallons Rated Capa	city			
Lighting						
Interior Lighting Fluorescent	60%	2035	\$2.290.100	10	¢1.45.200	
Fluorescent	T-8 Lamps And Fixtures, E		\$2,389,100	10	\$145,300	
	Location : Throughout T		естей . 100/0			
LED	40%	2043	* *			
Egress Lighting	70/0	2043				
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		: 100%			
	Location : Public Spaces					
	Explanation : CCTV Sur	veillance Cameras				

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

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

Asset #: 2061

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	2035 \$675,000	1-3 \$167,700					
	Other Observation, Extent : Light, A	rea Affected : 100%						
	Location : Throughout The Buildin	g						
	Explanation: Smoke Detector, Alarm Bells, Strobe Lights, horns And Manual Pull Stations							

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating				l				
Energy Source Interruptible Gas/Dual Fuel	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	Location		Extent : N/A, Area 2 ement Boiler Roon its		**	1	\$261,600	
Distribution								
Steam Piping/Pump Steam Piping/Pump	Corroded, Location Loose, Ext	: Chemica tent : Mode	\$12,600 Toderate, Area Affe al Fleeding Line, B trate, Area Affected urn Valves, Top Of	oiler Roo l : 5%	m.	eam Con	tvol Valva	
	Basemen	t Fan Rooi				ium Com	roi vuive,	
	Basemen Malfunctio	nt Fan Rooi oning, Exte	n.	a Affected	d : 2%			
Terminal Devices	Basemen Malfunction Location	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot	d : 2% Water Converter,	Boiler Ro	oom	
Air Handler	Basement Malfunction Location 10%	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot 2040	1 : 2% Water Converter,	Boiler Ro	900m \$16,300	
Air Handler Convector/Radiator	Basemen Malfunction Location	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot	d : 2% Water Converter,	Boiler Ro	oom	
Air Handler Convector/Radiator Controls	Basemen Malfunction Location 10% 90%	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot 2040 2033	1 : 2% Water Converter, ** \$1,926,000	Boiler Ro	900m \$16,300	
Air Handler Convector/Radiator Controls Pneumatic	Basement Malfunction Location 10%	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot 2040	1 : 2% Water Converter,	Boiler Ro	900m \$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning	Basemen Malfunction Location 10% 90%	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot 2040 2033	1 : 2% Water Converter, ** \$1,926,000	Boiler Ro	900m \$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source	Basemen Malfunction Location 10% 90%	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot 2040 2033	1 : 2% Water Converter, ** \$1,926,000	Boiler Ro	900m \$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity	Basemen Malfunction Location 10% 90%	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot 2040 2033 2029	# * \$1,926,000 \$5,057,800	Boiler Ro 1 1	900m \$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source	Basemen Malfunction Location 10% 90% 100%	nt Fan Rooi oning, Exte	n. nt : Moderate, Are	a Affected s For Hot 2040 2033 2029	# * \$1,926,000 \$5,057,800	Boiler Ro 1 1	900m \$16,300	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity Conversion Equipment	Basemen Malfunction 10% 90% 100% 100%	nt Fan Roon oning, Exte o : 2 Pressu	n. nt : Moderate, Are	2040 2033 2029 2043 2044 a Affected	# * \$1,926,000 \$5,057,800 * * * * * * * *	Boiler Ro 1 1	\$16,300 \$76,800	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity Conversion Equipment	### Basement Basement Malfunction	efrigerant, is 2 Units, 0-2 Gerant, Exi	m. nt : Moderate, Are re Reducing Valve. Extent : Light, Area	2040 2033 2029 2043 2044 2044 2045 2045 2045 2045	# : 2% Water Converter; ** \$1,926,000 \$5,057,800 ** ** 1: 100% **	Boiler Ro	\$16,300 \$76,800 \$42,900	
Air Handler Convector/Radiator Controls Pneumatic Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	### Basement Basement Malfunction	efrigerant, is 2 Units, 0-2 Gerant, Exi	m. nt : Moderate, Are re Reducing Valve. Extent : Light, Are. Basement Mechan \$279,700 tent : Light, Area A	2040 2033 2029 2043 2044 2044 2045 2045 2045 2045	# : 2% Water Converter; ** \$1,926,000 \$5,057,800 ** ** 1: 100% **	Boiler Ro	\$16,300 \$76,800 \$42,900	

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

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

Asset #: 2061

Mechanical		Current l	Repair	Future Replacement Mainter		aintenance	enance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning										
Distribution										
CW & CHW Wtr	15%			2045	* *	4	\$2,000			
Pipe/Pump	0.50/									
No Component	85%									
Terminal Devices	150/			2040	* *	1	\$24.500			
Air Handler/Cool/Ht	15% 15%			2040 2030		1	\$24,500			
Fan Coil - 2 Pipe			Extent : Moderate, A		\$1,077,800	1	\$12,800			
				пец Ајје	ciea . 10070					
		Location : Various In The Ceiling. Explanation : 16 On Extended Life Time And Inefficient Units								
No Component	70%		n Extended Life 1th	ic mu m	iejjicieni Oniis					
No Component Heat Rejection	/070									
Evaporative Condenser	15%	0-2	\$55,700	2045	* *	2	\$22,100			
Evaporative Condenser			Extent : Moderate, A		cted · 10%	2	Ψ22,100			
		ı : Various	, 1	1.0011355	. 10,0					
	Explana	tion : On E	xtended Life Time 2	And Ineft	icient Units.					
Water Cooling Tower	15%		<u> </u>	2036	* *	2	\$39,900			
No Component	70%			2030		_	ψ3,700			
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	7 00/			2025	#2 252 000					
Brass/Copper	70%		Ø50 100	2035	\$2,352,800	1				
Galvanized Steel	30%		\$50,100	2033	\$1,002,300	1				
			evere, Area Affectea Lagations	1:10%						
IIW II A E 1	Localion	ı : Various	Locuitons							
HW Heat Exchanger Steam Fired	100%			2035	\$1,265,500	4	\$39,200			
	100%			2033	\$1,203,300	4	\$39,200			
Sanitary Piping Cast Iron	50/	Now	\$3,300	LIFE	* *	1				
Cast Holl	_		: Moderate, Area A			1				
			oor Women's Restro							
Cast Iron	95%		, , o o restro	LIFE	* *	1				
	93%			LIFE		1				
Storm Drain Piping Cast Iron	100%			LIFE	* *	1				
Cast Holl	100%			LIFE		1				

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

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

Asset #: 2061

Mechanical	Current I	Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)		*					
Non-Submersible	100% Now Broken, Extent: Seve Location: Boiler R	oom		**	4	\$5,600	
	Other Observation, E Location : Basemen Explanation : Temp	nt .		. 100%			
Sewage Ejector(s)	Ехрининон . тетр	orary Onii Insiaite	и				
Compressed Air	50% Now	\$2,100	2035	\$42,300	4	\$1,300	
Compressed An	Malfunctioning, Exte Location : Sub-base Other Observation, E Location : Basemen	nt : Severe, Area A ement Extent : N/A, Area A et	ffected : I	100%	4	\$1,500	
	Explanation: Two S			***			
Electric	50% Now Not in Service, Exten Location: The Set I Other Observation, E Location: Mezzani. Explanation: 2 Set.	In Mezzanine Extent : N/A, Area A ne And Basement			4	\$5,300	
Backflow Preventer							
Generic	100%		2040	* *	1	\$16,200	
Fixtures Generic	100%						
	10070						
Hot Water Storage Tank Generic	100% Other Observation, E Location : Boiler R Explanation : 400 (oom	2030 Iffected :	\$15,300 100%	1		
Vertical Transport	Explanation : 400 C	Janon Chii					
Elevators							
Geared Traction	90%		LIFE	* *			
	Other Observation, E Location: 4 Units I Units From Baseme Explanation: 10 U	From Lobby To 11th ent To 10th Floor.			ment To	11th Floor, 4	
Hydraulic	10% Other Observation, E Location: Basemer Explanation: 1 Abo	nt To Ground Floor		* * d : 100%			
Fire Suppression	елринаноп : 1 ADC	maonea Freight Ol	iii				
Fire Suppression Standpipe	1000/		2025	#1.007.000	1.5	#120.100	
Generic	100%		2035	\$1,205,000	1-5	\$138,100	
Sprinkler No Component	80%						
Generic	20%		2045	* *	1-2	\$14,800	

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

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

Print Date: 15-Aug-2024 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025

Asset Name : BROOKLYN MUNICIPAL BUILDING

Address : 208-242 JORALEMON STREET @ COURT ST.

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$33,802,500	\$30,106,000
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
Total	\$33,802,500	\$30,106,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$1,265,700	\$2,843,700	\$321,800	\$508,500
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			
Total	\$1,265,700	\$2,843,700	\$321,800	\$508,500



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

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

Asset #: 2060

rchitecture	Current R	Repair	Future Replacement Maintenance			aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Masonry: Brick	10%	#21 0.000	LIFE	* *	5	\$54,000		
Masonry: Granite	5% Now Cracking/Crumbling,	\$210,800 Extent : Moderate	LIFE e, Area A <u>f</u>	* * fected : 5%	5	\$20,300		
	Location : Througho							
	Joint Mortar Miss/Ero		ate, Area	ı Affected : 20%				
	Location: Througho		1 166-	-4-J. 50/				
	Water Penetration, Ex Location : Througho		ігеа Ајјес	riea : 5%				
Masonry: Limestone	10% Now	\$4,216,300	LIFE	* *	5	\$40,500		
	Joint Mortar Miss/Ero Location : Througho		ate, Area	a Affected : 10%				
	Staining/Discoloring, Location: Througho		e, Area A <u>j</u>	ffected : 25%				
	Water Penetration, Ex		lrea Affe	cted : 20%				
	Location : Througho		55					
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 Location : Througho		ite, Area .	Affected : 100%				
Stucco Cement	4%		2051	* *	5	\$54,000		
Windows								
Aluminum	95% Now Broken/Missing Elemo Location: Througho		2039 erate, Ar	* * ea Affected : 20%	5	\$70,700		
	Ctrwt/Balnc Not Func Location: Througho	et, Extent : Modera	ite, Area	Affected : 40%				
	Caulking Deteriorated Location: Througho	d, Extent : Modera	ıte, Area	Affected : 30%				
Steel	5% Now	\$332,800	2056	* *	5	\$46,500		
	Air Infiltration, Exten Location : Basemen		Affected	! : 100%				
	Corrosion/Rusting, Extent: Moderate, Area Affected: 30% Location: Basement							
	Thermally Inefficient, Location : Basement		e, Area Aj	ffected : 100%				
Parapets								
Masonry: Brick	15%		LIFE	* *	5	\$2,700		
Masonry: Limestone	85%		LIFE	* *	5	\$19,600		

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

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

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

Asset #: 2060

Architecture	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Exterior									
Roof									
Not Accessible	38%								
	Other Observation, Extent : N/A, Area A	ffected : 0%							
	Location:								
	Explanation : Single Ply Membrane								
Not Accessible	50%								
	Other Observation, Extent: N/A, Area Affected: 0%								
	Location:								
	Explanation: Copper Terne								
Not Accessible	10%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location:								
	Explanation : Asphalt Macadam								
Not Accessible	2%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location:								
	Explanation : Paver Asphalt								

Interior

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

Asset #: 2060

Architecture	Cu	rrent Rep	pair	Future Replacemen		nt Maintenance			
System Component Type		Date E	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors	5 0/ 3.7		4.00.00		4.00.00				
Carpet	5% N Punct/Tear/Imp Location : Th	pact Dam	_	2033 oderate, 2	\$689,000 Area Affected : 100	3	\$59,000		
Carpet	-	_	\$124,000 extent : Moderate	2027 e, Area A <u>j</u>	\$2,480,400 ffected : 10%	3	\$212,300		
Cast in Place Concrete	Location : Th	nbling, Ex proughout tion, Exte	nt : Light, Area			5	\$86,000		
Ceramic Tile	7% N Cracking/Crun Location : Th	nbling, Es	\$153,800 ctent : Light, Are	2040 ea Affecte	* * ed : 10%	5	\$27,500		
Marble Panels	13% N Cracking/Crun Location : Th	nbling, Ex	\$444,300 ctent : Light, Are t, Stairwells	LIFE ea Affecte	* * ed : 10%	5	\$76,700		
Sheet Vinyl/Rubber	5% N Punct/Tear/Imp Location : Th	pact Dam	O	2041 oderate, 2	** Area Affected : 100	5	\$29,500		
Terrazzo	10% N Cracking/Crun Location : Th	nbling, Ex	\$364,200 ctent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$61,400		
Vinyl Tile	30% N Cracking/Crun Location : Th	nbling, Ex	\$129,100 ctent : Light, Are	2031 ea Affecte	\$6,457,100 ed: 10%	3	\$88,500		
Vinyl Tile	7%			2026	\$1,506,700	3	\$27,500		

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

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

Asset #: 2060

Architecture	cture Current Repair		Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls		,	44.50.000		de de			
Cast in Place Concrete	_	6 Now	\$358,900	LIFE	**			
	-	_	Extent: Light, Are					
		_	out Basement And					
		netration, E. n : Through	xtent : Moderate, A out	rea А <u></u> ЈЈес	ctea : 10%			
Ceramic Tile	5%	6 Now	\$64,900	2040	* *	5	\$11,900	
	Cracking	/Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Locatio	n : Through	out					
Concrete Masonry Unit	2%	6 0-2	\$17,700	LIFE	* *	5	\$3,800	
,	Cracking	/Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%		. ,	
	Locatio	n : Through	out					
Gypsum Board	5%	, 0		LIFE	* *	5	\$14,300	
Masonry: Brick	5%	6 Now	\$89,900	LIFE	* *		,	
•	Joint Mo	rtar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 10%			
	Locatio	n : Through	out					
Masonry: Limestone	3%	6 Now	\$79,400	LIFE	* *			
,	Broken/N	lissing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Locatio	n : Through	out					
Marble Panels	25%	6 Now	\$416,400	LIFE	* *			
	Broken/N	lissing Elem	ents, Extent : Sever	re, Area .	Affected : 10%			
	Locatio	n : Basemer	nt Corridor Near Re	oom B8				
Plaster	23%	, 0		LIFE	* *	5	\$32,900	
Plaster		o Now	\$310,100	LIFE	* *	5	\$38,600	
			Extent : Moderate		ffected : 10%	-	4-0,000	
	_	n : Through		5.	-			
	Water Pe	netration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
		n : Through						

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

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

Asset #: 2060

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2036	* *	5	\$314,500	
AcousTileSusp.Lay-In	15%		\$1,165,900	2051	* *	5	\$59,000	
	_	_	, Extent : Moderate	, Area Aj	ffected : 20%			
		ı : Corrido						
			: Moderate, Area A	ffected :	25%			
	Location	ı : Corrido	rs					
AcousTileSusp.Lay-In	5%			2048	* *	5	\$39,300	
Exposed Struc: Concrete			\$233,500	LIFE	* *	5	\$12,300	
	Cracking/	Crumbling	, Extent : Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	ı : Boiler R	oom					
Plaster	20%			LIFE	* *	5	\$98,300	
Plaster	8%	Now	\$947,800	LIFE	* *	5	\$39,300	
	_	Crumbling 1 : Through	, Extent : Moderate out	, Area Aj	ffected : 10%			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Through	out					
Plaster	2%			LIFE	* *	5	\$9,800	
Site Pavements							-	
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$23,800	2036	* *			
	Cracking/	Crumbling	, Extent : Moderate	, Area Aj	ffected : 20%			
	Location	ı : Through	out					
On-Site Walkways								
Cast in Place Concrete	50%			2036	* *			
Pavers/Stone	50%			2034				
Parking/Driveway								
Cast in Place Concrete	100%			2044	* *			

Electrical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							

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

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

Asset #: 2060

Electrical		Current Repair F			e Replacement	М	aintenance	
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%							
	Location	: Through	xtent : N/A, Area A out The Building		0%			
	Explanat	ion : Busw	ay Is Under Consti	ruction				
Motor Controllers				• • • • •	4- 000	_		
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	10%			2044	* *			
Drive								
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	
	_		Light, Extent : Ligout The Building	ght, Area	Affected : 100%			
Fluorescent	20%			2026	\$1,582,600	10	\$85,800	
	Other Obs	ervation, E	xtent : N/A, Area A	Iffected :			. ,	
			out The Building					
	Explanat	ion : T-12	Lamps					
Fluorescent	75%			2036	* *	10	\$321,900	
Tuorescent		ervation F	xtent : Light, Area		. 100%	10	ψ321,700	
			out The Building	55	, .			
		ion : T-8 L	-					
ШЪ	1%	ion . 1 o L	итрз	2026	* *	10	\$200	
HID			Extent : Light, Area	2036 Affected		10	\$200	
		. 1.000y ion : H I L) Fixtures					
Egress Lighting	ълршиш	von . 11 1 D	1 WILLIES					
Emergency, Battery	50%			2031	\$389,200	10	\$56,500	
Exit, Service	35%			2031	\$70,000	10	Ψ50,500	
Exit, Battery	15%			2036	**	10	\$4,700	
Exit, Dattery	1370			2030		10	\$4,700	

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

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

Asset #: 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	
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		

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2041	* *	1		
Conversion Equipment							
Steam Boiler	100%		2036	* *	1	\$463,500	
	Other Obse	ervation, Extent : Light, Ared	Affected	: 100%			
	Location	: Sub-basement Boiler Room	ı				
	Explanati	ion : 3 Units With 4 Heat Ex	changers	For Heating Devic	ces.		
Distribution							
Hot Wtr Piping/Pump	75%		2039	* *	4	\$26,000	
Steam Piping/Pump	25%	0-2 \$18,600	2041	* *			
	Insul. Dete	riorating, Extent : Moderate	, Area Aff	fected : 5%			
	Location	: Steam And Condensate Pip	oing. Sub -	basement			
Terminal Devices							
Air Handler	25%		2031	\$2,181,800	1	\$72,400	
Convector/Radiator	10%		2029	\$379,200	1	\$15,100	
No Component	65%						
	Other Obse	ervation, Extent : Light, Area	Affected	: 0%			
	Location	: Perimeter Throughout					
	Explanati	ion : See Air Conditioning					
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		

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

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

Asset #: 2060

Mechanical		Current l	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•			•				
Conversion Equipment								
Centrifugal, Elec Chille	r 85%			2034	\$8,037,200	1	\$430,500	
			Extent : Light, Area					
	Location	: 3 Units,	Sub-basement Refr	igeratior	n Plant			
Interior Pkg Unit - Cooling	10%			2026	\$733,400	2	\$2,900	
Ç	-	igerant, Ex 1 : Various	tent : Light, Area A Locations	ffected :	10%			
		ervation, E : Various	Extent : Light, Area	Affected	: 60%			
		tion : Multi						
Reciprocating	5%		pie Oniis	2036	* *	1	\$10,900	
Compr/Chiller	Othon Oho	amation I	Extent : Light Ange	Affaatad	. 50/			
		ervation, E 1 : 3rd Floo	Extent : Light, Area	Ајјестеа	. 570			
			gerant 410a					
Distribution	Бартини	iion . Regri	gerum 110a					
CW & CHW Wtr	65%			2041	* *	4	\$15,000	
Pipe/Pump							, ,,,,,,	
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	5%			2036	* *	2	\$16,300	
Unit								
Water Cooling Tower	85%			2029	\$1,991,100	2	\$400,300	
No Component	10%							
Ventilation								
Distribution	1000/				* *	2.5	#2 <1.000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$261,000	
Exhaust Fans	0.50/			2021	¢1.074.000	2	Φ12 C00	
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	3070			2027	φ1,770,100	1		
Steam Fired	100%	Now	\$448,500	2041	* *	4	\$46,300	
= 			Extent : Severe, Area		d : 100%	•	÷.0,200	
		: Boiler R		55				
			2 Instantaneous Un	its Not I	n Service			
Sanitary Piping	-	<u> </u>						
Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 2060

Mechanical	С	Current Repair		Futur	e Replacement	M		
System Component Type		il Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100% N		\$32,700	LIFE	* *	1		
			evere, Area Affe	cted : 5%	Ó			
	Location : S	ub-baseme	ent					
Sump Pump(s)								
Under Construction	100%							
Sewage Ejector(s)								
Compressed Air	100% N	Now	\$45,000	2041	* *	4	\$4,700	
	Other Observ	ation, Exte	ent : Severe, Are	a Affected	d : 100%			
	Location : B	Basement						
	Explanation	: 1 Of 2 U	nits Out Of Ser	vice				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observ	ation, Exte	ent : N/A, Area A	ffected :	100%			
	Location: 5	Units Fro	m Basement To	13th Floo	or, 5 Units From E	Rasement	To 7th Floor, 2	
			ent To 14th Flo	or				
	Explanation	: 12 Units	7					
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	

Maintenance \$ are aggregated over a 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 : 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
Total	\$44,259,900	\$32,256,300
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
Total	\$44,259,900	\$32,256,300

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
Total	\$918,600	\$428,600	\$602,600	\$536,200
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			
Total	\$918,600	\$428,600	\$602,600	\$536,200



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BROOKLYN SUPREME COURT

Asset #: 1573

rchitecture	Current Repair Future Replacement					aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	20/ NI	¢51 000	LIEE	* *	_	¢42 000	1
Cast in Place Concrete	2% Now Exposed Reinforceme Location: Exposed Miss/Damaged Flash Location: Penthou Spalling, Extent: Sev	Spandrel Beam At tings, Extent : Mod se	Penthouse erate, Area	ted : 25%	5	\$43,000	1
	Location : Exposed						
Masonry: Brick	10% Now Cracking/Crumbling Location: Penthou Horizontal Cracks, E Location: Penthou Joint Mortar Miss/En	se xtent : Moderate, 2 se od, Extent : Moder	Area Affecte	d : 10%	5	\$43,000	
N	Location: Penthou		LIDD	* *		#220 100	
Masonry: Limestone	71% Now Cracking/Crumbling. Location: Penthou Joint Mortar Miss/Er Location: Through Misaligned/Bulging, Location: Through Staining/Discoloring Location: Through Worn/Eroded, Extent	se rod, Extent : Moder out Extent : Moderate, out , Extent : Moderate out	ate, Area Aj Area Affect 2, Area Affec	rted : 10% ffected : 40% red : 5% rted : 30%	5	\$229,100	
	Location: Penthou Other Observation, E Location: Through	Extent : Moderate, 2 out					
	Explanation : Sidev	valk Shed In Place					
Masonry: Limestone Metal Panel	1% 7% 2-4 Deteriorated Finish, Location: Through Staining/Discoloring Location: Through	out , Extent : Moderate			5 5	\$3,200 \$56,500	
Granite Panels	2% Now Joint Mortar Miss/En	\$105,000	LIFE	* *	5	\$6,500	
	Location : Entire 1s		-	-			
Window Wall	7% Now Dry Rot/Decay, Exter Location: Court St Caulking Deteriorate Location: Court St	\$181,200 nt : Moderate, Area reet Entrance ed, Extent : Modera reet Entrance	2052 Affected : . ite, Area Aff	* * 5% Sected : 5%	5	\$56,500	
	Water Penetration, E	xtent : Moderate, A reet Entrance	irea Affectei	a : 3%			

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 BROOKLYN SUPREME COURT

Asset #: 1573

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Windows	0.50/ 3.1	Φ 2 22 0 000	20.40	* *	-	0.40.700		
Aluminum	85% Now Ctrwt/Balnc Not Fun Location: 2nd, 5th Caulking Deteriorate Location: 2nd, 5th Water Penetration, E Location: 2nd, 5th Weather Strip Missin Location: 2nd, 5th	, And 11th Floor At ed, Extent : Modera , And 11th Floor At extent : Moderate, A , And 11th Floor At g, Extent : Modera	d Throug te, Area . d Throug rea Affec d Throug te, Area A	Affected: 20% ghout Affected: 25% ghout sted: 10% ghout Affected: 15%	5	\$49,500		
Metal Louvers	15% Now Broken/Missing Elen Location : North Si							
Parapets								
Masonry: Brick	50% Now Joint Mortar Miss/En Location: Interior Misaligned/Bulging, Location: East And Miss/Damaged Flash Location: Missing Sidewalk Shed Below Location: All Sides Spalling, Extent: Lig Location: West Sid Vertical Cracks, Exte	Face Extent: Severe, And West Sides nings, Extent: Mod Coping Or Cap Flo Extent: Light, And Of Building Ent, Area Affected: The Ent of Moderate, Area Us Column Enclosu	erate, Ar erate, Ar ushing ea Affect 5% u Affected res	ed : 10% ea Affected : 100% ed : 35%		\$24,300	1	
Masonry: Limestone	50% 2-4 Cracking/Crumbling Location: Through Joint Mortar Miss/Es Location: Through Other Observation, I Location: All Sides Explanation: Sides	out rod, Extent : Light, out Extent : Light, Area s Of Building	Area Affe	fected : 5%	5	\$30,600		
Roof								
Modified Bitumen	100% Now Deteriorated Finish, Location: Through Miss/Damaged Flash Location: Through Patching Evident, Ex Location: 11th Flow Water Penetration, Ex Location: Under Comments	out nings, Extent : Mod out Parapet Wall A stent : Light, Area A or Roof xtent : Light, Area	erate, Ar t 11th An ffected :	ea Affected : 25% d 12th Floor Roof 5%				

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

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

Architecture		Current I	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	
nterior								
Floors	100/	4 :	¢77.000	2021	¢1 550 (00	2	¢122.400	
Carpet	10%	=	\$77,900	2031	\$1,558,600	3	\$133,400	
	0	nscoloring, 1: 11th Flo	, Extent : Light, Are	а Ајјеси	ea : 10%			
			: Light, Area Affec	tad : 100	/			
		iea, Exieni 1 : 11th Flo		ea . 107	o			
Continuity Constant	5%			LIEE	* *		¢07.200	
Cast in Place Concrete		•	\$75,000 Extent : Light, Are	LIFE		5	\$97,300	
		crumbung, 1 : Boiler R		и Ајјеси	ги . 10/0			
Ceramic Tile	5%		\$49,700	2041	* *	5	\$22,200	
Ceranne The					ed · 5%	3	\$22,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Toilets Throughout							
			: Light, Area Affec	ted · 100	%			
		ı : Toilets T		. 100	, •			
Terrazzo	10%		\$164,800	LIFE	* *	5	\$69,500	
TCHazzo			Extent : Light, Are		ed · 5%	3	\$09,500	
	_	_	bby, Elevator Lobb					
Vinyl Tile	40%		\$194,800	2032	\$9,737,900	3	\$133,400	
Villyl The			Extent : Light, Are			3	\$133,400	
	U	_	rs Throughout	u zijjecie	zu . 570			
Vinyl Tile 9" X 9"		Now	\$1,057,200	2042	* *	3	\$100,000	
villyi Tile 9 A 9			\$1,037,200 Extent : Moderate			3	\$100,000	
	_	_	Rooms In Basemeni	-	-			
			: Moderate, Area A					
			Rooms In Basement					

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

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

Asset #: 1573

Architecture		Current I	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	70 /			TIPE	* *			
Cast in Place Concrete	5% 5%		¢40,000	LIFE	* *	5	£22.500	
Ceramic Tile	Cracking/ Location	Crumbling, 1 : Toilets T	\$49,000 Extent : Light, Are hroughout : Light, Area Affec			5	\$22,500	
		: Toilets T						
Concrete Masonry Unit	_		\$167,400 tent : Light, Area A	LIFE ffected :	**	5	\$35,900	
Marble Panels	62%			LIFE	* *			
Plaster	3% Paint Pee Location Water Pen	ling, Extent n : 2nd, 4th, eetration, E	\$13,000 :: Light, Area Affect 5th And 11th Floo extent: Light, Area	LIFE ted : 2% rs Affected		5	\$8,100	
			5th And 11th Floo					
SGFT/Glazed Masonry Wood	5% 10%			LIFE LIFE	* *		\$359,500	
Ceilings								
AcousTileConcealSpLn	Location Staining/L	d/Bulging, 1 : 2nd, 4th, Discoloring,	\$21,300 Extent : Light, Ared 5th And 11th Floo Extent : Light, Ard 5th And 11th Floo	rs ea Affect		5	\$16,700	
		etration, E. 1: 11th Flo	xtent : Light, Area . or	Affected	: 2%			
AcousTileSusp.Lay-In		issing Elem	eents, Extent : Ligh 5th And 11th Floo	-	* * ffected : 2%	5	\$551,400	
	_	_	Extent : Light, Are 5th And 11th Floo		ed : 2%			
Exposed Struc: Concrete	15%			LIFE	* *	5	\$20,800	
Plaster	20%			LIFE	* *	5	\$111,200	
Site Enclosure								
Fence/Gates								
Iron Picket	Broken/M		\$11,500 eents, Extent : Light e Of Building	2067 t, Area Ą	* * ffected : 10%			
	Location	: Through						
	_	-	ent : Moderate, Are e At Driveway Entr		ed : 20%			

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

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

Asset #: 1573

Architecture	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost Prior (Yrs)
Site Enclosure			
Free Standing Walls			
Masonry: Fieldstone	100% Now \$5,1		
	Joint Mortar Miss/Erod, Extent : N	Moderate, Area Affected : 50%	
	Location: East Side Of Building	1 1000/	
	Other Observation, Extent: Light,	Area Affected : 100%	
	Location: East Side Of Building	. J. L. C	
Retaining Walls	Explanation : Masonry Walls Cla	ia in Graniie	
Cast in Place Concrete	100%	2067 **	
Cast III I lace Collecte	Other Observation, Extent : Light,		
	Location: Parking Ramps	in early cerea . 10070	
	Explanation : Clad In Granite		
Site Pavements	*		
Public Sidewalk			
Cast in Place Concrete	100% Now \$14,7		
	Cracking/Crumbling, Extent : Mod Location : Adam Street Side	lerate, Area Affected : 5%	
On-Site Walkways			
Cast in Place Concrete	65% 0-2 \$4,8	800 2045 **	
	Cracking/Crumbling, Extent : Ligh	t, Area Affected : 5%	
	Location: Court Street Ada Ram	ps	
Masonry: Granite	25% Now \$41,6	600 LIFE **	
	Joint Mortar Miss/Erod, Extent : M	Moderate, Area Affected : 30%	
	Location: Entry Stair East And V	Vest Sides Of Building	
Pavers/Stone	10% 4+ \$2,9	900 2041 **	
	Broken/Missing Elements, Extent:	Light, Area Affected : 5%	
	Location: East Side Of Building		
Parking/Driveway			
Asphalt	100% Now \$2,7		
	Cracking/Crumbling, Extent: Mod		
	Location: Bottom Of Driveway A	-	ock -
	Ponding, Extent: Moderate, Area	Affected: 5%	
	Location : Loading Dock		

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted 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 Signature	emens Power Break	ers			

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

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

Asset #: 1573

Electrical		Current l	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	1000/			2015		_		
Dry Type	100%		37/4	2045	**	5	\$2,200	
			Extent : N/A, Area A	lffected :	100%			
		: Electrica		. 17:1	45 12:1	7.	200	
			Kilovolt-ampere, 75 Kilovolt-ampere	Kilovoli	-ampere, 45 Kilovo	olt-ampei	re, 300	
Switchgear / Switchboard	Kiivoii-ai	npere, 50	Kitovoti-umpere					
Air Circuit Breaker	100%			2052	* *	5	\$3,100	
Raceway							40,000	
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		
		-	ent : Moderate, Are	a Affecte	ed: 100%			
	Location	: Upper F	loors					
Thermoplastic	50%			2052	* *	1		
Thermoplastic	20%			2042	* *	1		
Motor Controllers								
Locally Mounted	10%			2052	* *	5	\$400	
			Extent : N/A, Area A	Affected :	10%			
		: Through	out					
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	
			tent : Light, Area A		50%			
	Location	: Fourth F	Floor Mechanical F	Room				
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	50%			2037	* *	10	\$272.500	
riuorescent		And Fixtu	res, Extent : Light,			10	\$272,500	
	Location		res, Extent . Light,	лгеи луу	естей . 00/0			
Eluorassant	40%	. Offices		2037	* *	10	\$210,000	
Fluorescent		a And Eise	uvos Extent : I i~L			10	\$218,000	
			ures, Extent : Lighi it And Floors Area		yecieu . 40%			
LED		. Duseinei	u Anu Fioors Area		ىك بات			
LED	10%	4 11 4 :	Z.,4.,.4 NI/4. 4	2040	**			
			Extent : N/A, Area A					
	Location	. seventh	And Eight Floor C	ourtroom	ıs			

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

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

Asset #: 1573

Electrical	ctrical Current Repair Future Repla		eplacement	lacement Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	timated 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 : Lig	ht, Area Affected : 50	0%			
	Location : Building Exterior					
	Explanation : Lights On Durir	ng Daytime				
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$66,600	
	Other Observation, Extent: N/A	l, Area Affected : 30%	6			
	Location : Building Exterior A	nd 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 Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source Interruptible Gas/Dual	100%	2052	* *	1			
Fuel	Other Observation, Extent : N	// Area Affected :	5%				
	Location : Suh-hasement	л, ягей лујестей	570				
	Explanation: 48,000 Gallon	Fuel Tank					
Conversion Equipment		1 000 10000					
Heat Exchanger, Plate &	2%	2035	\$29,700	1	\$5,900		
Frame			•				
	Other Observation, Extent : N	/A, Area Affected :	100%				
	Location: Basement						
	Explanation: 2 Units Also S	erves Borough Hali	!				
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 Ol	d Units And One Ne	ewer				
Steam Boiler	34%	2045	* *	1	\$200,100		

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

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Asset #: 1573

Mechanical	Current Repair		Futur	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	Location	servation, I n : Sub-bas	Extent : N/A, Area A ement Water Is Pumped To			4	\$8,800	
Steam Piping/Pump	70% Corroded	0-2 l, Extent : S	\$330,000 evere, Area Affecte sate Return Piping	2042 d: 30%	* *	Leaks As	s They Occur	
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat		, 0	stent : Light, Area 2	2027 2030 2027 Affected:	\$6,647,900 \$962,900 \$2,919,600	1 1 1	\$220,500 \$38,400 \$38,400	
Air Conditioning Energy Source Electricity	100%	, 0		2048	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	R-134a R	efrigerant,	Extent : Light, Ared - Sub-basement	2035 a Affected	\$11,404,400 d: 100%	1	\$610,800	
Split Unit	5% Malfuncti Location	ioning, Exte	\$69,900 ent : Severe, Area A	2042 ffected :	**			
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$19,000	2042	* *	4	\$29,300	
	Location Other Obs	n : Basemer servation, I n : Sub-bas	Extent : N/A, Area	4ffected :	10%	Being U	pgraded	
Terminal Devices Air Handler/Cool/Ht	100% On Extend Location Other Obl	ded Life, Ex n : Baseme	stent : Moderate, A nt And Upper Floo Extent : Light, Area e Floors	2027 rea Affec rs	\$11,424,400 ted: 2%	1	\$367,400	
Heat Rejection Water Cooling Tower	100% Other Ob Location	servation, I	Extent : N/A, Area A	2030 Affected :	\$2,974,000 100%	2	\$598,000	
Ventilation Distribution								
Ductwork/Diffusers	100%	Ó		LIFE	* *	2-5	\$331,300	

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Asset #: 1573

Mechanical	Cur	rent Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Fail 1 Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation							
Exhaust Fans							
Interior	98%		2027	\$2,559,100	2	\$17,800	
Roof	2% No		2042	* *	2	\$300	
	Broken, Extent : Location : Roo	Severe, Area Affected : f	5%				
umbing							
H/C Water Piping	1000/						
Galvanized Steel	100%	/m 1 m	2037	**	1		
	•	v/Tank, Extent : Light, A ves Fire Sprinkler And					
Water Heater With Tanks							
Electric	100%		2030	\$23,400	4		
		on, Extent : N/A, Area	Affected :	100%			
	Location : Sub						
	Explanation:	400 Gallon Installed Fo	or Summe	r Hot Water			
HW Heat Exchanger							
Steam Fired	100%		2042	* *	4	\$88,100	
		on, Extent : N/A, Area	Affected :	100%			
	Location : Sub						
	Explanation:	2 Units, 1,500 Gallon E	Each				
Sanitary Piping	1000/						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/			444		4.4	
Non-Submersible	100%		2032	\$117,900	4	\$12,600	
Sewage Ejector(s)						*	
Compressed Air	100% 0-	. ,	2062	**	4	\$6,000	
		nent, Extent : Moderate	e, Area Af	fected: 100%			
	Location : Sub	-basement					
Backflow Preventer	0 = 2 /						
No Component	95%						
Generic	5%		2037	* *	1	\$1,800	
		on, Extent : N/A, Area	Affected :	100%			
	Location : Sub						
	Explanation:	Serves Boilers Only					
Fixtures	1000/						
Generic	100%						
ertical Transport							
Elevators	1000/			a •			
Geared Traction	100%		LIFE	**			
		on, Extent : N/A, Area			1 T	EI 10.77	
		nits From Basement To	1st Floor	r, 3 Units From 3rd	t 10 12th	Floor, 10 Units	
	From 1st To 12						
	Explanation:	13 Units					

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 BROOKLYN SUPREME COURT

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Escalators								
Under 20' Rise	100%	LIFE	* *					
	Other Observation, Extent: N/A, Ar	ea Affected : 100%	ó					
	Location: 1st To 2nd Floor, 2nd To	o 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, Ar	Other Observation, Extent : N/A, Area Affected : 6%						
	Location: Basement							
	Explanation: Shop Rooms							

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

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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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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	
Total	\$3,970,200	\$631,900
Importance Code A	\$195,700	\$170,300
Importance Code B	\$1,872,800	\$461,600
Importance Code C	\$1,901,700	
Total	\$3,970,200	\$631,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$106,600	\$34,700	\$69,000	\$552,600
Importance Code A	\$19,800	\$600	\$5,600	\$600
Importance Code B	\$86,800	\$34,100	\$63,400	\$552,100
Importance Code C				
Total	\$106,600	\$34,700	\$69,000	\$552,600



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

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

Asset #: 153

Architecture		Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls								
Masonry: Granite	15%			LIFE	* *	5	\$9,800	
Masonry: Limestone	82%			LIFE	**	5	\$53,600	
	_	Discoloring 1 : South Fo	, Extent : Moderate acade	, Area Aj	ffected : 10%			
Metal Panel	3%			2043	* *	5-10	\$18,000	
Windows								
Wood	100%			2041	* *	5	\$233,400	
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	\$21,500	
Roof								
Copper/Terne	40%			2048	* *	10	\$79,000	
Metal Panel		Now	\$17,900	2038	* *			
	Water Per Location		xtent : Light, Area	Affected	: 10%			
Skylight, Metal/Glass	5%			2043	* *	10	\$13,200	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
terior								
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%		\$174,800	2038	* *	5	\$10,700	
	_	_	, Extent : Moderate	, Area A <u>j</u>	ffected : 25%			
		ı : Basemer	nt 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				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	

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

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

Asset #: 153

Architecture		Current F	Repair	Futur	e Replacement	ncement 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	* *				
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Area	Affected : 50%				
Pavers/Stone	20%	Now	\$456,300	2042	* *				
		issing Elem i : Front Ste	ents, Extent : Light	t, Area A	ffected : 5%				
	Joint Mor		od, Extent : Moder	ate, Area	Affected : 25%				
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 50%				
	Location	: Front Ste	eps						
	Explana	tion : Water	· Infiltration Into C	rawl Spa	ice Below				
Parking/Driveway									
Pavers/Stone	82%	Now	\$593,700	2042	* *				
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 50%				
		: Through							
	Explana	tion : Open	Joints Throughout						
Pavers/Stone	18%			2042	* *				

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$200	
	Other Observation, Extent: N/A, Area A	lffected : 100%				
	Location: Electrical Room, Roof And	Rear Of Building				
	Explanation : One Main Service Switc. . There Are Solar And Fuel Cell System		1mperes			

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

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

Asset #: 153

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

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

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

Asset #: 153

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
LED	30%	2038	* *					
No Component	70%							
	Other Observation, Extent:	N/A, Area Affected :	0%					
	Location : Building Perime	eter						
	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 Surve	illance Cameras. Ma	naged 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 Horns	Station, Horns, Stro	be Lights, Smoke I	Detectors	, Alarm Bells And			

echanical	Current Repair	Futur	re Replacement	M	aintenance	
estem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Utility Steam	80%	2043	* *	1		
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location: Basement					
	Explanation : Steam Provid	ded By Con Edison				
HTHW/HW	20%	2043	* *	1		
11111 ***/11 ***	Other Observation, Extent :		100%			
	Location: 52 Chambers St.		10070			
	Explanation: Provided Fro		a Tweed Court R	uildina		
Conversion Equipment	Explanation . I Tovided 1770	т лијисет Винит	g - Tweed Court Bi	iiiuing		
Hot Water Boiler	20%	2046	* *	1	\$5,700	
Hot water Boller	Other Observation, Extent:		100%	1	\$5,700	
	Location: Sub-basement	wл, лгеи лујестеи .	10070			
		an Baokum Han Oul				
	Explanation : For Emerger		<u> </u>		** -**	
Pres. Reducing Valve/LP	80%	2036	* *	5	\$2,700	
Steam						
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location : Basement					
	Explanation : One Heat Ex	changer To Convert	t Steam To Hot Wat	er For H	eating Devices	
Distribution			•			
Hot Wtr Piping/Pump	90%	2041	* *	4	\$2,500	
Central Plant Steam	10%	2043	* *	4	\$400	
Piping/Pmp						

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

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

Asset #: 153

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Terminal Devices									
Air Handler	80%			2038	* *	1	\$28,300		
Convector/Radiator	20%			2038	* *	1	\$3,700		
Controls									
Pneumatic	100%			2027	\$1,202,700				
Air Conditioning									
Energy Source	200/			2052	* *	1			
District Chilled Water			xtent : N/A, Area A bers Street	2053 ffected :		1			
			ded From Adjacen	Tweed I	Building				
Electricity	70%		J	2049	**	1			
Conversion Equipment	7070								
Reciprocating Compr/Chiller	65%	Now	\$29,800	2038	* *	1	\$15,500		
•			nt : Moderate, Ared In Basement	a Affected	d : 50%				
			Extent : Light, Area	Affected	1 · 100%				
		: 2 Sets, B		713366160	. 100/0				
Split Unit	30%	0-2		20.42	* *				
Spiit Ollit			\$443,300 nt : Severe, Area A	2043 fected : c					
Spiit Oilit	Malfunction Location Repaired Other Obse	ning, Exte : Side Yarc	nt : Severe, Area A l Serving 1st Floor extent : N/A, Area A	fected : c And Bas	80% ement, Units Obso	lete And	Cannot Be		
эри ош	Malfunction Location Repaired Other Obse	ning, Exte : Side Yard ervation, E : Side Yard	nt : Severe, Area A l Serving 1st Floor extent : N/A, Area A	fected : c And Bas ffected :	80% ement, Units Obso 100%				
Split Unit	Malfunction Location Repaired Other Obse Location Explanati	ning, Exte.: Side Yard ervation, E : Side Yard on : 15 Sp	nt : Severe, Area Aj l Serving 1st Floor extent : N/A, Area A l	fected: And Bas ffected: ich 12 A 2038	80% ement, Units Obso 100% re Obsolete And Co **				
•	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse	ning, Exte.: Side Yard rvation, E : Side Yard on : 15 Sp rvation, E	nt : Severe, Area A, l Serving 1st Floor extent : N/A, Area A l lit AC Units Of Wh	ffected : c And Bas ffected : ich 12 A 2038 ffected :	80% ement, Units Obso 100% re Obsolete And Co **				
Split Unit	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected :	80% ement, Units Obso 100% re Obsolete And Co **				
Split Unit Distribution CW & CHW Wtr	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected :	80% ement, Units Obso 100% re Obsolete And Co **				
Split Unit Distribution CW & CHW Wtr Pipe/Pump	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati and Explanati 30%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected : Room	80% ement, Units Obso 100% re Obsolete And Co ** 100%	annot Be	Repaired		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected : Room	80% ement, Units Obso 100% re Obsolete And Co ** 100%	annot Be	Repaired		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected : Room	80% ement, Units Obso 100% re Obsolete And Co ** 100%	annot Be	Repaired \$800		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Cl ** 100%	annot Be	\$800 \$28,300		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : c And Bas ffected : ich 12 A 2038 ffected : Room	80% ement, Units Obso 100% re Obsolete And C ** 100% **	annot Be	Repaired \$800		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And C ** 100% **	annot Be	\$800 \$28,300		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And C ** 100% **	annot Be	\$800 \$28,300		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4 1 1	\$800 \$28,300 \$900		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4 1 1	\$800 \$28,300 \$900		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Yentilation Distribution	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15% 65% 35%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : And Bas ffected : ich 12 A 2038 ffected : Room 2053 2038 2038	80% ement, Units Obso 100% re Obsolete And C	4 1 1 2	\$800 \$28,300 \$900 \$37,500		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected: And Bas ffected: ich 12 A 2038 ffected: Room 2053	80% ement, Units Obso 100% re Obsolete And Co ** 100% **	4 1 1	\$800 \$28,300 \$900		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component /entilation Distribution Ductwork/Diffusers Exhaust Fans	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15% 65% 35%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	fected: And Bas ffected: ich 12 A 2038 ffected: Room 2053 2038 2034 LIFE	80% ement, Units Obso 100% re Obsolete And Co ** 100% ** \$204,300	4 1 1 2 2-5	\$800 \$28,300 \$900 \$37,500		
Split Unit Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers	Malfunction Location Repaired Other Obse Location Explanati 5% Other Obse Location Explanati 30% 70% 80% 5% 15% 65% 35%	ning, Externing, Externion, Extraction, Extraction, Extraction : 15 Sp. ervation, Extraction, Extracti	nt : Severe, Area A, I Serving 1st Floor Extent : N/A, Area A I lit AC Units Of Wh Extent : N/A, Area A et Communication I	ffected : And Bas ffected : ich 12 A 2038 ffected : Room 2053 2038 2038	80% ement, Units Obso 100% re Obsolete And C	4 1 1 2	\$800 \$28,300 \$900 \$37,500		

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

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

Mechanical	Current Repai	r Futu	re Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated 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 Aff	ected : 20%			
	Location: Basement					
	Explanation: Excessive	Water Flow Out Of D	rain 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		l : 100%			
	Location : 2nd To 3rd Flo	0 11				
	Explanation: 1 Unit					
Fire Suppression	.4					
Standpipe						
Generic	100%	2059	* *	1-5	\$30,000	
Sprinkler					+,	
Generic	100%	2053	* *	1-2	\$16,100	

^{**} 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 : CITY PLANNING BUILDING
Address : 14-22 READE STREET @ ELK ST

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

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

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

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

Block : 154 Lot : 23 BIN : 1078613

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$4,752,100	\$3,910,500
Importance Code A	\$2,376,200	\$189,600
Importance Code B	\$2,375,900	\$3,720,900
Total	\$4,752,100	\$3,910,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$328,000	\$136,700	\$71,300	\$127,200
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	
Total	\$328,000	\$136,700	\$71,300	\$127,200



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

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

rchitecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls					
Cast Iron	5% Now \$72,000	LIFE **			
	Broken/Missing Elements, Extent: Mo	derate, Area Affected : 5%			
	Location : South Facade Corrosion/Rusting, Extent : Moderate,	Awag Affacted : 150/			
	Location: North And East Facades	Агей Ајјестей . 1370			
Glass Block	5%	LIFE **	5	\$4,200	
Masonry: Brick	50% 0-2 \$275,400	LIFE **	5	\$67,500	
	Joint Mortar Miss/Erod, Extent : Mod	**			
	Location: North And East Facades,				
	Sidewalk Shed in Use, Extent: Light, A Location: South And East Facades	irea Affected : 60%			
M		TIEE **		¢20,400	
Masonry: Limestone	30% 0-2 \$474,200 Broken/Missing Elements, Extent : Mo	LITE	5	\$30,400	
	Location: Above Windows, South Fo	**			
	Diagonal Cracks, Extent: Moderate, A				
	Location: South And East Facades	119900000 2070			
	Staining/Discoloring, Extent : Modera	te, 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 : Modera	te, Area Affected : 15%			
	Location: South And East Facades				
Windows	100/ NI 06/600	20.42 **	-	ф1 400	
Aluminum	10% Now \$6,600 Air Infiltration, Extent : Light, Area Aj	2042 **	5	\$1,400	
	Location: 1st Floor At Sills	Jecteu . 10/0			
Metal Louvers	3%	2037 **	10	\$5,300	
Wood	87% Now \$971,700	2059 **	5	\$122,100	
11000	Deteriorated Finish, Extent : Severe, A Location : Throughout		J	ψ122,100	
	Thermally Inefficient, Extent : Severe, Location : Throughout	Area Affected : 100%			
	Caulking Deteriorated, Extent : Severe	, Area Affected : 100%			
	Location : Throughout				

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

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

Asset #: 161

Architecture	Current F	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Parapets	200/ N	¢55 100	LIEE	* *	5	¢0.500		
Cast Stone/Terra Cotta	30% Now Other Observation, E Location: South Fa Explanation: Corn	acade		cted : 5%	5	\$9,500		
Masonry: Brick	15% 0-2 Joint Mortar Miss/Er Location : Shared F		LIFE ate, Area	* * n Affected : 30%	5	\$600		
Masonry: Limestone	5% Now Cracking/Crumbling, Location: Coping Joint Mortar Miss/En Location: Coping.	od, Extent : Moder			5	\$300		
Stucco Cement	10% Now Diagonal Cracks, Ex. Location: Through	\$1,200 tent : Moderate, Ar	2039 rea Affect	* * ted : 20%	5	\$500		
No Component	40%							
Roof IRMA/Protected Membrane	45% Now	\$348,800	2044	* *			1	
Wellorane	Grvl/Blst Miss/Disp, Location : Main Roo		ea Affect	ed : 80%				
	Insul Miss/Displaced Location : Main Roo		lrea Affec	cted : 80%				
	Water Penetration, E. Location: 6th Floo Worn/Eroded, Extent	r And At Roof Pend	etrations					
	Location: Main Ro		cica . oo	, ,				
Modified Bitumen	50% Now Not Insulated, Extent Location: Main Roo		2044 ected : 10	**			1	
	Patching Evident, Ex Location : Main Roo		Affected	: 20%				
	Water Penetration, E. Location: Various		a Affected	d : 20%				
Single Ply Membrane	5% Now Adhesion Failure, Ex Location : Main Roo	of						
	Patching Evident, Ex Location : Main Roo	of						
	Water Penetration, E. Location: Various		a Affected	d : 5%				

Interior

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

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

Asset #: 161

Architecture	Current	Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior Floors							
Carpet	65% Worn/Eroded, Extend Location: 2nd And		2033 Affected :	\$1,773,700 10%	3	\$151,800	
Cast in Place Concrete Ceramic Tile	11% 5% Now Cracking/Crumbling Location: Toilets To Patching Evident, Es	Throughout			5 5	\$37,500 \$3,900	
	Location: Toilets To Caulking Deteriorat Location: Toilets To	Throughout ed, Extent : Light, A					
Raised Access Floor Vinyl Tile	4% 15% Now Broken/Missing Eler Location: Baseme Cracking/Crumbling Location: Baseme	nt Storage Area z, Extent : Moderate			5 3	\$23,400 \$8,800	
	Worn/Eroded, Extend Location: Baseme	t : Severe, Area Affe	ected : 10	00%			
Interior Walls							
Ceramic Tile	5%		2043	* *	5	\$4,200	
Concrete Masonry Unit	10%		LIFE	* *	5	\$3,300	
Gypsum Board	73% Now Punct/Tear/Impact L Location: Corners Water Penetration, E Location: 6th Floor	At Corridors Thro	ughout Irea Affe		5	\$36,500	
Masonry: Brick	Spalling, Extent : Me	nt And Sub-baseme. rod, Extent : Moder nt And Sub-baseme. oderate, Area Affect nt And Sub-baseme.	nt cate, Ared nt ted : 15% nt	a Affected : 15%			
Plaster	Location: Baseme 7% Now Cracking/Crumbling Location: Baseme Water Penetration, E Location: Baseme	nt Storage South Si Extent : Moderate, A	LIFE c, Area Aj de Irea Affeo		5	\$1,700	

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

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

Asset #: 161

Architecture		Current I	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	
	_	_	, Extent : Light, Are	ea Affect	ed : 5%			
	Location	า : 1st Floor	r					
Exposed Struc: Concrete	40%	Now	\$185,000	LIFE	* *	5	\$9,700	
	Staining/L	Discoloring,	, Extent : Moderate	e, Area A	ffected : 10%			
	Location	ı : Various .	Locations					
Gypsum Board	35%	Now	\$47,200	LIFE	* *	5	\$68,100	
• •	Water Pen	etration, E.	xtent : Moderate, A	lrea Affe	cted : 10%		•	
	Location	ı : Second 2	And Sixth Floor Off	fices				
Plaster	5%	Now	\$4,700	LIFE	* *	5	\$4,900	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	ı : Basemer	nt Electrical Room					
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	ı : Basemer	nt Electrical Room					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,200	2047	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 5%			
	Location	ı : Through	out					
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$300	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Electrical Room	ı				
	Explanation: Two 2,000 A	mpere Main Disconi	nect Switches			
Switchgear / Switchboard						
Fused Disc Sw	100%	2044	* *	5	\$300	
Raceway						
Conduit	60%	2034	\$79,700	1		
Conduit	30%	2044	* *	1		
Conduit	10%	2054	* *	1		
Panelboards						
Fused Disc Sw	10%	2042	* *	5	\$200	
Molded Case Bkrs	60%	2050	* *	5	\$1,200	
Molded Case Bkrs	30%	2042	* *	5	\$600	
Wiring						
Thermoplastic	60%	2054	* *	1		
Thermoplastic	20%	2034	\$35,300	1		
Thermoplastic	20%	2044	* *	1		

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

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

Asset #: 161

Electrical	Current Repair	Futu	re Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Motor Controllers									
Locally Mounted	30%	2032	\$13,900	5	\$200				
Locally Mounted	50%	2039	* *	5	\$300				
	Other Observation, Extent: Light, Area	a Affected	! : 100%						
	Location: Water Main								
	Explanation: Basement								
Variable Frequency Drive	20%	2051	* *						
	Variable Speed Drives, Extent : Light, Area Affected : 100% Location : Air Handler Rooms								
Ground									
Grounding Devices									
Generic	100%	LIFE	**	5	\$1,100				
	Other Observation, Extent : Light, Area Location : Basement	a Affected	: 100%						
C4 11 D	Explanation: Water Main								
Stand-by Power Transfer Switches									
Automatic	100%	2032	\$10,800	1	\$23,700				
Generators	10070	2032	\$10,000	1	\$23,700				
Diesel	100% 0-2 \$79,800 Other Observation, Extent: Light, Area	2049 a Affected	** !: 100%	1	\$26,800				
	Location: Roof. Generator Room								
	Explanation: One 62.5 Kilovolt Amp Pump Use Only.	ere Gener	rator. It Is Old And	Obsolete	e. It Is For Fire				
Batteries	1 2								
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 To	ank Is 30	Gallons.						
Lighting									
Interior Lighting									
Fluorescent	30%	2029	\$390,600	10	\$21,200				
	Other Observation, Extent : Light, Area								
	Location: Sub-basement, Basement,	1st, 2nd A	1nd 3rd Floor						
	Explanation: Using T-8 Lamps								
Fluorescent	20%	2029	\$260,400	10	\$14,100				
	T-12 Lamps And Fixtures, Extent: Mod		ea Affected : 100%						
	Location: Sub-basement And Baseme	ent							
LED	30%	2042	* *						
	Recent Installation, Extent : N/A, Area	Affected :	100%						
	Location: 1st, 5th And 6th Floor								
Under Construction	20%								

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

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

Asset #: 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	Priorit	
Lighting									
Egress Lighting									
Emergency, Battery	50%			2042	* *	10	\$9,300		
Exit, LED	50%			2069	* *	1			
Exterior Lighting		•		•		•		•	
HID	10%	2-4	\$35,600	2044	* *				
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	00%				
	Location	: Roof							
No Component	80%								
Under Construction	10%								
Alarm									
Security System									
No Component	80%								
Generic	20%			2039	* *	1	\$5,800		
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%				
	Location	: 2nd Floo	or Only						
	Explana	tion : Came	eras Security Syster	n					
Fire/Smoke Detection									
Generic, Digital	100%			2034	\$196,800	1-3	\$47,500		

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2054	* *	1		
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%			
	Location	: Throughou	ıt					
	Explanat	ion : Steam I	From Con-Edison	ı				
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2037	* *	5	\$4,600	
Steam								
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$11,700	2033	\$116,800	4	\$2,700	
	Insul. Dete	eriorating, Ex	xtent : Moderate,	Area Afj	fected : 20%			
	Location	: Various						
	On Extend	ed Life, Exte	nt : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Various Lo	ocations					
Central Plant Steam Piping/Pmp	30%	Now	\$64,400	2034	\$643,700	4	\$1,100	
1 1pmg/1 mp	Insul. Dete	eriorating, Ex	xtent : Moderate,	Area Afj	fected : 20%			
	Location	: Various						

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

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

Asset #: 161

Mechanical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Terminal Devices								
Air Handler	75%		\$323,100	2039	* *	1	\$32,100	
			ere, Area Affected :					
			Of Units. Extensive : Severe, Area Affe					
			. severe, Areu Ajje Of The Units. Roof	стеа . 20	1/0			
			tent : Severe, Area	Affected	. 75%			
	Location	-	noni . Severe, mea	11,100000	. 7570			
Convector/Radiator	20%			2039	* *	1	\$5,000	
Fan Coil Unit/Heat	5%			2034	\$94,600	1	\$1,200	
Controls					42 1,000		4-,	
Electrical	100%			2029	\$424,200			
ir Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment	0.50/	3.7	0.4.42 .400	20.42	at. at.		451.3 00	
Centrifugal, Elec Chiller		Now	\$443,400	2043	* *	1	\$71,200	
	-	-	nt : Severe, Area A	-	40%			
		-	ressors, Sub-basem		1000/			
	-	igerani, Ex 1 : Sub-base	tent : Light, Area A	јјестеа :	100%			
			ent : Moderate, Are	ea Affecte	pd · 100%			
	_		t Out Of Commissi		. 10070			
Window/Wall Unit	5%			2029	\$14,500	1		
Distribution					Ψ1.,εοο			
CW & CHW Wtr	100%			2044	* *	4	\$3,800	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht		Now	\$29,600	2034	\$1,480,500	1	\$42,900	
	-	-	nt : Severe, Area A	-	70%			
	Location	ı : Autocon	trol System. Throug	ghout				
Heat Rejection	50/			2020	* *	2	#2.70 2	
Dry Cooler	5%			2039		2	\$2,700	
Water Cooling Tower	95%			2035	\$366,100	2	\$73,600	
entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,900	
Exhaust Fans	100/0			<u> </u>			ψ 12,500	
Interior	30%			2029	\$101,500	2	\$700	
Roof	70%			2029	\$103,600	2	\$1,700	
lumbing					*			
H/C Water Piping								
Brass/Copper	100%			2044	* *			

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

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

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
HTHW/HW	100%	2060	* *			
	Other Observation, Extent : Light, 2	Area Affected : 10	0%			
	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, 2	Area Affected : 10	0%			
	Location : One Unit From Sub-ba Floor		or, One Unit I	From Bas	ement To 6th	
	Explanation: 2 Units, 1 Unit Is N	ot 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	

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

Maintenance \$ are aggregated over a 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 : CONCOURSE PLAZA

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

Borough : BRONX Agency's Number : N/A

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

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

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

Block : 2443 Lot : 94 BIN : 2099027

CAPITAL	FY 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		
Total	\$13,902,400	\$13,976,300		
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		
Total	\$13,902,400	\$13,976,300		

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
Total	\$1,050,300	\$154,400	\$208,500	\$301,600
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	
Total	\$1,050,300	\$154,400	\$208,500	\$301,600



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

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

Asset #: 13871

rchitecture	Current Repair	Future Replacement	М		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	150/ 2.4	TIEE **	-	#22 000	
Concrete Masonry Unit	15% 2-4 \$44,500 Cracking/Crumbling, Extent: Light, An	LILE	5	\$23,900	
	Location: Near Main Entrance And I		out		
	Other Observation, Extent: N/A, Area	· ·			
	Location: 1st Floor Level	-90			
	Explanation: Location Noted				
Concrete Masonry Unit	5% Now \$148,200	LIFE **	5	\$8,000	
•	Cracking/Crumbling, Extent: Moderat			,	
	Location: Penthouse				
	Expansion Joint Failure, Extent : Mode	erate, Area Affected : 50%			
	Location : Penthouse				
	Other Observation, Extent : N/A, Area	Affected : 100%			
	Location: Penthouse				
3.6 (1 D = 1	Explanation : Location Noted	2054	5.10	Ф1 400 2 00	
Metal Panel	80%	2054 **	5-10	\$1,400,300	
	Recent Repair Evident, Extent: Light, Location: Various Locations An All S				
Windows	Location : various Locations 211 211 ;	nues			
Aluminum	100%	2042 **	5	\$73,100	
	Recent Repair Evident, Extent: Light, 1		C	Ψ72,100	
	Location : Caulking And Window Par				
	Other Observation, Extent : Light, Area				
	Location : Window Panels Are Inoper	rable			
	Explanation: Component Type				
Parapets	1000/	2054 **	-	#24.100	
Metal Panel	100% Recent Repair Evident, Extent: Light, A	2034	5	\$34,100	
	Location: Caulking At Metal Panels	Area Affectea . 50/0			
Roof	Bocarion . Cautiving III Inetail I aneis				
Built-Up (BUR)	60% Now \$98,000	2029 \$490,100			
1 (/	Miss/Damaged Flashings, Extent: Mod	derate, Area Affected : 20%			
	Location: Base Flashing At 10th Floo	or Roof			
	Ponding, Extent: Light, Area Affected	: 10%			
	Location : 10th Floor Roof				
	Water Penetration, Extent: Moderate,	**			
D 'l. II (DIID)	Location: 10th Floor Corridor And C				
Built-Up (BUR)	40% Now \$98,000	2037			
	Alligatoring, Extent : Light, Area Affec Location : Random Locations On 1st				
	Grvl/Blst Miss/Disp, Extent: Severe, A	·			
	Location: North Area Of 1st Floor Ro	**			
	Miss/Damaged Flashings, Extent: Mod				
	Location: Base Flashing Throughout				
	Recent Repair Evident, Extent : Light,	Area Affected : 10%			
	Location: 1st Floor Roof				

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

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

Asset #: 13871

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Soffits									
Cement - Fiber Panel			\$2,500 Extent : Moderate e Soffit	2039 , Area A <u>j</u>	** fected : 2%				
nterior									
Floors	200/	2.4	#00 <i>C</i> 000	2022	Ø1 402 200	2	#116 600		
Carpet			\$896,000 : Moderate, Area A Throughout	2033 Iffected :	\$1,493,300 100%	3	\$116,600		
Cast in Place Concrete	10%			LIFE	* *	5	\$85,000		
Ceramic Tile	5%			2043	* *	5	\$19,400		
Terrazzo	10%			LIFE	* *	5	\$30,400		
Vinyl Tile	55%		\$320,700	2034	\$6,414,100	3	\$80,200		
·	Location Worn/Ero	ı : Through ded, Extent	ents, Extent : Light out Kitchenette Are : Moderate, Area A out Kitchenette Are	as On Ei Iffected :	ach Floor 5%				
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		tar Miss/Er	\$147,400 rod, Extent : Light, trance Lobby	LIFE Area Affe	* * Pected : 5%				
Ceilings									
AcousTileSusp.Lay-In	Broken/M Location	ı : Various	\$126,300 tents, Extent: Light Locations On 10th Extent: Light, Are	Floor		5	\$174,900		
	Location Water Pen	n : Various . netration, E.	Locations On 10th xtent : Moderate, A or Corridor And O	Floor rea Affeo	cted : 2%				
Exposed Struc: Steel	5%			LIFE	* *				
Gypsum Board	5%			LIFE	* *	5	\$24,300		
Site Pavements	570						Ψ2 1,500		
Public Sidewalk									
Cast in Place Concrete	Location	Crumbling, 1 : Through	\$15,700 Extent : Moderate out ht, Area Affected :		* * ffected : 10%				

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

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

Asset #: 13871

Architecture	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					_	*	
		37/4 4 4			5	\$1,100	
		•	ffected :	100%			
			Disconi	agat Chuitah			
Ехрійниі	ion . One i	,000 Ampere Muin	Disconi	ieci Swiich			
100%			2039	* *	5	\$900	
	ervation, E	xtent : Light, Area		: 100%	5	Ψ,00	
		~	55				
Explanat	ion : Vario	us Capacities					
100%			2044	* *	5	\$1,100	
100%			2044	* *	1		
400/			20.42	יט יט	_	Ф2 200	
						·	
60%			2042		3	\$4,000	
100%			2044	* *	1		
10070			2044		1		
40%			2039	* *	5	\$700	
				* *		·	
10%			2039	* *		4-,	
100%			LIFE	* *	5	\$3,700	
1000/			2020	* *	1	¢77,000	
100%			2039		1	\$76,900	
100%	Now	\$87.500	2040	* *	1	\$87 100	
					1	φο/,100	
_	•			. 100/0			
				100%			
		•					
Explanat	ion : One 3	300 Kilowatt Rated	Capacit	y			
	100% Other Obs. Location Explanat 100% Other Obs. Location Explanat 100% 100% 40% 60% 100% 100% 100% 100% Location Other Obs. Location Other Obs. Location	100% Other Observation, E Location : Electrica Explanation : One I 100% Other Observation, E Location : Mechanic Explanation : Vario 100% 100% 40% 60% 100% 100% 100% 40% 50% 10% 100% 100% Location : Penthous Other Observation, E Location : Penthous Other Observation, E Location : Penthous	Total (Years) 100% Other Observation, Extent: N/A, Area A. Location: Electrical Room Explanation: One 1,600 Ampere Main 100% Other Observation, Extent: Light, Area Location: Mechanical Rooms Explanation: Various Capacities 100% 100% 40% 60% 100	Nof Total (Years) Seat	No of Total Fail Date Estimated Cost Year FY Estimated Cost Total Year FY	No of Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost (Yrs)

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

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

Asset #: 13871

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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		100%			
	Location: Generator Room Penthous					
	Explanation: One 75 Gallon Capaci					
Main Tank	50%	2049	* *	5		
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location : Sub-basement					
	Explanation: 550 Gallons Rated Cap	pacity				
Lighting						
Interior Lighting	600/	2020	Φ2 150 500	10	Φ1.5.5. OOO	
Fluorescent	68%	2029	\$3,150,500	10	\$155,900	
	T-8 Lamps And Fixtures, Extent: Light	t, Area Affe	ected : 100%			
	Location: Throughout The Building					
Fluorescent	30%	2029	\$1,389,900	10	\$68,800	
	Compact Fluorescent Light, Extent : Li	ight, Area 2	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	1000/	• • • • •	* *	_	4-00	
Generic	100%	2049	* *	5	\$700	
Alarm						
Security System	1000/	2020	* *	1	002 400	
Generic	100%	2039	• •	1	\$93,400	
	Other Observation, Extent: N/A, Area	Ajjecied :	100%			
	Location: Throughout The Building	ntam				
Fina/Smales Detection	Explanation : CCTV Surveillance Sys	siem				
Fire/Smoke Detection Under Construction	100%					
Under Construction	100/0					

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

Heating

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

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

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Electricity	1%		2044	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Air Conditioning Equipment Rooms - 1 Per Floor								
	Explanation : Elec	ctric Heating							
Natural Gas	99%		2044	* *	1				
Conversion Equipment									
Hot Water Boiler	99%		2032	\$2,856,400	1	\$122,400			
	Other Observation,								
	Location : Pentho	ruse Mechanical Roo	m						
	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 : Elec	ctric Unit Heaters							
Distribution									
Hot Wtr Piping/Pump	100%		2033	\$593,800	4	\$12,300			
Terminal Devices									
Convector/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: Pentho	use Mechanical Roo	m, Build	ing Exits					
	Explanation: Uni	it Heaters / Cabinet I	<i>Heaters</i>						
Controls									
Under Construction	100%								
Air Conditioning									
Energy Source									
Electricity	100%		2042	* *	1				

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

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

Asset #: 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		
		_	nt : Light, Area Aff oof - 3 Units	ected : 10	90%				
	R-22 Refr	igerant, Ex	tent : Light, Area A loof - 3 Units	ffected :	100%				
Window/Wall Unit	Location		Extent : Light, Area se Elevator Machir tion Noted			1			
Water Cooled interior Pkg Unit	82%			2028	\$3,998,100	2			
- 1.0 - 1.1.1	Location	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%		\$97,500	2039	* *	2			
			nt : Moderate, Ared r Telecom Room - 2		d : 100%				
Distribution									
CW & CHW Wtr Pipe/Pump	50%	Now	\$4,400	2044	* *	4	\$6,200		
		eriorating, 1 : Main Ro	Extent : Moderate, of	Area Aff	ected : 5%				
	Location	i : From Mo	Extent : Light, Area ain Roof To Water (Cooled P	ackaged Units On	Each Flo	oor		
			lenser Water Piping	g / Pumps	Only				
No Component	50%								
Heat Rejection Dry Cooler	2%	2-4	\$24,900	2044	* *	2	\$2,800		
Dry Coolei	Malfuncti	oning, Exte	524,900 int : Moderate, Ared loof - 2 Units For W	a Affected			•		
Water Cooling Tower	83%	Now	\$1,138,400 evere, Area Affected	2039	* *	2	\$167,100		
	Location	i : Main Ro	oof - 1 Tower, 2 Cell : Severe, Area Affe	ls - Corre		l			
	Location	i : Main Ro	oof - 1 Tower, 2 Cel	ls					
No Component	15%								
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$139,400		

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

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

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

Asset #: 13871

Mechanical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Exhaust Fans Roof	100% Abandoned in Place, Extent : Light, Location : Main Roof Next To Coo On Extended Life, Extent : Light, An Location : Roofs	oling Tower - 1 Unit	2	\$7,700	
Plumbing H/C Water Piping Brass/Copper	100% 0-2 \$174,40 Booster Pump w/Tank, Extent : Mod Location : Sub-basement Water Ro	derate, Area Affected : 100%	1		
Water Heater With Tanks Electric	75% Other Observation, Extent : Light, A Location : Custodian Slop Sink Cl Explanation : Various Units, Betw	losets, Various Toilet Rooms, O	4 ther Loca	utions	
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% Other Observation, Extent: Light, A Location: Pantries, Various Toile. Explanation: Multiple Units				
No Component Vertical Transport	75%				
Elevators Geared Traction	100% Other Observation, Extent: Light, A Location: 4 Units From 1st To 10 Explanation: 5 Units	**	ement To	10th Floor	
Fire Suppression Standpipe	Supramation : C Cities				
Generic	100%	2044 **	1-5	\$130,700	
Sprinkler Generic	100%	2044 **	1-2	\$70,000	
Fire Pump Generic	100% Other Observation, Extent : Light, A	2030 \$259,300 Area Affected : 100%	1	\$46,700	
	Location: Adjacent Shopping Ma Explanation: Fire Pump Located	Remotely, It Serves This Buildi	ng Exclu.	sively	

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

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

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

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

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

Print Date: 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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$24,504,700	\$9,524,700
Importance Code A	\$2,726,900	\$1,032,000
Importance Code B	\$21,120,500	\$8,492,600
Importance Code C	\$657,400	
Total	\$24,504,700	\$9,524,700

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



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

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast Iron	2%			LIFE	* *				
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$235,800		
Masonry: Brick	88%		\$2,167,600	LIFE	* *	5	\$531,300		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
		ı : Through							
			nt : Severe, Area A	ffected : .	5%				
		ı : Penthou:							
	Other Observation, Extent: N/A, Area Affected: 10%								
			outh And East Face	ades					
	Explana	tion : Sidev	valk 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	ı: Window	Sills And Lintels P	enthouse					
Windows									
Aluminum	100%			2041	* *	5	\$122,400		
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$8,300		
Masonry: Brick	90%			LIFE	* *	5	\$9,600		
Roof									
Single Ply Membrane	97%			2038	* *	10	\$46,000		
Skylight, Metal/Glass	3%			2043	* *	10	\$4,700		
Soffits									
Mosaic Tile	10%			2043	* *	10			
Stucco Cement	90%			2038	* *	5			

Interior

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 COURT SQUARE BUILDING 2 LAFAYETTE

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance		
system Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Carpet	35%			2029	\$3,455,800	3	\$394,400		
Cast in Place Concrete	10%		\$474,800	LIFE	* *	5	\$123,200		
			ents, Extent : Seve						
	Location: Stair Landing Between 23rd And 24th Floor								
	Deflection Evident, Extent : Severe, Area Affected : 50%								
	Location	: Stair Lan	iding Between 23rd	d And 24	th 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/Mis	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%							
	Location	: 22nd, 23	rd And 24th Floors	S					
Under Construction	5%								
	Other Obse	ervation, E	xtent : N/A, Area A	Iffected :	0%				
	Location	: First Flo	or						
	Explanati	on : Retail	l 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/Mis	sing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 25%				
	Location	: 23rd, 24t	h Floors And Thro	ughout					
	Cracking/C	rumbling,	Extent : Severe, A.	rea Affec	eted : 50%				
	Location	: 22nd, 23	rd And 24th Floors	s And Thi	roughout				
Under Construction	5%								
		ervation, E	xtent : N/A, Area A	Iffected :	0%				
		: 1st Floor							
	Explanati	on : Retail	l Space						

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

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

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

Asset #: 2056

Architecture		Current I	Repair	Futu	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings	250/			2020	* *	-	Φ176 100		
AcousTileConcealSpLn AcousTileSusp.Lay-In	25% 42%			2038 2046	* *	5 5	\$176,100 \$236,600		
Exposed Struc: Concrete			\$836,500	LIFE	**	5	\$4,400		
Exposed Strate. Concrete	Corrosion Location	n/Rusting, E n : Steam R	xtent : Moderate, A oom	1rea Affe		3	ψ1,100		
	Location	n : Basemen		·					
	-	Reinforceme n : Basemer	ent, Extent : Moder nt	ate, Area	Affected : 10%				
Gypsum Board	10%			LIFE	* *	5	\$70,400		
Plaster	13%		\$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%							
	_	_	Extent : Severe, A. ard And 24th Floors		ted : 15%				
Under Construction	Location			lffected :	0%				
Site Pavements Public Sidewalk									
Cast in Place Concrete	Cracking/	Now Crumbling, n : Lafayette	\$7,200 Extent : Light, Are e Street	2038 ea Affecte	* * ed : 10%				
Pavers/Stone	Broken/M	-	\$5,300 nents, Extent : Mod Of Lafayette And Ro		**				
On-Site Walkways									
Cast in Place Concrete	10%		фо. 2 00	2038	* *				
Pavers/Stone	Location	Crumbling, n : Front Er	\$8,200 Extent : Moderate atry To Retail Space Extent : N/A, Area A	?	ffected : 15%				
		n : Through		JJ •					
	Explana	tion : These	e Are Actually Pre-	cast Con	crete Panels				

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

Under 600 Volts

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

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

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

Asset #: 2056

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment Fused Disc Sw	20% Other Observation, Extent : N/A, Area	2043 ** Affected : 100%	5	\$300	
	Location: Electrical Room	. 5			
F 15' 6	Explanation : One 4,000 Ampere Ma			4.00	
Fused Disc Sw	40% Other Observation, Extent: N/A, Area Location: Electrical Room	2033 \$101,900 Affected: 100%	5	\$600	
	Explanation: Two 4,000 Ampere Ma	in Disconnect Switches			
Fused Disc Sw	20%	2033 \$50,900	5	\$300	
	Other Observation, Extent: N/A, Area Location: Electrical Room	-			
F 1D' C	Explanation: One 2,000 Ampere Ma			#200	
Fused Disc Sw	20% Other Observation, Extent : N/A, Area Location : Electrical Room	2033 \$50,900 Affected: 100%	5	\$300	
	Explanation: One 1,200 Ampere Ma	in 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	4.70 (_	44.400	
Fused Disc Sw	15%	2041 **	5	\$1,200	
Molded Case Bkrs	85%	2041 **	5	\$8,000	
Wiring Braided Cloth	20% 0-2 \$223,100 Insulation Aged, Extent : Moderate, An Location : Throughout	2058 ** rea Affected : 100%	1		
Thermoplastic	80%	2043 **	1		
Motor Controllers					
Locally Mounted	95%	2038 **	5	\$2,300	
Variable Frequency Drive	5%	2046 **			
Ground					
Grounding Devices	1000/	TIEE **	-	#5.200	
Generic	100%	LIFE **	5	\$5,300	
Stand-by Power Transfer Switches					
Automatic	100%	2031 \$10,800	1	\$110,300	
rutomatic	Other Observation, Extent : N/A, Area Location : Electrical Room		1	\$110,500	
	Explanation : Automatic Transfer Sw	vitch Serves 400kw Mounted	On Roof.		
Generators Diesel	100% Other Observation, Extent: N/A, Area Location: Roof	2029 \$79,800 Affected : 100%	1	\$138,800	
Note : All component repairs \$ estin	Explanation: Old 400kw Generator nates are in current dollars and are not escala				

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

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

Asset #: 2056

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority		
tand-by Power								
Batteries				_				
Lead/Acid	100%	202	- +-,	5	\$13,300			
	Other Observation, Ex	ent : N/A, Area Affecte	d : 100%					
	Location: Roof							
	Explanation : Batteri	es Are For The Roof Ge	nerator					
Fuel Storage								
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	55%	203	8 **	10	\$180,800			
	T-8 Lamps And Fixture	s, Extent : Light, Area A	lffected : 100%					
	Location : Throughor	ıt						
Fluorescent	40%	202	8 \$2,424,600	10	\$131,500			
1 1001 000 0110	T-12 Lamps And Fixtur		. , ,	10	\$101,000			
	Location : Throughor	_	33					
Incandescent	5%	202	8 \$259,900	2	\$400			
Egress Lighting			- + y		*			
Emergency, Battery	25%	203	8 **	10	\$21,600			
Emergency, Battery	25%	203		10	\$21,600			
Exit, LED	25%	206	. ,	1	Ψ21,000			
Exit, Service	25%	203		1				
Exterior Lighting	20,0	203	<u>~</u>	-				
HID	15%	203	3 \$248,600	10	\$200			
Incandescent	5%	202	. ,	2	Ψ200			
No Component	80%	202	υ ψ, Σ, 200	2				
larm	0070							
Security System								
Generic	100%	203	Q **	1	\$133,900			
Fire/Smoke Detection	10070	203	0	1	φ133,700			
	100%	203	Q **	1 2	\$227,600			
Generic, Digital	100%	203	0 " "	1-3	\$227,600			

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual	100%			2043	* *	1		
Fuel								
Conversion Equipment								
Steam Boiler	100%	Now	\$309,600	2038	* *	1	\$319,500	
	Leak Evide	nt, Extent : 1	Severe, Area Affe	cted : 50	%			
	Location	: Boilers 3 A	And 4					
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Basement Boiler Room							
	Explanati	Explanation: 4 Units						

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

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

Asset #: 2056

			Asset # 1 Z	Joo				
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Distribution								
Steam Piping/Pump	100%			2033	\$2,844,800			
Terminal Devices								
Convector/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			
ir Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment	/		04-74-00	• • • •	** • • • • • • • • • • • • • • • • • •	_	***	
Interior Pkg Unit -	55%	Now	\$154,500	2027	\$3,090,100	2	\$9,700	
Cooling	<i>C</i> . 11	M . HZ 1 .	E 16 1		100 1 1000/			
			ng, Extent : Moder Management Syste			Inita In T	ha Machanical	
		: Винанід In Each Flo		em Not C	onneciea 10 1 ne C	nits in 1	пе меспапісаі	
Interior Pkg Unit -		Now	\$112,400	2034	\$2,247,400	2	\$7,000	
Cooling	7070	INOW	\$112,400	2034	\$2,247,400	2	\$7,000	
Coomig	Controller	Not Worki	ng, Extent : Moder	ate. Area	Affected · 100%			
			Management Syste		**	ir Condi	tioning Units On	
	Each Flo		3 ,				8	
Split Unit	5%			2033	\$421,800			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$466,400	
Terminal Devices								
Air Handler/Dir	20%			2038	* *	1		
Expansion								
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2033	\$326,100	2	\$49,900	
Water Cooling Tower	50%		\$448,600	2031	\$897,200	2	\$144,300	
			vere, Area Affectea	! : 30%				
	Location							
			: Severe, Area Affe	cted : 60	%			
	Location	-						
			tent : Moderate, Ar	ea Affec	ted : 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 Interior	60% 40%			2028 2038	\$945,300 * *	2 2	\$6,600 \$4,400	

Plumbing

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

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

Asset #: 2056

Mechanical	Current	Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Total (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 Broken, Extent : Seve Location : 1 Of 2 P	\$14,200 ere, Area Affected : Jump Sets In The Ba		\$71,100	4	\$7,600		
Backflow Preventer								
Generic	100% Other Observation, I Location: Basemen	nt	2041 ffected : 1	**	1	\$22,000		
Fixtures	Explanation: 2 Wa	ter Mains						
Generic	100%							
Vertical Transport Elevators	10070							
Geared Traction	100%		LIFE	* *				
	Other Observation, I Location: One Uni	t From Basement To From Lobby To 12th	Affected : o 23rd Flo		From Lob	bby To 22nd		
Fire Suppression								
Standpipe	1000/		20.42	* *	1.5	Φ100 C00		
Generic	100%		2043	* *	1-5	\$180,800		
Sprinkler Generic	100%		2043	* *	1-2	\$100,400		
Fire Pump	10070		2013		1 4	ψ100,π00		
Generic	100% Recent Installation, I Location: 24th Flo Other Observation, I	or Extent : N/A, Area A			1	\$67,000		
	Location : 24th Flo Explanation : Loca	or ted In Penthouse Oi	n The 24t	h Floor				

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

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

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	
Total	\$3,300,800	\$657,800
Importance Code A	\$2,366,800	\$191,200
Importance Code B	\$486,300	\$393,900
Importance Code C	\$447,700	\$72,700
Total	\$3,300,800	\$657,800

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
Total	\$154,800	\$23,000	\$20,500	\$75,900
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	
Total	\$154,800	\$23,000	\$20,500	\$75,900



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

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

Asset #: 4167

chitecture	Current	Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls Cast Stone/Terra Cotta	15% Now Joint Mortar Miss/E Location : Through		LIFE , Area A <u>j</u>	* * fected : 50%	5	\$123,000	
Masonry: Brick	50% Now Joint Mortar Miss/E Location: North F Water Penetration, I	\$680,400 Frod, Extent : Severe Facade	a Affected		5	\$52,500	
Masonry: Brick	15% Now Joint Mortar Miss/E Location: Chimne Spalling, Extent: Se Location: Chimne Worn/Eroded, Exten Location: Chimne	y vere, Area Affected y t : Severe, Area Affe	: 25%		5	\$15,700	
Masonry: Brownstone	10% Now Joint Mortar Miss/E Location: North F Staining/Discoloring Location: North F Water Penetration, I Location: North F	Tacade 3, Extent : Severe, A Tacade	rea Affec a Affected	ted: 20%	5	\$7,900	
Masonry: Granite	10% Now Joint Mortar Miss/E Location: North F Water Penetration, I Location: Lobby	Tacade			5	\$7,900	
Windows Wood	50% Now Deteriorated Finish, Location: Through Dry Rot/Decay, Exte	hout	fected : 4		5	\$20,700	1
Wood	50%		2050	* *	5	\$41,500	
Parapets Copper/Terne	10%		2054	* *	5	\$500	
Masonry: Brownstone	90%		LIFE	* *	5	\$2,400	

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

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

Asset #: 4167

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Roof	(50/)	Φ71 400	2054	* *				
Clay Tile	65% Now	\$71,400	2054					
	Broken/Missing Elem Location : Through		erate, Are	a Affectea : 10%				
	0		1400 166	antad . 250/				
	Gut/DS Non Func/Mi Location : East Fac		Area Ajj	ectea : 25%				
		aae 		di di				
Modified Bitumen	30%	***	2039	* *	10	\$9,500		
Modified Bitumen	5% Now	\$18,900	2044	**			1	
	Drains Inad/Misposn							
	Location : Roof Adj			r Main Entrance				
	Ponding, Extent: Sev	**		M : E /				
	Location : Roof Adj							
	Other Observation, E		a Affectea	t : 100%				
	Location : Roof Adj							
nterior	Explanation : Defle	ction Eviaeni						
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 Elem			Iffected : 25%	3	ψ5,100		
	Location : Old Care		.,	99				
	Worn/Eroded, Extent	-	cted : 509	%				
	Location : Old Care							
Interior Walls		1						
Ceramic Tile	5%		2043	* *	5	\$6,100		
Gypsum Board	15%		LIFE	* *	5	\$10,900		
Masonry: Brick	10% Now	\$250,700	LIFE	* *		*		
,	Joint Mortar Miss/Er	od, Extent : Severe	, Area Aff	fected : 25%				
	Location : Basemen	t						
	Spalling, Extent : Sev	ere, Area Affected	: 25%					
	Location : Basemen	t						
Plaster	20% Now	\$64,100	LIFE	* *	5	\$7,300		
1 100111				Iffected : 25%	J	Ψ1,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Old Caretakers Apartment And Main Stair							
	Cracking/Crumbling,							
	Location : Old Care							
Plaster	35%	*	LIFE	* *	5	\$12,700		
Wood	15%		LIFE	* *	5	\$72,700		
- WOOU	13/0		LILE	-	J	φ/2,/00		

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

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

Asset #: 4167

Architecture		Current l	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileSusp.Lay-In	20%			2047	* >	5	\$7,700		
Exposed Struc: Wood	5%			LIFE	* >	¢			
	Location	n : Ceilings	Extent : Light, Area Of Old Caretakers						
			sed Wood Joist						
Gypsum Board	10%			LIFE	* *	5	\$4,800		
Plaster		Now	\$63,500	LIFE	* *	* 5	\$6,000		
		Cracking/Crumbling, Extent: Severe, Area Affected: 50%							
			etakers Apartment						
			: Severe, Area Affe	cted : 50	9%				
	Location	n : Old Car	etakers Apartment						
Plaster	15%	ı		LIFE	* *	* 5	\$3,600		
Plaster	25%			LIFE	* >	* 5	\$6,000		
Site Enclosure									
Fence/Gates									
Chain Link	50%			2054	* >	k			
Iron Picket	50%			2054	* >	k			
Free Standing Walls									
Masonry: Brick		Now	\$32,500	2060	* >	k			
	_		Extent : Severe, Ard all Along Back Of I			ng			
Retaining Walls			8						
Masonry: Brick	100%	Now	\$33,100	2054	* *	k			
y			od, Extent : Severe		fected : 10%				
	Location	n : Areaway	rs.						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$14,200	2047	* >	k			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 50%				
	Location	n : Sidewall	ks At Main Entranc	e					
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$34,100	2047	* >	k			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 30%				
	Location	n : Interior	Courtyards Have C	Cracking	Pavements				
Parking/Driveway									
Asphalt	100%	Now	\$132,900	2043	* >	k			
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	ted : 10%				
	Location	n : Through	out Parking Area						
	_		vere, Area Affected	: 10%					
	Location	n : Parking	Area						
	Potholes,	Extent : Se	vere, Area Affected	: 2%					
	Location	n : Parking	Area						

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

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

Asset #: 4167

Electrical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Modera Location : Basement Explanation : Main Service Switch			5	\$100	
Switchgear / Switchboard Fused Disc Sw	100%	2044	**	5	\$100	
Raceway Conduit	100%	2044	* *	1		
Panelboards Molded Case Bkrs	100%	2042	* *	5	\$700	
Wiring Thermoplastic	100%	2044	* *	1		
Motor Controllers Locally Mounted Locally Mounted	60% 40%	2039 2032	* * \$38,600	5 5	\$100 \$100	
Ground Grounding Devices Generic	100% Other Observation, Extent : Modero Location : Basement Explanation : Connected To Metal		**	5	\$400	
Lighting Interior Lighting	Zipimimon : comiceted to mean	week 1 spe.				
Fluorescent	5% T-12 Lamps And Fixtures, Extent : M Location : Staircase	2034 Moderate, Area Aj	\$21,200 ffected : 100%	10	\$1,200	
Fluorescent	5% Compact Fluorescent Light, Extent Location: Attic	2029 : Moderate, Area	\$21,200 Affected: 100	10 %	\$1,200	
Incandescent	20% Not in Service, Extent : Severe, Area Location : Jail Area	2029 a Affected : 100%	\$94,000	2	\$100	
LED	70%	2039	* *			
Egress Lighting Emergency, Battery Exit, LED	50% 50%	2034 2049	\$23,400 * *	10 1	\$3,100	
Exterior Lighting LED No Component	20% 80%	2042	* *			
Alarm Security System Generic	100% Other Observation, Extent : Light, A Location : Hallways And Outside Explanation : Surveillance Camer		\$52,400 0%	1	\$9,600	

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

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

Asset #: 4167

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2034 \$72,000	1-3 \$15,800	
_	Other Observation, Extent : Light, Ar	rea Affected : 100%		
	Location: Throughout The Building	7		
	Explanation : Smoke Detector, Man	ual Pull Stations, Horns, Alar	rm Bells And Strobe Lights	

echanical		Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating								
Energy Source								
Fuel Oil No 2	40%			2044	* *	5	\$3,200	
Natural Gas	60%	l		2044	* *	1		
Conversion Equipment Steam Boiler	Location Corroded, Location	xtent : Moden n : Boiler Roc . Extent : Mod n : Boiler Roc	\$29,200 ate, Area Affecte m. Broken Boiler derate, Area Affec m. Corroded Boi	· Plates cted : 509 ler Plate	?	1	\$13,700	
	Location Not Energ Location Other Obs	n : Boiler Roo zy Efficient, E n : Basement servation, Ext n : Basement	xtent : Moderate	king As A Area Af a Affecte	Result Of Cracks fected : 60%			
Steam Boiler		~ -	\$48,700 xtent : Moderate	2039 Area Af	* * fected : 40%	1	\$9,200	
	Location	n : Basement	ent : Severe, Are Outdated Heatin	-				
Distribution				<u> </u>				
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							
		_	ent : Severe, Are	a Affecte	d · 100%			
		n : Throughou		1 11 J CC 1 C	w . 100/0			
		_	ed Heating Syste	. In The	Duilding			

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

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

Asset #: 4167

	Current Repair Future Replacement Maintenance			amtonanoo			
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Terminal Devices Convector/Radiator		\$10,800 : Moderate, Area Affeo ous Locations. Corrode			1 ost Of Th	\$7,100	
	Other Observatio Location : 2nd 2	n, Extent : Severe, Ared And 3rd Floor Court R ack Of Heating Device	a Affected ooms	d : 30%			
Unit Heater - Steam	5%	, ,	2029	\$7,900	4	\$100	
ir Conditioning				4 : /		* ::-	
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment Interior Pkg Unit -	5%		2032	\$22,100	2	\$100	
Cooling Split Unit	20%		2042	* *			
эрш ош		n, Extent : Light, Area lloor		: 25%			
Window/Wall Unit	60%		2027	\$63,400	1		
No Component	15%						
Terminal Devices	- 0.4		• • • •	44 (400			
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%		2034	\$5,400	2	\$700	
umbing	72.0						
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2029	\$18,600	2		
		n, Extent : Light, Area	Affected	: 100%			
	Location : Boile						
Ci4 Dii	Explanation: 8	I Gallon Unit					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		EII E				
Submersible		\$100 Extent : Moderate, Ared ment. Unit Is Not Work		\$900 d:100%	4	\$500	
Sewage Ejector(s)							
Electric	100%		2034	\$14,600	4	\$1,500	
Fixtures							
Generic	100%						

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

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

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

^{**} 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 : 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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$13,972,100	\$12,595,600
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
Total	\$13,972,100	\$12,595,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$3,133,100	\$198,500	\$174,400	\$348,100
Importance Code A	\$900			\$48,900
Importance Code B	\$3,132,200	\$198,500	\$174,400	\$295,000
Importance Code C				\$4,200
Total	\$3,133,100	\$198,500	\$174,400	\$348,100



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

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

Asset #: 2050

rchitecture	Current Re	Current Repair		Future Replacement		Maintenance	
vstem Component Type	% of Fail Date F Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Bronze/Brass	1%		LIFE	* *			
Masonry: Brick	10% Now	\$173,800	LIFE	* *	5	\$21,300	
	Misaligned/Bulging, Ex						
	Location : Interior Co	urtyard At 3rd F	loor And	Window Lintels T	hroughoi	ıt	
Masonry: Granite	69% Now	\$229,400	LIFE	* *	5	\$110,200	
	Staining/Discoloring, E	xtent : Light, Are	ea Affecte	ed : 20%			
	Location : Throughou	t					
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location : Entire Buil	ding Perimeter					
	Explanation: Sidewal	k 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, Location : Throughou		ate, Area	Affected : 20%			
	Other Observation, Ext		Affected	. 10%			
	Location : Street Leve	-	nycerea	. 1070			
	Explanation : Protects		,				
Bronze/Brass	3%	re metal Grilles	2039	* *	5	\$48,700	
Metal Louvers	2%		2039	* *	10	\$32,400	
Parapets	270		2040		10	\$32,400	
Masonry: Brick	25% Now	\$72,300	LIFE	* *	5	\$5,800	
Masoniy. Blick	Joint Mortar Miss/Erod				3	\$5,800	
	Location : Interior Fa		ше, тте	Tijjeetea . 2570			
			Area Affe	cted · 5%			
	Vegetation Growth, Extent : Moderate, Area Affected : 5% Location : Southwest Corner Of Main Roof						
	Worn/Eroded, Extent : Light, Area Affected : 25%						
	Location : Interior Fa		ieu . 25/	9			
	Other Observation, Ext		Anna Affa	atad : 250/			
	Location : Interior Pa		чтей Ајје	ciea . 33/0			
	Explanation: Repoint						
Magammy Charite	60%	ing ruiture	LIFE	* *		¢17.400	
Masonry: Granite				* *	5	\$17,400	
Masonry: Granite	15%		LIFE	* *	5	\$4,400	

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

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

Asset #: 2050

Architecture	Current	Repair	Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Copper/Terne Modified Bitumen	5% 28% Now Debris Present, Exte Location : Courty	ard Area			10	\$12,200	
	Miss/Damaged Flas Location: Curbs I Water Penetration, I Location: At Fan	'n Courtyard Area Extent : Moderate, A					
Modified Bitumen	Water Penetration, I	Areas On The South					
Skylight, Metal/Glass	2%		2031	\$543,700	10	\$6,500	
Soffits							
Granite Panels	40%		LIFE	* *	5		
Marble Panels	60%		LIFE	* *	5		
nterior							
Floors	250/		2026	¢2.724.200	2	\$210,000	
Carpet Ceramic Tile	25% 5%		2026 2034	\$2,724,200	3	\$310,900	
Marble Panels	3% 10% 4+	\$675,700	LIFE	\$1,736,900 * *	5 5	\$31,100 \$46,600	
Marbie Faneis	Cracking/Crumbling Location: Stairs T	g, Extent : Moderate			3	\$40,000	
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		cal Room Foundatio	n Wall		5	\$60,400	
	Water Penetration, I	Extent : Moderate, A cal Room Foundatio		ned : 2%			
	Location . Liteling	ai 100m i 0mmuno	· mull				
SGFT/Glazed Masonry	10%		LIFE	* *			

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

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

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

Asset #: 2050

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2036	* *	5	\$62,200	
AcousTileSusp.Lay-In	40%	Now	\$82,000	2036	* *	5	\$124,400	
	Staining/L	Discoloring	, Extent : Moderate	, Area Aj	ffected : 2%			
	Location	1 : Room 10	020 On The 10th Fl	oor				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	i : Room 10	020 On The 10th Fl	oor				
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 Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Areaway	Copings					
	Explana	tion: This	Is Actually Granite					
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	Now	\$35,700	2036	* *			
	Cracking/	Crumbling	Extent : Moderate	, Area Aj	ffected : 15%			
	_	_	Sidewalks Adjacen		-	Worth Str	reets	
On-Site Walkways			<u> </u>					
Masonry: Granite	100%			LIFE	* *			

lectrical	Current Repair	Future Replacement	N	aintenance			
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2051 *:	* 5	\$1,800			
	Other Observation, Extent : Light, Area	Affected: 100%					
	Location: Electrical Room						
	Explanation: 2 Main Service Disconn	ect Switches Rated At 4,0	00 Ampere	es Each.			
Transformers							
Dry Type	100%	2044 * *	* 5	\$1,500			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: Two 1,500 Kilovolt-amp	pere, 480/208/120volts					
Switchgear / Switchboard							
Molded Case Bkrs	100%	2051 **	* 5	\$10,900			
Raceway							
Conduit	90%	2051 *:	* 1				
Conduit	10%	2041 ***	* 1				

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

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

Asset #: 2050

Electrical	Current Repair	Current Repair Future Replacement			nt Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 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	80%	2044	* *				
Drive							
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, A	Area Affected : 10	0%				
	Location: Roof Of 3rd Floor, Acce	ess Through Wind	łow				
	Explanation: Two 1,500 Kilowatt	Emergency Gene	erators				
Batteries							
Lead/Acid	100%	2026	\$2,400	5	\$15,400		
Fuel Storage							
Day Tank	50%	2047	* *	5			
	Other Observation, Extent : Light, A Location : Roof	Area Affected : 10	00%				
	Explanation : No Available Name	plate Rating Capa	acity				
Main Tank	50%	2059	**	5			
	Other Observation, Extent : Light, A		0%	J			
	Location : Basement	55					
	Explanation: 14,000 Gallons Rate	ed Canacity					
Lighting		· · · · · · · · · · · · · · · · · · ·					
Interior Lighting							
Fluorescent	10%	2036	* *	10	\$38,100		
= = - = - = - = -	Compact Fluorescent Light, Extent.		cted : 100%	- •	+20,200		
	Location : Hallways	<i>3</i> / <i>3</i> /-					
Fluorescent	80%	2036	* *	10	\$304,800		
Fluorescent	T-8 Lamps And Fixtures, Extent : Li			10	\$304,800		
	Location : Throughout The Buildin	0 00	n . 100/0				
F1			.a. •	10			
Fluorescent	5%	2036	**	10	\$19,100		
	T-5 Lamps And Fixtures, Extent: Li	ght, Area Affected	d:100%				
	Location : Offices At 10th Floor						
LED	5%	2036	* *				

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

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

Asset #: 2050

Electrical	Current Repa	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated 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, Exter	nt : Light, Area Affecte	d: 100%			
	Location : Hallways An	d Other Public Spaces	,			
	Explanation : Surveilla	nce Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2036	* *	1-3	\$76,800	
	Other Observation, Exter	nt : Light, Area Affecte	d: 100%			
	Location: Throughout	The Building				
	Explanation: Strobe Li	ghts, Alarm Bells,horn	s, Smoke Detectors	And Mar	ual Pull Stations	

Mechanical		Current R	lepair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Utility Steam	100%			2041	* *	1			
	Other Obse	ervation, Ex	xtent : Light, Area	Affected	: 100%				
	Location	: Basement	t Steam Room						
	Explanati	ion : Steam	From Con Edison						
Conversion Equipment									
Pres. Reducing Valve/LP	100%			2034	\$247,800	5	\$24,700		
Steam									
Distribution									
Steam Piping/Pump	100%	0-2	\$65,900	2031	\$3,296,300				
	Leak Evide	ent, Extent :	Severe, Area Affe	cted : 509	%				
	Location	: Leaking I	Riser Evident In Ro	oms 331	And 415.				
			it : Severe, Area Aj						
		0.	ıcuum Pump Beari	•					
Terminal Devices			p zea.v						
Convector/Radiator	100%			2029	\$3,366,100	1	\$134,200		
		ad Lifa Ext	ent : Moderate, Ar			1	\$134,200		
		eu Lije, Exi : Througho		еи Ајјесі	ea . 10070				
A: G 12:	Locuiton	. inrought	'ui						
Air Conditioning									
Energy Source	1000/			2020	* *				
Electricity	100%			2039	* *	1			

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

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

Asset #: 2050

Mechanical	Curre	nt Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	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 -	5%		2032	\$325,500	2	\$1,300	
Cooling	D 121a Dafrigana	nt, Extent : Light, Area	Affaataa	1 . 1000/			
	Location: 5th F		Ајјестес	1.100/0			
		n, Extent : N/A, Area A	Iffected ·	100%			
	Location : 5th F						
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	15%		2041	* *	4	\$3,100	
Pipe/Pump							
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 Location : Swite	: Severe, Area Affected	i : 10%				
N. C.		ngeur Koom					
No Component	95%						
Heat Rejection Air Cooled Condenser	15%		2031	\$178,800	2	\$43,400	
Unit Cooled Condenser	1370		2031	\$1/0,000	2	\$43,400	
No Component	85%						
Ventilation	0570						
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, Location : Thro	Extent : Moderate, Ai ughout	rea Affec	ted : 100%			
HW Heat Exchanger							
HTHW/HW	100%		2031	\$1,153,700			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
		Extent : Moderate, An	rea Affec	ted : 100%			
	Location : Thro	ughout					

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

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

Asset #: 2050

Mechanical	Current R	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
	On Extended Life, Exte		ea Affec	ted : 100%			
	Location : Throughout	ut					
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 : Sever	**					
	Location: 1 Of 2 Put						
	Other Observation, Ex	0	Affected	: 100%			
	Location : Basement						
	Explanation : Two U	nits					
Backflow Preventer	1000/	42 - 00	• • • • •	0100 000		000	
Generic	100% 4+	\$3,700	2031	\$183,800	1	\$22,900	
	Other Observation, Ex		Area Affe	cted: 50%			
	Location : Basement						
	Explanation: Rusting	g Occuring At Pip	ung				
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/		LIEE	* *			
Geared Traction	100%	stant Light Auga	LIFE				
	Other Observation, Ex Location : Basement	-	Ајјестеа	. 100%			
F: G	Explanation : 10 Uni	its					
Fire Suppression							
Standpipe Generic	100%		2041	* *	1-5	\$217,200	
	10070		ZU41		1-3	\$417,400	
Sprinkler No Component	25%						
No Component Generic	25% 75%		2041	* *	1-2	\$97.200	
Generic	1370		204 I	<u> </u>	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	
Total	\$1,398,500	\$2,955,900
Importance Code A	\$74,400	\$80,700
Importance Code B	\$872,700	\$2,875,100
Importance Code C	\$451,300	
Total	\$1,398,500	\$2,955,900

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
Total	\$343,700	\$178,800	\$28,700	\$35,400
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			
Total	\$343,700	\$178,800	\$28,700	\$35,400



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Architecture	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	10% 4+ Exposed Reinforcem	-	LIFE Area Affe	* * cted : 1%	5	\$21,100	
M D'1	Location : South S	ide Of Building	LIDD	ש ש		#21 7 00	
Masonry: Brick Masonry: Granite	75% 2% Other Observation, Location: Front E	-	LIFE LIFE Affected	** ** 100%	5 5	\$31,700 \$600	
		ated On Kent Avenu	e				
Masonry: Limestone Metal Coiling Doors	3% 10% Now Punct/Tear/Impact L	\$8,900 Damage, Extent : Lig	LIFE 2037 ght, Area	* * * * Affected : 10%	5 5	\$1,000 \$6,600	
	Location : Coiling	Door At Rear					
Windows Aluminum	100%		2054	* *	5	\$12,300	
Parapets Masonry: Brick Masonry: Limestone Metal Rail	80% 15% 5%		LIFE LIFE 2045	* * * * * *	5 5 5-10	\$11,400 \$2,700 \$12,900	
Roof	370		2043		3-10	\$12,700	
Built-Up (BUR)	21% 2-4 Blisters, Extent: Lig Location: Main Ro Ridging, Extent: Mo Location: Main Ro	oof oderate, Area Affect		* *			
Built-Up (BUR)	79%		2040	* *	10	\$80,700	
Interior Floors Cast in Place Concrete	20% Now	\$43,100	LIFE	**	5	\$55,900	
	Cracking/Crumbling Location: Boiler I		e, Area Ajj	eciea : 30%			
Mosaic Tile Vinyl Tile	5% 25% Now Broken/Missing Eler Location: Throug	\$43,800 nents, Extent : Modi hout Offices And Sh		* * ** va Affected : 25%	5 3	\$16,000 \$12,000	
Vinyl Tile 9" X 9"	10% 4+ Broken/Missing Eler Location: Lockers	\$20,300 ments, Extent : Mode	2032	\$1,013,400 va Affected : 2%	3	\$4,800	
Wood	5% Now Broken/Missing Elen	\$7,600 ments, Extent : Mod Garage At Basement : Light, Area Affecte	Level	* * a Affected : 5%	5	\$6,000	
Wood	35%		2067	* *	5	\$83,900	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Architecture	Curre	ent Repair	Future	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost cs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Interior Walls Cast in Place Concrete	25% 0-2 Paint Peeling, Ex Location: Base	\$24,100 tent : Light, Area Affe ment	LIFE cted : 10%	**				
Concrete Masonry Unit		\$29,800 Extent : Light, Area Af ght Elevator Room In 1		* *	5	\$6,400		
Gypsum Board	25% 4+ Punct/Tear/Impac Location : Thro	\$4,400 et Damage, Extent : La ughout	LIFE ight, Area	* * Affected : 5%	5	\$9,600		
Masonry: Brick SGFT/Glazed Masonry	10% 15%		LIFE LIFE	* *				
Ceilings AcousTile,Adhered	10% Nov Broken/Missing E Location: 2nd I	Elements, Extent : Ligh	2045 ht, Area A <u>f</u>	* * fected : 5%	5	\$6,400		
AcousTileConcealSpLn	Location: Lock Staining/Discolor Location: 2nd	Elements, Extent: Moo ers And Corridors ring, Extent: Light, Ar Floor Spaces n, Extent: Light, Area	rea Affecte	d : 5%	5	\$4,000		
AcousTileConcealSpLn Exposed Struc: Concrete	Cracking/Crumba Location: Pain Water Penetration	\$265,800 ling, Extent : Light, Ar t Shop On 1st Floor n, Extent : Light, Area t Shop On 1st Floor			5 5	\$24,000 \$14,000		
Site Enclosure								
Fence/Gates Chain Link	Location: West Impact Damage, Location: West Other Observatio Location: West	\$94,700 Elements, Extent: Moderate, Ard Side Of Building And Extent: Moderate, Ard Side Of Building And n, Extent: Moderate, Side Of Building Concrete Post Bases And	Gates ea Affected Gates Area Affed	d: 30% cted: 50%				
Iron Picket	5%	oncrete Fost Buses Ar	2067	**				
Retaining Walls Cast in Place Concrete	100%		2067	* *				
Site Pavements Public Sidewalk Cast in Place Concrete	100%		2037	* *				

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 Re	epair Fu	Future Replacement		aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	204	2 **	5	\$2,300		
	Other Observation, Ex	tent : N/A, Area Affected	l : 100%				
	Location : Electrical	Room					
	Explanation: Main S	Service Disconnect Swit	ch Rated At 2000 Am	peres.			
Transformers							
Dry Type	100%	204	5 **	5	\$300		
J J1	Other Observation, Ext	tent : N/A, Area Affected	l : 100%				
	Location : Electrical	Room					
	Explanation: 150 Ki	lovolt Amperes, 208 Vol	ts Primary, 480/ 277	Volts Sec	condary		
Switchgear / Switchboard	_	-	•		•		
Molded Case Bkrs	100%	204	2 **	5	\$2,300		
Raceway							
Conduit	50%	203	2 \$5,500	1			
Conduit	50%	204	2 **	1			
Panelboards							
Molded Case Bkrs	85%	204	0 **	5	\$1,900		
Molded Case Bkrs	15%	203	1 \$5,900	5	\$300		
Wiring							
Thermoplastic	50%	204	2 **	1			
Thermoplastic	50%	203	2 \$11,200	1			
Motor Controllers							
Locally Mounted	50%	203	0 \$51,200	5	\$300		
Locally Mounted	50%	203		5	\$300		
Ground							
Grounding Devices							
Generic	100%	LIF	E **	5	\$1,300		
Lighting		211			4-,-00		

Lighting

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	50%	2027	\$71,100	10	\$10,300	
Exit, Service	50%	2027	\$14,300	1		
Exterior Lighting						
LED	30%	2040	* *			
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$9,600	
	Other Observation, Extent : N/A, Area		100%			
	Location : Hallways, Outside Perime	eter				
	Explanation: CCTV Surveillance Co	meras				
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20% Now \$43,700	2042	* *	1-3	\$9,600	
	Other Observation, Extent: Severe, An	ea Affecte	d: 100%			
	Location : Hallways					
	Explanation: Obsolete Fire Alarm Stations Only.	ystem. No	t Functioning. Alar	m Bells A	And Manual Pull	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	st 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	a Affected :	100%			
	Location: Basement Boiler Room					
	Explanation: 2 Boilers					
Distribution						
Steam Piping/Pump	100%	2032	\$678,000			

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Mechanical		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Terminal Devices Air Handler		led Life, Ex	\$47,800 tent : Moderate, Ar ient Old Units In M			1	\$7,100	
Convector/Radiator Fan Coil Unit/Heat		led Life, Ex	\$377,800 stent : Severe, Area nt Units, Machine S			1	\$6,900 \$14,900	
Air Conditioning Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Window/Wall Unit	Location	0-2 vice, Exten : Various	\$6,400 t : Moderate, Area Locations	2027 Affected	\$64,100	1		
No Component	80%							
Ventilation Distribution Ductwork/Diffusers No Component	25% 75%			LIFE	* *	2-5	\$11,900	
Exhaust Fans Interior Roof	25% 75%			2027 2037	\$93,900 * *	2 2	\$700 \$2,000	
Plumbing H/C Water Piping Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks Gas Fired		-	\$300 tent : Severe, Area at Boiler Room	2032 Affected	\$16,900 1:100%	2		
HW Heat Exchanger Steam Fired	100%			2032	\$409,400	4	\$8,400	
Sanitary Piping Cast Iron Storm Drain Piping	100%			LIFE	**	1		
Cast Iron Sump Pump(s)	100%			LIFE	* *	1		
Submersible	Obsolete I		\$2,600 Extent : Severe, Ar nt Boiler Room	2027 ea Affect	\$2,600 ted: 100%	4	\$1,800	
Sewage Ejector(s) Compressed Air	Location On Extend	: Basemen led Life, Ex	\$16,400 nt : Severe, Area Aj nt tent : Severe, Area nt Boiler Room			4	\$900	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Mechanical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Est FY	imated 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 : 1009	%			
	Location: Basement To F	irst Floor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$43,100	

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

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

Print Date: 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	
Total	\$5,485,900	\$3,550,600
Importance Code A	\$2,955,800	\$195,900
Importance Code B	\$2,433,800	\$2,547,300
Importance Code C	\$96,300	\$807,400
Total	\$5,485,900	\$3,550,600

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
Total	\$127,000	\$155,000	\$355,400	\$39,000
Importance Code A	\$6,700	\$30,000	\$6,700	\$6,700
Importance Code A Importance Code B	\$6,700 \$79,300	\$30,000 \$125,000	\$6,700 \$348,700	\$6,700 \$32,300
1				



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

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

Asset #: 2793

rchitecture	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Copper/Terne	10% 4+ \$542,100 Deformed/Dented, Extent : Moderate, A Location : Roof Penthouse	2076 rea Affec	* * ted : 20%			
Masonry: Brick	70% 2-4 \$1,053,600 Efflorescence, Extent : Severe, Area Affe Location : Throughout	LIFE ected : 20	**	5	\$81,200	
Masonry: Granite	5% Now \$99,300 Caulking Deteriorated, Extent: Severe, Location: Throughout	LIFE Area Affe	* * ected : 10%	5	\$4,400	
Masonry: Limestone	15% Now \$670,100 Cracking/Crumbling, Extent: Moderate Location: Throughout Caulking Deteriorated, Extent: Severe,			5	\$13,100	
	Location: Throughout					
Windows Wood	100% 4+ \$145,100 Ctrwt/Balnc Not Funct, Extent: Modera Location: Throughout. Some Window. Dry Rot/Decay, Extent: Severe, Area Af Location: Street Level	s Do Not	Fully Close	5	\$114,700	
Parapets						
Masonry: Brick	85% Efflorescence, Extent : Moderate, Area A Location : Throughout	LIFE Affected :	**	5	\$17,200	
Masonry: Limestone	15% Staining/Discoloring, Extent: Moderate Location: Throughout	LIFE e, Area Af	* * fected : 50%	5	\$3,800	
Roof						
Clay Tile	25%	2042	* *	10	\$18,800	
Copper/Terne	5%	2047	* *	10	\$9,400	
Metal Panel	10% Other Observation, Extent: Moderate, A Location: Cupola Explanation: Painted Surface	2037 Area Affed	** cted : 100%	10	\$13,800	
Modified Bitumen	50% Now \$445,700	2040	* *			1
	Recent Repair Evident, Extent: N/A, Are Location: Above Ceremonial Courtro Patch Repair Water Penetration, Extent: Severe, Area Location: Upper Roof Above Ceremon	ea Affecte om 304 L i Affected	ow Roof. Evidence : 30%			-
Skylight, Metal/Glass	10%	2042	* *	10	\$25,000	
Skyngm, Metal/Glass	10/0	ZU4Z		10	\$45,000	

Interior

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

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

Asset #: 2793

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							
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	
		-	nt, Extent : N/A, Are nt Boiler Room	ea Affect	ed : 50%			
Mosaic Tile	10%			2037	* *	5	\$25,300	
Terrazzo	7%			LIFE	* *	5	\$5,500	
Vinyl Tile	38%		\$230,700	2040	* *	3	\$14,400	
Š	Broken/M	issing Elem	ents, Extent : Mode or Courtrooms		ea Affected : 75%		. ,	
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%		\$96,300	LIFE	* *	5	\$54,600	
	Deteriora	_	out. Leak Damage Extent : Severe, Ard out			304		
SGFT/Glazed Masonry Wood	5% 12%			LIFE LIFE	* *	5	\$159,000	
Ceilings	1270			LIFE		3	\$139,000	
AcousTileConcealSpLn	15%			2037	* *	5	\$19,300	
AcousTileSusp.Lay-In	15%			2037	* *	5	\$15,500	
AcousTileSusp.Lay-In	20%			2037	* *	5	\$20,600	
Embossed Metal	20% 5%		\$101,300	LIFE	* *	5	\$2,300	
Emoossed Wear	Deformed Location Deteriora Location	/Dented, Ex 1 : Basemen ted Finish, 1 : Basemen	ctent : Severe, Area it Extent : Severe, Are	Affected ea Affect	ed : 50%	3	ψ2,500	
	_	ı : Basemen						
Glass: Susp Panels	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$16,100	
Plaster	15%			LIFE	* *	5	\$9,700	
Site Enclosure	1270						<i>\$2,7,00</i>	
Fence/Gates								
Chain Link	80%			2042	* *			
	Corrosion	_	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	ı: Rear Of	Buiding					

Site Pavements

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

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

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

Asset #: 2793

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
C:4- D				

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

\$41,000

2045 Broken/Missing Elements, Extent: Moderate, Area Affected: 80%

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

ectrical		Current Repair	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of l Total	Fail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$27,500	5	\$300	
	Other Obse	rvation, Extent : N/A, A	rea Affected :	100%			
	Location	: Electrical Room Basen	ient				
	Explanati	on: One 1,600 Ampere	Main Disconr	iect 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 \$94,4	00 2057	* *	1		
	Insulation 2	Aged, Extent : Moderate,	Area Affecte	d : 100%			
	Location	: Throughout The Buildi	ng				
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

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

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

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

Asset #: 2793

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
fround						
Grounding Devices	4000/		de de	_	44.000	
Generic	100%	LIFE	* *	5	\$1,000	
ighting						
Interior Lighting	100/	2027	* *	10	¢.c 200	
Fluorescent	10% Other Observation, Extent: N/A, Area	2037		10	\$6,200	
	Location : Court Reporter Offices	і Ајјесіей.	10070			
	Explanation: T-8 Lamp					
Fluorescent	40%	2032	\$446,800	10	\$24,800	
Fluorescent	Other Observation, Extent: N/A, Area			10	\$24,000	
	Location: Throughout The Building		10070			
	Explanation: T-12 Lamps					
Incandescent	10%	2027	\$122,600	2	\$200	
Incandescent	Other Observation, Extent : Light, Are		\$123,600	2	\$200	
	Location: 3rd Floor Court Room	ги лујестви .	7070			
	Explanation: Around Perimeter Of	Skylight				
LED	40%	2040	* *			
Egress Lighting	4070	2040				
Emergency, Battery	50%	2032	\$61,600	10	\$8,200	
Exit, Service	50%	2032	\$15,800	1	Ψ0,200	
Exterior Lighting	2070	2032	Ψ12,000			
HID	20%	2037	* *	10		
	Other Observation, Extent : N/A, Area	Affected:	100%			
	Location : Roof Perimeter					
	Explanation: T-3 Halogen Lamps					
No Component	80%					
.larm						
Security System						
No Component	80%					
Generic	10%	2032	\$13,800	1	\$2,500	
	Other Observation, Extent : N/A, Area	a Affected:	100%			
	Location : Hallways					
	Explanation: CCTV Surveillance Co	ameras				
Generic	10%	2027	\$13,800	1	\$2,500	
	Other Observation, Extent: N/A, Area		100%			
	Location: Hallways And Exit Doors					
	Explanation : Intrusion Alarm And I	Motion Sens	or			
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2027	\$56,800	1-3	\$12,500	
	Other Observation, Extent: N/A, Area		100%			
	Location: Hallways And Mechanica	al Rooms				
	Explanation : Manual Pull Station, S		~	_		

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

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

Asset #: 2793

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$66,900	
			Extent : N/A, Area A	Iffected :	100%			
			nt Boiler Room	T				
D'ata'l at'an	Explana	tion: 2 Lov	w Pressure Steam U	nits				
Distribution	050/			2042	* *			
Steam Piping/Pump	95% 5%	0-2	\$8,800	2042 2042	* *			
Steam Piping/Pump			30,000 : Moderate, Area A					
			. Moderdie, Area A ine, Underneath O					
Terminal Devices	Locuiton	, neun L	ane, Onderneam O	, Lust III	ia resi rilig.			
Air Handler	25%			2027	\$345,400	1	\$10,500	
Convector/Radiator	75%			2037	**	1	\$16,400	
Air Conditioning	7370			2037		-	ψ10,100	
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille	er 60%			2035	\$898,100	1	\$43,900	
		frigerant, l	Extent : Light, Area	a Affected	d : 100%			
	Location	: Basemer	nt Mechanical Room	n				
Window/Wall Unit	10%			2027	\$27,800	1		
No Component	10%							
Under Construction	20%							
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	0%			
	Location	: Court Ya	erd					
	Explana	tion : 4 Spl	it Units Are In Pros	gress Of .	Installation.			
Distribution								
CW & CHW Wtr	60%			2042	* *	4	\$3,000	
Pipe/Pump								
No Component	40%							
Terminal Devices	600 (202-	4- < 2 2 2 2 2		007.100	
Air Handler/Cool/Ht	60%			2027	\$769,200	1	\$25,100	
No Component	40%							
Heat Rejection	(00/	NT.	#20.000	2026	#200 200	2	#22.700	
Water Cooling Tower	60%		\$20,000 : Moderate, Area A	2026	\$200,200	2	\$32,700	
			. Moderdie, Area A se Mechanical Roo		3/0			
			se Mechanicai Koo Extent : N/A, Area A		100%			
			se Mechanical Roo		10070			
		tion : 2 Un		· · · · · · · · · · · · · · · · · · ·				
No Component	40%	on . 2 On						
Ventilation Ventilation	4070							
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	
Ductivois Diffusors		. 1 11	s and ave not escalate		ential future inflation		Ψ51,100	

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

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

Asset #: 2793

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	1000/	2026	#10.600			
Gas Fired	100%	2026	\$18,600	2		
	On Extended Life, Extent : Severe, Area Location : Boiler Room	ı Affected	: 100%			
	Other Observation, Extent: N/A, Area	Affected ·	100%			
	Location: Boiler Room	ijjecica .	100/0			
	Explanation: The Brand New Unit Is	In Place	Ready To Replace	The Exis	tent.	
HW Heat Exchanger	Emplantation: The Braina New Child Is		ready to heptace	1110 21115		
Steam Fired	100%	2032	\$355,000	4	\$6,700	
	Obsolete Equipment, Extent : Severe, A		· ·		¥ -)	
	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	1000/					
Geared Traction	100%	LIFE	**			
	Other Observation, Extent: N/A, Area.	Affected :	100%			
	Location: Basement To 4th Floor					
E'	Explanation: 2 New Units					
Fire Suppression						
Standpipe Generic	100%	2052	* *	1-5	¢24 100	
Sprinkler	10070	2032		1-3	\$34,100	
Sprinkler No Component	90%					
Generic	10%	2058	* *	1-2	\$1,900	
Generic	1070	2038		1-2	\$1,900	

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

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

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

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	
Total	\$17,202,200	\$22,912,100
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
Total	\$17,202,200	\$22,912,100

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
Total	\$464,600	\$222,700	\$262,900	\$282,900
Importance Code A	\$70,600			
Importance Code B	\$378,500	\$222,700	\$262,900	\$258,100
Importance Code C	\$15,500			\$24,800
Total	\$464,600	\$222,700	\$262,900	\$282,900



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

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

Asset #: 13877

rchitecture		Current F	Repair	Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Bronze/Brass	2%			LIFE	* *		****	
Copper/Terne	3%			2051	* *	10	\$36,900	
Masonry: Brick	_	-	Extent : Light, Are Courtyards	LIFE ea Affecto		5	\$236,100	
Masonry: Granite	40%			LIFE	* *	5	\$157,400	
Masonry: Granite	10% Joint Mort		\$818,900 od, Extent : Moder out	LIFE	* * Affected : 10%	5	\$39,400	
	Location Worn/Erod	: Penthous led, Extent	Extent : Moderate se And Window Sili : Moderate, Area A	ls Affected :	20%			
	Location	: Window	Sills In Courtyard	And Pen	thouse			
Windows Bronze/Brass	Location Unit Inope	Inefficient, : Through	ent : Moderate, Are	-		5	\$130,500	
Metal Louvers	Water Pen Location Other Obs Location	: North El ervation, E : North El	\$45,900 xtent : Moderate, A evation At Grade L xtent : Light, Area evation At Grade L ers Are Missing	evel Affected				
Steel	38% Corrosion Location Thermally Location Caulking I Location Worn/Eroc	Now /Rusting, E. : Courtyan Inefficient, : Courtyan Deteriorate : Courtyan ded, Extent	\$1,182,200 xtent : Moderate, A rds Extent : Moderate	e, Area A ate, Area	ffected : 50% Affected : 40%	5	\$165,300	
Parapets								
Copper/Terne	Open Join Location Other Obs Location	e: Coping ervation, E e: Coping	\$8,500 Moderate, Area A <u>j</u> Extent : Moderate, A red With Tar			5	\$6,800	
Masonry: Brick	45%			LIFE	* *	5	\$12,700	
Masonry: Granite	35%			LIFE	* *	5	\$12,400	
Masonry: Granite	10%			LIFE	* *	5	\$3,500	

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

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

Asset #: 13877

Architecture		Current l	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)		Now	\$1,679,300	2041	* *			
			derate, Area Affecto	ed: 25%				
		n : Over 9th	ı ғ toor nt : Moderate, Area	Affaatad	. 250/			
		eseni, Exiei n : Through		Ајјестеи	. 23/0			
		_	xtent : Moderate, A	rea Affec	ted · 30%			
		n : Over 9th		1100 119900	ica . 5070			
			: Moderate, Area A	Iffected :	50%			
		n : Over 9th		55				
Single Ply Membrane	20%	Now	\$73,700	2031	\$737,000			
5	Adhesion	Failure, Ex	tent : Moderate, Ai					
	Location	n : Through	out					
		•	ctent : Moderate, A					
	Location	n : Lower R	oof On West Side C	of Building	g			
Soffits	4000/				de de	_		
Cast Stone/Terra Cotta	100%		7	LIFE	**	5		
			Extent : N/A, Area A 1p Ceiling Soffit	јјестеа :	100%			
			ip Ceiting Sojjii Is Actually Guastav	vino Terro	icotta Tile			
nterior	Explana		is Hemany Guasia	1110 10114	cona inc			
Floors								
Carpet	7%		\$20,700	2032	\$1,034,300	3	\$88,500	
	_	_	, Extent : Moderate	, Area Afj	fected : 1%			
		n : Second I						
			: Moderate, Area A	Iffected :	2%			
		n : Second I	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% 40%			LIFE		5	\$37,900	
Vinyl Tile Vinyl Tile 9" X 9"	20%		\$267,200	2031 2041	\$9,231,300	3	\$126,500 \$63,200	
vinyi ine 9 A 9			: Moderate, Area			3	φυ3,200	
			out Corridors	-,,,	• • • • • • • • • • • • • • • • • • • •			

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

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

Asset #: 13877

Architecture		Current I	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2034	\$2,700,300	5	\$49,500	
	_		tent : Moderate, Ar	rea Affec	ted : 2%			
		n : Basemen	nt .					
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%		\$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						
			, e, Extent : Moderat	e Area 4	Iffected : 20%			
		n : 9th Floo		c, 111ca 2	gjecica . 2070			
			: : Moderate, Area .	Affected	· 100%			
		n : 9th Floo		11)) cereu	. 10070			
			xtent : Moderate, A	1rea Affe	cted : 5%			
			al Room On 9th Flo	00				
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%		\$101,600	LIFE	**	5	\$42,200	
		Crumbling, n : 9th Floo	Extent : Moderate r	e, Area Aj	ffected : 10%			
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 25%			
	Location	n : 9th Floo	r					
		Discoloring, n : 9th Floo	Extent : Moderate	e, Area A	ffected : 50%			
			, xtent : Moderate, A	trea Affo	cted · 30%			
			r Electrical Room	1100 11990				
Plaster	5%		. 2.00	LIFE	* *	5	\$26,300	
Site Enclosure	570	•		L 11 L			Ψ20,500	
Retaining Walls								
Masonry: Brick	90%			2041	* *			
Masonry: Fieldstone	10%			2041	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
			Coping Stones					
			Is Actually Granite	!				
Site Pavements								

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Asset #: 13877

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

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 f	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E 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, A	rea Affected : 1	100%					
	Location : Electrical Room							
	Explanation: 3 Main Services (Lov	w Voltage Powe	er Breakers) Rat	ed At 4,0	000 Amperes Each			
Transformers		-			_			
Dry Type	100%	2048	* *	5	\$1,800			
	Other Observation, Extent : Light, A	her Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room							
	Explanation : Six 75 Kilovolt-ampe	ere, 208/120 Vo	olts					
Switchgear / Switchboard								
Air Circuit Breaker	100%	2051	* *	5	\$2,600			
Raceway								
Conduit	70%	2031	\$766,100	1				
Conduit	30%	2051	* *	1				

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

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

Asset #: 13877

Electrical	Curre	ent Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	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	
	Location: 9th 1	on, Extent : Light, Area Floor Electrical Room					
		he 9th Floor Electrica e Building Electrical i		as A Water Leak T	That May	Cause Severe	
Wiring	1 robiems 10 1m	e Building Electrical	зуѕієт.				
Braided Cloth		\$1,003,900 Extent : Moderate, Aroughout The Building	2056 ea Affected	**!: 100%	1		
Thermoplastic	40%		2057	* *	1		
Motor Controllers	<u> </u>						
Locally Mounted	20%		2029	\$9,300	5	\$700	
Locally Mounted	70%		2044	* *	5	\$2,400	
Variable Frequency Drive	10%		2044	* *			
Ground							
Grounding Devices	1000/		TIPE	ale ale	_	φ π. 2 000	
Generic	100% Other Observatio Location : Base	on, Extent : Light, Area ment	LIFE Affected :	**	5	\$7,300	
	Explanation : N	lew Grounding System	Was Insta	lled In 2019.			
Stand-by Power							
Transfer Switches							
Automatic	100%		2044	* *	1	\$153,800	
Generators Diesel	100%		2040	* *	1	¢102 (00	
Diesei		on, Extent : Light, Area			1	\$193,600	
	Explanation : E	mergency Generator I	Rated At 1,	500 Kilowatts			
Batteries							
Lead/Acid	100%		2026	\$2,400	5	\$18,500	
Fuel Storage							
Day Tank	50%		2053	**	5		
	Location: Rooj			100%			
		30 Gallons Rated Cap					
Main Tank	50% Other Observation Location : Base	on, Extent : Light, Area ment	2059 a Affected :	**	5		
	Explanation: 1	0,000 Gallons Rated (Capacity				

Lighting

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

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

Asset #: 13877

Electrical		Current I	Repair	Futur	e 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	4%			2026	\$338,200	10	\$18,300	
		-	ures, Extent : Light	, Area A <u>j</u>	fected: 100%			
		n : Basemen	nt .					
Fluorescent	90%			2036	* *	10	\$412,700	
			res, Extent : Light,	Area Aff	ected : 100%			
			out The Building					
Fluorescent	5%			2031	\$422,700	10	\$22,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Staircase And Lobby							
	Locatio	n : Staircase	e And Lobby					
LED	1%)		2039	* *			
Egress Lighting								
Emergency, Service	25%			2036	* *	1		
Emergency, Battery	25%			2036	* *	10	\$30,200	
Exit, Battery	50%	Ò		2036	* *	10	\$16,900	
Exterior Lighting								
Fluorescent	80%			2026	\$1,580,900	10	\$36,600	
Fluorescent	19%			2036	* *	10	\$8,700	
LED	1%)		2036	* *			
Alarm								
Security System	700/							
No Component Generic	70% 30%			2031	¢270.000	1	\$56,000	
Generic			Extent : Light, Area		\$279,000	1	\$56,000	
			xieni . Ligni, Area nd Other Public Sp		. 100/0			
		-	na Omer 1 uone sp V Surveillance Can					
Fire/Smoke Detection	Ехрини	mon . CC1	v surveillance Can	erus				
Generic, Digital	100%			2039	* *	1-3	\$308,100	
General, Digital	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Throughout The Building							
		ation : Alarn	n Bells, Smoke Det	ectors, Si	trobe Lights, Horns	s And Ma	nual Pull	

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

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

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

Asset #: 13877

Mechanical	Current Repair Future Replacement		e Replacement	ent 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	
	Location Other Obs Location	n : Pressure servation, E n : Sub-base	ng, Extent : Severe Reducing Valves I Extent : Light, Area ement Pressure Rec at Exchangers Hea	n Baseme Affected lucing Va	ent : 5% elve Room	Bureau I	Room	
Distribution								
Hot Wtr Piping/Pump Steam Piping/Pump		Now	\$75,400 t : Severe, Area Aff Pump	2039 2031 Pected : 20	* * \$3,769,200	4	\$1,800	
Terminal Devices								
Air Handler Convector/Radiator		Now	\$72,900 stent : Light, Area A	2036 2029 [ffected :	* * \$3,646,400 100%	1	\$15,500 \$130,800	
Fan Coil Unit/Heat	Location	ı : Sub-base tion : Conti	Extent : Light, Area ement rols Not Working	2036	**	1	\$8,100	
Air Conditioning								
Energy Source Electricity	100%			2047	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	5%			2026	\$365,500	1	\$11,600	
			tent : Light, Area A oof, For Marriage		5%			
Reciprocating Compr/Chiller	5%			2031	\$365,500	1	\$11,600	
-	Location	n : Roof	Extent : Light, Area es Print Shop.	Affected	: 100%			
Exterior Pkg Unit - Cooling	10%		s Frini Snop.	2036	* *	2	\$3,100	
	Location	n:Roof	Extent : Light, Area	Affected	: 100%			
Split Unit			es 8th Floor	2026	* *			
Spill Linit	10%			2036	* *			

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

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

Asset #: 13877

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
air Conditioning						
Distribution					*	
CW & CHW Wtr	5%	2051	* *	4	\$1,800	
Pipe/Pump	050/					
No Component	95%					
Terminal Devices Air Handler/Cool/Ht	5%	2036	* *	1	\$15,500	
All Halldlef/Cool/Ht	Other Observation, Extent : Light, Area			1	\$15,500	
	Location : Marriage Bureau	и Пусски	370			
	Explanation: For Marriage Bureau					
No Component	95%					
No Component Heat Rejection	9370					
Air Cooled Condenser	15%	2036	* *	2	\$52,200	
Unit	1370	2030		2	\$32,200	
No Component	85%					
rio component	Other Observation, Extent : Light, Area	a Affected :	0%			
	Location: Roof		., .			
	Explanation : Cooling Tower Abando	on In Place				
Ventilation	7					
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, Ar	ea Affected .	: 20%			
	Location: Roof					
	Explanation: Fans Not Connected To	o Power Or	Motors.			
No Component	15%					
	Other Observation, Extent: Light, Area	a Affected :	0%			
	Location: Basement Print Shop And	Basement E	lectrical Equipm	ient Roon	ns	
	Explanation: Component Accounted	For Under	The Cooling Sec	tion Of T	his Report	
No Component	75%					
	Other Observation, Extent : Light, Are	a Affected :	0%			
	Location: Throughout					
	Explanation : No Mechanical Ventila	ıtion				
lumbing						
H/C Water Piping						
Brass/Copper	10%	2051	* *	1		
Galvanized Steel	90% Now \$1,138,500	2036	**	1		
	On Extended Life, Extent: Moderate, A Location: Throughout	Area Affected	d : 100%			
	Pump(s) Malfunctioning, Extent : Seve Location : 1 Of 2 Pumps Is Not Oper			t		
	Other Observation, Extent : Severe, Ar			· ·		
	Location: Roof	,	G. ID: M	1 m B	D 1 1	
	Explanation : House Tank Serving De	omestic And	Stand Pipe Need	ts To Be	Replaced	
HW Heat Exchanger Steam Fired	100%	2031	\$2,395,800	4	\$74,200	
Steam Filed	10070	2031	Ψ2,393,000	-T	Ψ/¬,∠00	

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

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

Asset #: 13877

Mechanical	Current Repair	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping Cast Iron	Blockage /Clogged, Extent Location : Bathrooms Th On Extended Life, Extent :	roughout		1		
	Location : Throughout					
Storm Drain Piping Cast Iron	100% Now Leak Evident, Extent: Seve Location: Balconies Cau On Extended Life, Extent: Location: Throughout	sing Flooding In Basen	nent	1		
Sump Pump(s)	4000/ 37	010000	400.400		040.500	
Non-Submersible	100% Now Broken, Extent : Severe, Ar Location : 1 Of 3 Pumps I		\$99,200	4	\$10,600	
Backflow Preventer						
Generic	100%	2031	\$221,300	1	\$30,600	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100% Other Observation, Extent Location : Basement To 9 Explanation : 10 Units - 2	th Floor	**			
Fire Suppression		<u> </u>				
Standpipe						
Generic	100%	2041	* *	1-5	\$261,400	
Sprinkler						
No Component	90%					
Generic	10%	2041	* *	1-2	\$14,000	

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

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

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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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$41,142,200	\$34,902,500
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
Total	\$41,142,200	\$34,902,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$478,400	\$313,700	\$387,800	\$315,100
Importance Code A	\$79,700	\$6,600		
Importance Code B	\$360,800	\$307,100	\$387,800	\$315,100
Importance Code C	\$37,900			
Total	\$478,400	\$313,700	\$387,800	\$315,100



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

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

Asset #: 2049

chitecture	Current	Repair	Future Replacement		Maintenance			
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior								
Exterior Walls	110/		LIEE	* *	_	#27.7 00		
Masonry: Brick	11%	#2 <i>C</i> 1 200	LIFE	* *	5	\$37,700		
Masonry: Limestone	45% Now Joint Mortar Miss/En	\$361,300	LIFE		5	\$115,700		
	Location : Through		иге, Агеи	Affectea . 55/6				
Masonry: Limestone	1%	Out	LIFE	* *	5	\$2,600		
Metal/Glass Curt Wall	35%		LIFE	* *	5	\$2,000		
Metal Coiling Doors	1%		2037	* *	5	\$10,700		
Marble Panels	2% Now	\$47,700	LIFE	* *	5	\$5,100		
Trial City I will old	Joint Mortar Miss/En	· ·		Affected: 10%	C	\$2,100		
	Location: Ground			55				
	Worn/Eroded, Extent	: Moderate, Area A	Iffected :	10%				
	Location : Perimete	er At Ground Level						
Window Wall	5% Now	\$206,400	2052	* *	5	\$32,200		
	Corrosion/Rusting, E	xtent : Light, Area	Affected .	: 5%				
	Location: Ground	Floor Lobby						
	Caulking Deteriorate	ed, Extent : Modera	te, Area A	Affected : 5%				
	Location: Ground	Floor Lobby						
	Weather Strip Missin	-	te, Area A	Iffected : 10%				
	Location: Ground	Floor Lobby						
Windows	0.50/		2040	* *	-	Ф 7 0. 600		
Aluminum	95% Water Penetration, E	rtant : Madagata	2040		5	\$79,600		
	Location : 9th Floo		теи Ајјес	ieu . 2/0				
Metal Louvers	5% 4+	\$4,600	2035	\$230,200				
Wictai Louveis	Corrosion/Rusting, E							
	Location : Penthou		-55					
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	1000/	#27 0.000	2022	ФОЗЗ 600				
Modified Bitumen	100% 4+	\$279,800	2032	\$932,600				
	Blisters, Extent: Mod		ea: 10%					
	Location : Through Miss/Damaged Flash							
	Location : Penthou	-	стине, АП	и луескей . 10/0				
	Patching Evident, Ex		rea Affect	ed · 5%				
	Location : At Corne		- 11,, cci					
Soffits								
Stucco Cement	100% 0-2	\$27,400	2037	* *	5	\$16,000		
	Cracking/Crumbling	·		d: 10%				
	Location : Outside							

Interior

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

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

Asset #: 2049

rchitecture	Current Repair		Repair	Futur	e Replacement	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Cast in Place Concrete			\$56,900 Extent : Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$73,900	
Ceramic Tile	_	Crumbling,	\$37,700 Extent : Light, Are t 9th Floor Office	2035 ea Affecte	\$1,887,000 ed:5%	5	\$16,900	
Terrazzo	25%			LIFE	* *	5	\$131,900	
Vinyl Tile	30% Worn/Erod	4+ ded, Extent i : Through	\$110,900 : Light, Area Affec out	2027	\$5,547,400	3	\$76,000	
Vinyl Tile 9" X 9"	Location Worn/Eroc	Evident, Ex a : Through	: Moderate, Area A			3	\$88,700	
Interior Walls								
Ceramic Tile		0-2 Crumbling, 1 : 9th Floo	\$37,900 Extent : Light, Are r Toilet	2035 ea Affecte	\$1,896,700 ed:5%	5	\$17,400	
Mosaic Tile	1%			LIFE	* *			
Marble Panels	20%			LIFE	* *			
Plaster	_	Crumbling,	\$167,800 Extent : Moderate r Back Corridor	LIFE , Area A <u>j</u>	* * fected : 5%	5	\$104,400	
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	25% Deteriora	4+ ted Finish,	\$606,700 Extent : Light, Ared ooms Throughout	LIFE	* * d : 10%	5	\$869,800	
Ceilings								
AcousTileConcealSpLn			\$215,400 eents, Extent : Mode out	2030 erate, Ar	\$4,308,500 ea Affected : 5%	5	\$168,900	
	Location	: Through		-				
	Location	etration, E. a : Rooms 1	xtent : Moderate, A 121, 1127					
Acous Tile Susp. Lay-In	_	_	Extent : Light, Are or Court Room And			5	\$101,300	
Exposed Struc: Concrete	Cracking/	Now Crumbling, a : Parking	\$200,600 Extent : Moderate Garage	LIFE , Area A <u>j</u>	* * fected : 1%	5	\$10,600	

Site Enclosure

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

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

Asset #: 2049

Architecture		Current Repair		Futur	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	Cu	rrent Repair	Futu	re Replacement	M		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5	\$1,900	
		tion, Extent : N/A, Area	Affected :	100%			
	Location : Ele	ectrical Room					
	Explanation : Amperes Eac	Two Main Service And h	One Bus	Tie Disconnect Swi	tches Ra	ted At 4,000	
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	

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

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

Asset #: 2049

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100% Other Observation, Extent: N/A, Are Location: Roof Explanation: 1250 Kilowatt Rating		\$206,500 100%	1	\$174,800	
Batteries						
Lead/Acid	100%	2026	\$2,400	5	\$16,700	
Fuel Storage						
Day Tank	50%	2040	* *	5		
·	Other Observation, Extent: N/A, Are Location: Roof Explanation: 275 Gallon Capacity		100%			
Main Tank	50%	2047	* *	5		
IVIAIII TAIIK	Other Observation, Extent : N/A, Are Location : Basement Explanation : 2000 Gallon Capacit	ea Affected :	100%	3		
Lighting	Emplantation: 2000 Guillen Capaci	9				
Interior Lighting						
Fluorescent	90% T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Building		\$6,123,900 ected : 100%	10	\$372,500	
Fluorescent	10% Compact Fluorescent Light, Extent: Location: Throughout The Building	-	\$680,400 Affected : 100%	10	\$41,400	
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	700/					
No Component	70%	2027	* *	1	Ø50 (00	
Generic	30% Other Observation, Extent: N/A, Are Location: Interior And Exterior Sp Explanation: CCTV Surveillance S	paces		1	\$50,600	
Fire/Smoke Detection						
No Component	30%					
Generic, Digital	70%	2032	\$807,500	1-3	\$200,600	

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

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

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

Asset #: 2049

Component Type Total (Years) Total (Years) Total (Years) Total (Years) Total (Years)	Mechanical	Current Repair		Future Replacement		Maintenance			
Energy Source				Estimated Cost		Estimated Cost	-	Estimated Cost	Priority
Distribution 100% 2042 ** 1	Heating								
Other Observation, Estent: N.A. Area Affected: 100% Location: Basement									
Location : Basement Explanation : Steam From Con Edison	Utility Steam			37/4 4			1		
Explanation : Steam From Con Edison					ffected:	100%			
Conversion Equipment									
Pres. Reducing Valve/LP 100% 0-2 \$107,700 2035 \$269,200 5 \$13,400	Conversion Equipment	Ехрійни	nion . sieur	n From Con Eaison	<u> </u>				
Location : Basement Explanation : Some Valves Need Replacement As They Are No Longer Holding	Pres. Reducing Valve/LP	100%	0-2	\$107,700	2035	\$269,200	5	\$13,400	
Distribution Steam Piping/Pump 100% 2032 \$3,581,200					Area Affe	cted : 30%			
Steam Piping/Pump 100% 2032 \$3,581,200		Explana	tion : Some	Valves Need Repla	acement 2	As They Are No Lo	nger Hol	lding	
Conditioning Energy Source Electricity 100% 2040 ** 1									
Energy Source Electricity 100% 2040 ** 1		100%	ı		2032	\$3,581,200			
Electricity									
Conversion Equipment Centrifugal, Elec Chiller 90% Now \$4,923,900 2047 *** 1 \$395,600 Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Basement One Remaining Operable Unit Is Over 30 Years Old And Requires		1000/			2040	* *	1		
Centrifugal, Elec Chiller	<u>-</u>	100%	<u> </u>		2040		1		
Malfunctioning, Extent: Moderate, Area Affected: 50% Location: Basement One Remaining Operable Unit Is Over 30 Years Old And Requires Frequent Repair Unit Inoperable, Extent: Severe, Area Affected: 50% Location: Basement-1 Unit Of 2 Is Broken Beyond Repair Other Observation, Extent: N/A, Area Affected: 100% Location: Basement Mechanical Room Explanation: R123 Refrigerant Split Unit 10% 2032 \$1,062,000 R-22 Refrigerant, Extent: Light, Area Affected: 10% Location: Rooftop Distribution CW & CHW Wtr Pipe/Pump Malfunctioning, Extent: Moderate, Area Affected: 15% Location: Valves At Condenser Water Pumps Not Holding Not in Service, Extent: Moderate, Area Affected: 10% Location: Basement Variable Speed Drives For Pumps Terminal Devices Air Handler/Cool/Ht 80% Now \$138,800 2027 \$6,942,000 1 \$200,900 Controller Not Working, Extent: Severe, Area Affected: 5% Location: Controls Not Operational Induction Unit 20% 2032 \$483,200 1 \$29,200 Heat Rejection Air Cooled Condenser Unit		90%	Now	\$4 923 900	2047	* *	1	\$395,600	
Location: Basement One Remaining Operable Unit Is Over 30 Years Old And Requires Frequent Repair Unit Inoperable, Extent: Severe, Area Affected: 50% Location: Basement- I Unit Of 2 Is Broken Beyond Repair Other Observation, Extent: N/A. Area Affected: 100% Location: Basement Mechanical Room Explanation: R123 Refrigerant Split Unit 10% 2032 \$1,062,000 R-22 Refrigerant, Extent: Light, Area Affected: 10% Location: Rooftop Distribution CW & CHW Wtr Pipe/Pump Malfunctioning, Extent: Moderate, Area Affected: 15% Location: Valves At Condenser Water Pumps Not Holding Not in Service, Extent: Moderate, Area Affected: 10% Location: Basement Variable Speed Drives For Pumps Terminal Devices Air Handler/Cool/Ht 80% Now \$138,800 2027 \$6,942,000 1 \$200,900 Controller Not Working, Extent: Severe, Area Affected: 5% Location: Controls Not Operational Induction Unit 20% 2032 \$483,200 \$31,400 Heat Rejection Air Cooled Condenser 10% 2032 \$129,500 2 \$31,400	Continugui, Elec Cinner					d : 50%	•	Ψ393,000	
R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Rooftop		Unit Inope Location Other Obs Location Explana	erable, Exton 1: Basemen 1: Basemen 1: Basemen 1: tion: R123	nt- 1 Unit Of 2 Is Br Extent : N/A, Area A nt Mechanical Roon	roken Bej ffected :	yond Repair 100%			
Distribution CW & CHW Wtr 100% Now \$72,300 2042 ** * 4 \$22,200 Pipe/Pump Malfunctioning, Extent : Moderate, Area Affected : 15% Location : Valves At Condenser Water Pumps Not Holding Not in Service, Extent : Moderate, Area Affected : 10% Location : Basement Variable Speed Drives For Pumps Terminal Devices Air Handler/Cool/Ht 80% Now \$138,800 2027 \$6,942,000 1 \$200,900 Controller Not Working, Extent : Severe, Area Affected : 5% Location : Controls Not Operational Induction Unit 20% 2032 \$483,200 1 \$29,200 Heat Rejection Air Cooled Condenser 10% 2032 \$129,500 2 \$31,400 Unit \$200.000 \$2032 \$129,500 2 \$31,400 Unit \$200.000 Unit \$200.0000 Unit \$200	Split Unit								
CW & CHW Wtr Pipe/Pump 100% Now \$72,300 2042 *** 4 \$22,200 Malfunctioning, Extent : Moderate, Area Affected : 15% Location : Valves At Condenser Water Pumps Not Holding Not in Service, Extent : Moderate, Area Affected : 10% Location : Basement Variable Speed Drives For Pumps Terminal Devices Air Handler/Cool/Ht 80% Now \$138,800 2027 \$6,942,000 1 \$200,900 Controller Not Working, Extent : Severe, Area Affected : 5% Location : Controls Not Operational Induction Unit 20% 2032 \$483,200 1 \$29,200 Heat Rejection Air Cooled Condenser Unit 10% 2032 \$129,500 2 \$31,400		-	-	tent : Light, Area A	ffected :	10%			
Malfunctioning, Extent: Moderate, Area Affected: 15% Location: Valves At Condenser Water Pumps Not Holding Not in Service, Extent: Moderate, Area Affected: 10% Location: Basement Variable Speed Drives For Pumps Terminal Devices Air Handler/Cool/Ht 80% Now \$138,800 2027 \$6,942,000 1 \$200,900 Controller Not Working, Extent: Severe, Area Affected: 5% Location: Controls Not Operational Induction Unit 20% 2032 \$483,200 1 \$29,200 Heat Rejection Air Cooled Condenser Unit	CW & CHW Wtr	100%	Now	\$72,300	2042	* *	4	\$22,200	
Not in Service, Extent : Moderate, Area Affected : 10% Location : Basement Variable Speed Drives For Pumps	Tipo/Tump		_		00				
Air Handler/Cool/Ht 80% Now Controller Not Working, Extent: Severe, Area Affected: 5% \$200,900 Location: Controls Not Operational Induction Unit 20% 2032 \$483,200 1 \$29,200 Heat Rejection Air Cooled Condenser Unit 2032 \$129,500 2 \$31,400									
Heat Rejection Air Cooled Condenser 10% 2032 \$129,500 2 \$31,400 Unit		Controlle	r Not Worki	ng, Extent : Severe			1	\$200,900	
Heat Rejection Air Cooled Condenser 10% 2032 \$129,500 2 \$31,400 Unit	Induction Unit	20%	<u> </u>		2032	\$483,200	1	\$29,200	
Air Cooled Condenser 10% 2032 \$129,500 2 \$31,400 Unit						, , ,		,	
Water Cooling Tower 90% 2030 \$2,033,000 2 \$408,800	Air Cooled Condenser	10%	ı		2032	\$129,500	2	\$31,400	
	Water Cooling Tower	90%	ı		2030	\$2,033,000	2	\$408,800	

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

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

Asset #: 2049

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st 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	1000/	20.42	* *	1			
Brass/Copper	100%	2042	7- 7-	1			
Water Heater With Tanks	1%	2020	\$200	1			
Electric	0ther Observation, Extent : N/A, Area	2030	\$200	4			
	Location: Sub-basement	и Ајјестеи .	1 / 0				
	Explanation: 40 Gallons						
No Commonant							
No Component	99%						
HW Heat Exchanger Steam Fired	100%	2042	* *	4	\$66,900		
Steam Filed	Other Observation, Extent : N/A, Area		10%	4	\$00,900		
	Location: Basement	a Hypecica .	1070				
	Explanation : Original Steam To Ho Instantaneous Hot Water Heater Wh			doned F	or A New		
Sanitary Piping	Installations for water freder with	iich Oses si	cana				
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, Ar Location: 6 Units From 1st To 12th Freight Unit From Basement To 12th Explanation: 11 Units	Floor, 4 Un		nt To 12ti	h Floor, 1		
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		

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

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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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
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		
Total	\$33,224,400	\$51,659,200		
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		
Total	\$33,224,400	\$51,659,200		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$700,700	\$687,300	\$815,500	\$4,333,400
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			
Total	\$700,700	\$687,300	\$815,500	\$4,333,400



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

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

Asset #: 2072

Architecture	Cu	rrent R	epair	Futur	e Replacement	М	aintenance	
System Component Type		Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls	- 00/		00 150 500			_	4 -6 600	
Masonry: Limestone	70% N		\$2,479,500	LIFE	**	5	\$476,600	
	_	_	Extent : Severe, A. Off Raxter Street 4		iea : 5% in Place. On 3rd, 6	th Qth 1	Oth Floor And	
	Tower	icuues (of basier street is	ina 110gi	in 1 tace. On 5ra, o	ın, 7ın, 1	oin I toor And	
	Staining/Disco	loring,	Extent : Severe, A	rea Affec	ted : 50%			
	Location : Th	_						
			tent : Severe, Area	ı Affected	d: 10%			
	Location : Fo							
Metal Panel	15% N		\$295,300	2043	**	5	\$255,300	
		_	ents, Extent : Mod		**			
			Cooling Tower Roc					
			tent : N/A, Area A Tooling Tower Roc					
			ctually Lead Coar	-	-			
Granite Panels	15%	. 11115 21	Ciudity Dedd Codi	LIFE	**	5	\$102,100	
Windows	10.0						\$10 2 ,100	
Aluminum	97%			2049	* *	5	\$203,700	
	Water Penetra	tion, Ex	tent : Moderate, A	rea Affe	cted : 2%			
	Location : Vo	irious L	ocations					
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	
terior	10070			2033	\$1,400,900	10	\$134,900	
Floors								
Carpet	14%			2029	\$3,527,800	3	\$402,600	
Cast in Place Concrete	10%	! +	\$242,400	LIFE	* *	5	\$314,500	
	Water Penetra	tion, Ex	tent : Moderate, A	rea Affe	cted : 15%			
	Location : Bo	oiler Ro	om					
Ceramic Tile	3%			2042	* *	5	\$43,100	
Marble Panels	5%			LIFE	* *	5	\$53,900	
Quarry Tile	3% N		\$157,200	2038	* *	5	\$32,400	
			ents, Extent : Seve	re, Area .	Affected : 5%			
_	Location : Si	ıb-basei	nent					
Terrazzo	25%		4505	LIFE	**	5	\$280,800	
Vinyl Tile	40% N		\$787,200	2033	\$15,743,700	3	\$215,700	
	Broken/Missing Location: 1s		ents, Extent : Seve	re, Area .	4јјестеа : 3%			

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

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

Asset #: 2072

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$109,900	LIFE	* *			
	Water Per	etration, E	xtent : Severe, Area	Affected	d : 10%			
	Location	ı : Sub-base	ement Foundation V	Vall				
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 Aj	fected : 5%			
	Location	ı : Stairs E,	F At Penthouse					
	Water Per	etration, E	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	ı : Stairs E,	F At Penthouse					
Plaster	22%			LIFE	* *	5	\$96,300	
SGFT/Glazed Masonry	5%			LIFE	* *	-	4, 0,000	
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, Ar	rea Affec	ted : 20%			
	Location	ı : Stairs Ē,	F At Penthouse					
	Water Per	etration, E	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	ı : Stairs E,	F At Penthouse					
Plaster	55%			LIFE	* *	5	\$494,200	
Plaster	8%			LIFE	* *	5	\$71,900	
Site Enclosure							ψ/13,500	
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 Replacem	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	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 Switche	s Rated At 4,000 Ampe	eres E	ach		

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

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

Asset #: 2072

Current Repair			Future Replacement		Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
20%			2043	* *	5	\$800	
80%			2043	* *	5	\$20,200	
100%			2033	\$1,131,300	1		
15%			2032	\$178,000	5	\$3,300	
85%			2032	\$1,008,600	5	\$21,500	
	2-4	·			1		
			a Affecte	ed : 100%			
Location	: Through	out The Building					
90%			2033	\$1,515,700	1		
					5	·	
			2031		5	\$2,600	
10%			2046	* *			
1000/				ale ale	_	01.4.100	
100%			LIFE	* *	5	\$14,100	
1000/			2021	\$207,000	1	£205 500	
100%			2031	\$207,000	1	\$293,300	
1000/			2020		1	\$272,000	
	amation E	Sutant : Light Anga		. 1000/	1	\$372,000	
			Ајјестеи	. 100/0			
			ated At	1250 Kilowatts			
Елрини	ion . Liner	gency Generator K	aica zii i	1230 Kilowaiis			
100%			2026	\$2 400	5	\$35,600	
10070			2020	Ψ2,100		Ψ33,000	
50%			2032	\$12,700	5		
	ervation. F	Extent : Light. Area			-		
		-	33 - 21200				
		1 2	2036	* *	5		
	ervation. F	Extent : Light. Area		: 100%	5		
		-	33 - 21200				
		 90 Gallon Capacity					
	Total	% of Total (Years) 20% 80% 100% 15% 85% 10% 2-4 Insulation Aged, Extelential Ag	% of Fail Date Estimated Cost Total (Years) 20% 80% 100% 15% 85% 10% 2-4 \$168,400 Insulation Aged, Extent: Moderate, Are. Location: Throughout The Building 90% 80% 10% 10% 100% 100% 100% Other Observation, Extent: Light, Area Location: Basement Explanation: Emergency Generator R 100% Other Observation, Extent: Light, Area Location: Generator Room Explanation: 275 Gallon Capacity 50% Other Observation, Extent: Light, Area Location: Basement	Notal Fail Date Estimated Cost Year FY	Note Pail Date Estimated Cost Pair Estimated Cost Pair Pai	Notal Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost (Yrs)

Lighting

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

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

Asset #: 2072

Electrical	Current Repair	Futur	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Interior Lighting										
Fluorescent	97%	2033	\$14,048,600	10	\$854,600					
	T-8 Lamps And Fixtures, Extent : Lig		ected : 100%							
	Location : Throughout The Buildin	ıg								
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 Obser	ved								
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, A	lrea 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 False Alarm And Trouble Alarms	s, Manual Pu	ll Stations, Smoke	Detector	s, Alarm Bells					

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

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

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

Asset # : 2072

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Heating									
Conversion Equipment Steam Boiler	Not Energ		\$1,659,400 Extent : Moderate d No.2 Burners	2038 , Area A <u>j</u>	* * Tected : 50%	1	\$856,200		
	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								
	Location	servation, E 1 : Sub-base tion : 4 Un		Affected	: 100%				
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$2,676,700	2043	* *	4	\$47,300		
			oderate, Area Affe						
			ate Drain Pipe, Su		ent				
	_		evere, Area Affected		,				
			ate Surge Tank Nee Extent : Moderate,						
		ps Faulty, 1 1 : Various		Area Ajj	eciea : 15%				
Terminal Devices									
Air Handler	Malfunction Location On Extend	ı : 18th Flo led Life, Ex	\$895,700 nt : Severe, Area A or Fan Room tent : Light, Area A or Fan Room	-		1	\$26,700		
Air Handler	20% On Extend	0-2	\$3,582,600 tent : Severe, Area	2043 Affected	**: 100%	1	\$106,900		
Convector/Radiator	75%			2031	\$5,837,900	1	\$232,700		
Air Conditioning									
Energy Source				•					
Electricity	100%			2041	* *	1			
Conversion Equipment Centrifugal, Elec Chiller	R-134a Re	efrigerant,	Extent : Light, Area	2042 Affected	* * 1 : 35%	1	\$363,800		
Exterior Pkg Unit - Cooling	Location 5%	ı : Basemer	nt	2028	\$521,900	2	\$2,900		
comg	-	igerant, Ex 1 : 18th Flo	tent : Light, Area A or Roof	ffected :	5%				
Window/Wall Unit No Component	50% 10%			2028	\$1,803,100	1			

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

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

Asset #: 2072

Mechanical		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump		Now	\$24,200	2043	* *	4	\$16,600	
			nt : Severe, Area A lves, Various Locat		30%			
No Component	65%							
Terminal Devices Air Handler/Cool/Ht		Not Worki	\$5,818,100 ng, Extent : Severe Locations. 95 Perc			1 requenct	\$187,100 Drive Is Not	
		led Life, Ex 1 : Fan Roo	tent : Moderate, A m	rea Affec	ted : 100%			
No Component	65%							
Heat Rejection Water Cooling Tower	35%	Now	\$151,500	2034	\$1,514,600	2	\$270,700	
water Cooling Tower	Malfunctio	oning, Exte	nt : Severe, Area A ent Air Flow Causi	ffected :	100%		\$270,700	
No Component	65%							
entilation								
Distribution Ductwork/Diffusers	Damaged,		\$2,090,400 evere, Area Affected te, 18th Floor Roof		**	2-5	\$535,700	
Exhaust Fans								
Interior			\$3,799,600 stent : Moderate, As se	2043 rea Affec	* * ted : 100%	2	\$21,200	
Interior	Malfunctio		\$422,200 nt : Severe, Area A or Fan Room	2043 ffected :	**	2	\$2,400	
lumbing								
H/C Water Piping Brass/Copper	Pump(s) M		\$85,600 ing, Extent : Mode umps Is Not Functi		\$1,711,600 a Affected : 20%	1		
Brass/Copper	86%			2053	* *	1		
HW Heat Exchanger Steam Fired	Corroded,	Now Extent : Se a : Basemen	\$460,300 evere, Area Affected	2043 d : 20%	* *	4	\$95,000	
Sanitary Piping								
Cast Iron	Blockage		\$599,600 Extent : Severe, Are ement And Baseme		* * ed : 5%	1		

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

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

Asset #: 2072

Mechanical	Current F	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	88% 0-2 Malfunctioning, Exte		2043 Affected	* * d : 100%	4	\$17,900	
Non-Submersible	12%		2043	* *	4	\$3,700	
Sewage Ejector(s)							
Electric	94% 0-2 Malfunctioning, Exte Location : Basemen		2043 Affected	* * d : 100%	4	\$35,900	
	Other Observation, E Location : Sub-base Explanation : 3 Dup	ement					
Electric	6%		2043	* *	4	\$3,400	
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E Location: 19 Units From Basement To Explanation: 22 Un	From 1st To 17th F 16th Floor	-		nt To 17t	h Floor, 2 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	

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

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

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\$458,800

\$475,200

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
Total	\$19,132,400	\$12,948,900
Importance Code A	\$497,500	\$1,478,600
Importance Code B	\$18,478,200	\$11,297,600
Importance Code C	\$156,600	\$172,700
Total	\$19,132,400	\$12,948,900

EXPENSE	F1 2026	F1 2021	F 1 2020	F1 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
Total	\$583,300	\$441,400	\$475,200	\$458,800
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		

\$441,400



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.

\$583,300

Total

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

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

Asset #: 2048

Architecture	Current	Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	8% Now Water Penetration, I Location : Founda	\$202,000 Extent : Moderate, A tion At B Level, Gan	00		5	\$170,400	
Cast in Place Concrete	2%		LIFE	* *	5	\$42,600	
Metal Panel	27%		2053	* *	5-10	\$790,600	
Metal Coiling Doors	3%		2046	* *	5	\$39,900	
Granite Panels	50%		LIFE	* *	5	\$159,700	
Window Wall	10%		2053	* *	5	\$159,700	
Windows							
Aluminum	95%		2049	* *	5	\$38,800	
Metal Louvers	5%		2042	* *	10	\$12,800	
Parapets	0.50/		2052	* *	F	¢24.400	
Metal Panel Metal Rail	85% 15%		2053	* *	5 10	\$34,400	
Roof	13%		2046		5-10	\$28,400	
IRMA/Protected Membrane	35%		2038	* *	10	\$46,500	
Modified Bitumen	Other Observation, Location: Outdoo Explanation: Cast 65% 4+	-		**			
wodified Bitumen	Water Penetration, I Location: At Roof	Extent : Light, Area					
Soffits							
Metal Panel	100%		2053	* *	5-10		
terior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling Location: Loading		LIFE e, Area Affect	* * ed : 15%	5	\$71,100	
	Water Penetration, I Location : Loading		1rea Affected	: 15%			
	Other Observation, Location: Loading		a Affected : I	100%			
	Explanation : Floo	or 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	
				ea : 2%			
	Cracking/Crumbling Location : Offices	g, Extent : Moderate And Waiting Areas '		ed : 2%			

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

Asset #: 2048

Architecture		Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$71,900	LIFE	* *			
			xtent : Severe, Area ll In Basements	ı Affected	l : 20%			
Ceramic Tile	5%)		2042	* *	5	\$22,700	
Concrete Masonry Unit	10%		\$84,700	LIFE	* *	5	\$18,200	
			tent : Moderate, Ar		ed : 20%	-	4-0,-00	
			Basement Location			Penthous	e	
	Loose Un	its, Extent :	Moderate, Area Aj	fected : I	10%			
		n : Loading		,				
		_	nt : Moderate, Ared	a Affected	d : 5%			
			Area In Basement	55				
Concrete Masonry Unit	5%			LIFE	* *	5	\$9,100	
Gypsum Board	30%			LIFE	* *	5	\$81,800	
Marble Panels	5%			LIFE	* *		\$01,000	
Travertine Panels	15%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$20,500	
Wood	5%			LIFE	* *	5	\$90,900	
Ceilings		<u> </u>					42 0,2 00	
AcousTileConcealSpLn	25%	4+	\$129,500	2046	* *	5	\$101,600	
1	Broken/M	issing Elen	nents, Extent : Mode	erate, Ar	ea Affected : 30%		-	
	Location	n : Basemer	ıt					
	Cracking/	Crumbling.	, Extent : Severe, A	rea Affec	ted : 25%			
	Location	n : Basemer	ıt					
AcousTileSusp.Lay-In	35%)		2046	* *	5	\$227,500	
Exposed Struc: Concrete				LIFE	* *	5	\$15,200	
Exposed Struc: Steel	5%			LIFE	* *	-	, ,, ,,	
Gypsum Board	5%			LIFE	* *	5	\$40,600	
J 1			Extent : Light, Area		: 5%	-	, ,,,,,,,	
	Location	n : Entranc	e Lobby Area					
	Explana	tion : Stain	ing From Water Le	ak				
Plaster	10%)		LIFE	* *	5	\$40,600	
Wood	5%			LIFE	* *	5	\$284,300	
Site Pavements							, - ,- · ·	
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$44,300	2038	* *			
	Cracking/	Crumbling.	, Extent : Light, Are	ea Affecte	ed : 2%			
	Location	n : Southea.	st Corner On Lafay	ette Stree	et			
On-Site Walkways								
Cast in Place Concrete	20%)		2046	* *			
Masonry: Granite	80%)		LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%)		2038	* *			

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

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

Asset #: 2048

Electrical	Current Repair Futui		uture Replacement		aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	<u>'</u>						
Service Equipment							
Air Circuit Breaker	70%		2033	\$451,000	5	\$1,800	
	Other Observation,	· · · · · · · · · · · · · · · · · · ·	ffected :	100%			
	Location : Electric						
		ain Service Disconn					
Fused Disc Sw	30%		2043	* *	5	\$600	
	Other Observation,		ffected :	100%			
	Location : Electric						
	Explanation : Mai	n Service Disconnec	t Switch	Rated At 3,000 Am	peres.		
Transformers	1000/		2021	#26.500	-	#1 000	
Dry Type	100%	Entent N/A Ann A	2031	\$26,500	5	\$1,800	
	Other Observation, Location: Baseme		јјестеа :	100%			
			O Volta I	Duine arm. 200/120 I/	alta Casa	n dam.	
Switchgear / Switchboard	Explanation: 30 F	Cilovolt Amperes, 48	O VOITS F	rimary, 208/120 ve	ous seco.	naary	
Fused Disc Sw	20%		2043	* *	5	\$400	
Molded Case Bkrs	80%		2043	\$515,500	5	\$10,300	
Raceway	0070		2033	\$313,300		\$10,500	
Conduit	80%		2033	\$543,000	1		
Conduit	20%		2053	**	1		
Panelboards	2070		2000		-		
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	10%		2050	* *			
Drive							
Ground							
Grounding Devices	1000/			ماد ماد	_	φ π.ο οο	
Generic	100%		LIFE	* *	5	\$7,200	
Stand-by Power							
Transfer Switches	500/		2029	* *	1	\$75.500	
Automatic Automatic	50% 50%		2038 2031		1 1	\$75,500 \$75,500	
	3070		2031	\$51,700	1	\$73,300	
Generators Diesel	100%		2029	\$206,500	1	\$190,100	
Diesei		Extent · N/A Area A			1	\$150,100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room						
		rgency Generator R	ated At	250 Kilowatts			
Batteries	zapramuon . Eme	- 6-110) Solici alor II					
Nickel Cadmium	100%		2026	\$2,400	5	\$109,400	
				Ψ=,		+-0>,.00	

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

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

Asset #: 2048

Electrical	Current Repair		re Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
tand-by Power									
Fuel Storage	2007	2022	Φ7.600	-					
Day Tank	30%	2032	\$7,600	5					
	Other Observation, Extent: N/A, Area Location: Generator Room	Ајјестеа :	100%						
	Explanation: 275 Gallons Rated Cap	acity							
Main Tank	70%	2036	* *	5					
Iviani Tank	Other Observation, Extent: N/A, Area 2		100%	3					
	Location: Basement	ijjecica .	10070						
	Explanation: 400 Gallons Rated Cap	acitv							
ighting	1								
Interior Lighting									
Fluorescent	2%	2033	\$148,100	10	\$9,000				
	Other Observation, Extent : N/A, Area	Affected :	100%						
	Location : Hallways								
	Explanation: Compact Fluorescent L								
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								
Egress Lighting	Explanation : LED Lights								
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	4-,				
Exterior Lighting									
LED	20%	2041	* *						
No Component	80%								
.larm									
Security System									
Generic	100%	2033	\$913,400	1	\$183,400				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement, Hallways, Lobb		e rerimeter						
Fire/Smoles Detaction	Explanation: CCTV Surveillance Car	neras							
Fire/Smoke Detection Generic, Analog	100%	2038	* *	1-3	\$311,700				
Generic, Analog	Other Observation, Extent: N/A, Area.		100%	1-3	ψ511,700				
	Location: Throughout The Building	-,,, -,,, -,,, .							
	Explanation: Strobe Lights, Manual	Pull Stati	ons. Alarm Bells. S	moke De	tectors, Horns				

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN FAMILY COURT

Asset #: 2048

Mechanical	Curre	nt Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Utility Steam	Location: Thro	n, Extent : N/A, Area A ughout team From Con Edisoo		**	1		
Conversion Equipment Under Construction	Location : Sub-l	ressure Reducing Valv			ess. Two 1	Brand New Heat	
Distribution Hot Wtr Piping/Pump	Location : Base Controller Not We	\$20,200 : Moderate, Area Affe ment orking, Extent : Model ling Management Syst	rate, Area A	* * Affected : 100%	4	\$23,000	
Steam Piping/Pump	Location : Valve Repairs In Progre	: Moderate, Area Affe					
Terminal Devices Air Handler	11% Now Damper(s) Malfu Location : Mecl	nctioning, Extent : Mo	2028 oderate, Are	\$1,007,200 ea Affected : 50%	1	\$30,100	
Air Handler Convector/Radiator	64% 25%		2028 2031	\$5,859,800 \$994,600	1	\$194,300 \$39,600	
ir Conditioning Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	100%		2036	**	1	\$531,400	
Distribution CW & CHW Wtr Pipe/Pump	70% 0-2 Insul. Deteriorati Location : Roof Malfunctioning, E	\$11,000 ng, Extent : Moderate And Various Location Extent : Moderate, Are	as va Affected		4	\$16,900	
CW & CHW Wtr Pipe/Pump	30%		2043	* *	4	\$10,900	
Terminal Devices Air Handler/Cool/Ht	100%	llars and are not escalat	2028	\$9,440,700	1	\$303,600	

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

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

Asset #: 2048

	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Drionit
Total	(Years)		FY		(Yrs)	Estimated Cost	FIIOTIL
		**			_	*	
Leak Evide	ent, Extent	· ·			2	\$197,700	
50%			2031	\$1,228,800	2	\$247,100	
				* *	2-5	\$13,700	
95%			LIFE	* *	2-5	\$260,100	
						+=00,100	
100%			2033	\$2,157,900	2	\$15,000	
			00		1		
				* *	1		
Location	: Basemen	t					
		0 1					
100%			LIFE	* *	1		
				**	1		
	: At West S	South Of Basement					
80%			LIFE	* *	1		
100%			2028	\$97.400	4	\$10.400	
100% Recent Rep			2043	* *	4	\$29,300	
Location	: Basemen	nt	2043 Affected :	**	1	\$30,100	
		,					
	Location	Leak Evident, Extent Location: Roof 50% 50% 50% 50% 50% 50% 50% 50%	Leak Evident, Extent: Moderate, Area A Location: Roof 50% 5% 5% 0-2 \$21,400 Damaged, Extent: Moderate, Area Affe Location: The Actuators In Basement 95% 100% 1% 0-2 \$1,300 Not Insulated, Extent: Moderate, Area A Location: Water Main Valve And Pipit 99% 100% Other Observation, Extent: N/A, Area A Location: Basement Explanation: Heat Exchanger Replace 100% 20% 0-2 \$6,900 Leak Evident, Extent: Moderate, Area A Location: At West South Of Basement 80% 100% 100% Recent Replace Evident, Extent: N/A, A Location: Sub-basement	Leak Evident, Extent: Moderate, Area Affected: Location: Roof 50% 2031 5% 0-2 \$21,400 LIFE Damaged, Extent: Moderate, Area Affected: 159 Location: The Actuators In Basement 95% LIFE 100% 2033 1% 0-2 \$1,300 2053 Not Insulated, Extent: Moderate, Area Affected: Location: Water Main Valve And Piping, Basen 99% 2053 100% Other Observation, Extent: N/A, Area Affected: Location: Basement Explanation: Heat Exchanger Replacement Is 100% LIFE 20% 0-2 \$6,900 LIFE Leak Evident, Extent: Moderate, Area Affected: Location: At West South Of Basement 80% LIFE 100% 2028 100% 2043 Recent Replace Evident, Extent: N/A, Area Affected: Location: Sub-basement 100% 2043 Other Observation, Extent: N/A, Area Affected: Location: Basement	Leak Evident, Extent: Moderate, Area Affected: 5% Location: Roof 50% 2031 \$1,228,800 50% 2031 \$1,228,800	Leak Evident, Extent : Moderate, Area Affected : 5% Location : Roof 50% 2031 \$1,228,800 2	Leak Evident, Extent: Moderate, Area Affected: 5% Location: Roof 50% 2031 \$1,228,800 2 \$247,100

Vertical Transport

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN FAMILY COURT

Asset #: 2048

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Geared Traction	90%	LIFE	* *						
	Other Observation, Extent: N/A, A	rea Affected : 100%							
	Location : Seven Units. Basement 1st To 7th Floor Explanation : 9 Units	t To 11th Floor, One	Unit. 1st To	11th Flo	or, One Unit.				
Hydraulic	10%	LIFE	* *						
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location: 1st To 2nd Floor								
	Explanation: 1 Unit								
Fire Suppression									
Standpipe									
Generic	100%	2053	* *	1-5	\$256,700				
Sprinkler									
Generic	100%	2043	* *	1-2	\$137,500				
Fire Pump									
Generic	100%	2036	* *	1	\$91,700				

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

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

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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	
Total	\$30,999,900	\$39,822,000
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
Total	\$30,999,900	\$39,822,000

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
Total	\$821,800	\$2,817,100	\$449,800	\$494,700
Importance Code A	\$42,700	\$17,100		\$47,800
Importance Code B	\$779,100	\$2,800,000	\$449,800	\$446,900
Total	\$821,800	\$2,817,100	\$449,800	\$494,700



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

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

Asset #: 2051

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$127,300	
Masonry: Brick	30%		Ø1 250 000	LIFE	* *	5	\$244,400	
Masonry: Granite	65%		\$1,359,000	LIFE		5	\$397,200	
			rod, Extent : Moder Toors, Pediment	ate, Arec	i Affectea : 20%			
			ioors, 1 eaimeni , Extent : Moderate	Area A	ffected : 25%			
	_	_	t, Extent : Moderate et, Cornice, Throug	-	ijecieu . 2570			
			xtent : Moderate, A		cted · 10%			
			nd Level East Side	0 0 11/1/200	. 10,0			
Metal Panel	3%	<u> </u>		2044	* *	5-10	\$168,000	
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Intermit	tent Panels Between	n Windov	ws. Street Facades			
	Explana	tion : Lead	Panels					
Windows								
Bronze/Brass	25%		\$443,500	2042	**	5	\$143,400	
		ted Finish, n : Main En	Extent : Light, Area	a Affecte	d: 2%			
26 - 17			urance	20.42	* *	10	Φ.5.7. 40.0	
Metal Louvers	5%		¢524.400	2043	**	10	\$57,400	
Steel	70%		\$524,400	2042		5	\$803,000	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Throughout							
		_	ed, Extent : Severe,	Area Aff	ected · 80%			
	_	n : Window.		11,000 1199				
	Water Per	netration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
			r Corridor, Baseme					
Parapets								
Masonry: Brick	35%			LIFE	* *	5	\$6,600	
Masonry: Granite		Now	\$217,300	LIFE	* *	5	\$12,600	
			ed, Extent : Severe,	Area Aff	ected : 100%			
		n : Coping		1.00	1 200/			
			xtent : Severe, Area	i Affected	a : 20%			
16 (1D)		n : Coping		2071	g)de		A4 #AA	
Metal Panel	2%		\$2.500	2054	* *	5	\$1,500	
Metal Rail	5%		\$3,500 Extent : Moderate, A	2047		5	\$6,700	
		n : Through		теи Ајје	cica . 10/0			
Marble Panels	5%			LIFE	* *	5	\$1,000	
Trianole 1 anels	370	1		шь		J	Ψ1,000	

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

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

Asset #: 2051

chitecture	Current Repair	Future Replacer	nent	Ma	aintenance					
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priorit				
erior										
Roof										
Cast in Place Concrete		5,200 LIFE	* *							
	Water Penetration, Extent: Mod									
	Location: Throughout Areawa	<u>-</u>								
Copper/Terne		4,100 2049	* *							
	Gut/DS Non Func/Miss, Extent	: Moderate, Area Affected : .	5%							
	Location : Portico									
	Water Penetration, Extent : Ligi	ht, Area Affected : 5%								
	Location : Rotunda									
Modified Bitumen		1,100 2044	* *			1				
	Blisters, Extent : Moderate, Are	a Affected : 30%								
	Location : Throughout									
	Ponding, Extent : Moderate, Ar	ea 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									
			Library,	2na Fi	oor Corriaors					
	Other Observation, Extent: Mo	aerate, Area Affectea : 35%								
	Location: 6th Floor Roof	on At Pugging Anghous For	Dananat	Walls						
	Explanation: Water Penetrati		* *	wans						
Skylight, Metal/Glass	5% Now \$39 Deformed/Dented, Extent: Mod	0,400 2044								
	Location: Various Areas	eraie, Area Affectea . 1076								
	Unit Inoperable, Extent: Model	rate Area Affected : 50%								
	Location: Throughout 6th Flo									
	Water Penetration, Extent: Mod									
	Location : Solarium Area	ieraie, mea myeerea . 5070								
Sloped Glazing		4,500 LIFE	* *	5	\$227,400					
Stoped Glazing	Corrosion/Rusting, Extent: Mo			3	\$227,400					
	Location : Steel Supports For									
	Water Penetration, Extent : Sev	-								
	Location : Area Above Portice	**								
Soffits										
Masonry: Granite	100%	LIFE	* *	5						
rior										

Interior

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

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

Asset #: 2051

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	4 = 0 /		*** 40 400		00.400.000		0.102 - 00	
Carpet	15% Worn/Erod	0-2 led, Extent	\$248,100 : Moderate, Area A	2027 Iffected :	\$2,480,900 25%	3	\$193,700	
			Throughout 5th And					
Cast in Place Concrete	10%	0-2	\$159,100	LIFE	* *	5	\$188,300	
	_	_	Extent: Moderate	, Area Aj	ffected : 10%			
		_	out Sub-basement					
			xtent : Severe, Area	Affected	d: 10%			
		: Sub-base						
			xtent : Severe, Area	a Affecte	d : 80%			
		: Sub-base						
G : T''			nd Water Penetration		ate ate		0.10 0.00	
Ceramic Tile	3%	0-2	\$31,600	2043	**	5	\$12,900	
	_	_	Extent : Moderate hroughout 5th And					
~		: Tottets 1	nrougnoui 3in Ana				0== 000	
Cork Tile	10%			2044	* *	5	\$75,300	
Marble Panels	13%	2.4	#244 000	LIFE	* *	5	\$83,900	
Terrazzo	14%	2-4	\$244,800 Extent : Moderate	LIFE		5	\$94,200	
	_	: Basemen		, Areu Aj	јестеа . 15/6			
Vinyl Tile	35%	4+	\$180,800	2034	\$9,041,700	3	\$113,000	
vinyr The		-	Extent : Light, Are			3	Ψ115,000	
			It Basement Level	55				
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	
	_	_	Extent : Severe, Ar	rea Affec	ted : 5%			
	Location: 4th Floor Solarium							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
			rs, Stairs, Various C					
			xtent : Moderate, A					
		: Corridoi	rs, Stairs, Various C					
Wood	15%			LIFE	* *	5	\$406,200	

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

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

Asset #: 2051

Architecture	Cu	rrent Re	pair	Future Replacement		nt	Maintenance			
System Component Type		Date E	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior										
Ceilings	100/ 31		# 2 00 2 00	TIPE		* *	-	012.500		
Exposed Struc: Concret			\$280,300 xtent : Severe, A	LIFE	tad . 50/	~ ~	5	\$13,500		
	-	-	xieni . severe, A. ent Boiler Room		iea . 570					
			, Extent : Moder		Affected · 10	%				
			t Sub-basement 1							
		_	rate, Area Affect							
			t Sub-basement 1							
Masonry: Infill Arch	3%			LIFE		* *				
iviasemy. mini i nen		tion, Ext	ent : Light, Area		: 100%					
	Location : M		-	55						
	Explanation	Unders	ide Of Portico							
Masonry: Marble	10%			LIFE		* *	1			
Plaster	15%			LIFE		* *	5	\$80,700		
Plaster	62% N	ow	\$352,700	LIFE		* *	5	\$333,600		
	Cracking/Crun Location : C	_	xtent : Moderate Throughout	, Area Aj	ffected : 5%					
			ent : Light, Area .	Affected	· 20%					
			Waiting Areas, F			oms	615, 624	4, 626, 629, 5th		
			ent Level Offices							
Site Enclosure										
Fence/Gates Iron Picket	100%			2054		* *				
	10070			2034						
Free Standing Walls Masonry: Fieldstone	100%			2044		* *				
Masoniy. Melastone		tion Ext	ent : Light, Area		· 100%					
	Location : Th			11)) eeteu	. 100/0					
	Explanation	_								
Retaining Walls			2							
Masonry: Fieldstone	100%			2044		* *				
ž	Other Observa	tion, Ext	ent : Light, Area	Affected	: 100%					
	Location: Th	roughou	t							
	Explanation	Materia	ıl Is Granite							
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	90% N		\$30,900	2047		* *				
			xtent : Severe, A. eet In Front Of B		ted : 5%					
Pavers/Stone	10% N	ow	\$3,900	2037		* *				
1 0 . 515, 5 5515			xtent : Moderate		ffected : 15%					
	Location : W	-		<i>J.</i>	•					

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

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

Asset #: 2051

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 50% 2039 **

Ponding, Extent : Moderate, Area Affected : 10% Location : Courtyards At Sub-basement Level

 $Other\ Observation,\ Extent: Moderate,\ Area\ Affected:10\%$

Location: Courtyards At Sub-basement Level Walkway Ramp On Baxter

Explanation: Poor Drainage And Water Penetration

Masonry: Granite 50% Now \$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

lectrical	Curren	t Repair	Futu	re Replacement	М	aintenance			
vstem Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts									
Service Equipment									
Fused Disc Sw	40%		2044	* *	5	\$1,000			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Room								
	Explanation : Ma	in Service Disconnec	t Switch	Rated At 3,000 Am	iperes.				
Fused Disc Sw	60%		2054	* *	5	\$1,500			
	Other Observation,	Extent : N/A, Area A	ffected :	100%		. ,			
	Location : Electr		00						
	Explanation : Ma	in Service Disconnec	t Switch	Rated At 4,000 Am	iperes.				
Transformers	*				•				
Dry Type	100%		2051	* *	5	\$2,100			
J J1	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Electr	ical Room							
	Explanation: The	ree 300 Kilovolt Amp	eres, 480	0 Volts Primary , 27	77/ 208 V	olts 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			

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Electrical	Current Repair F		Future Replacement		Ma		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring Braided Cloth	10% 2-4 Insulation Aged, Ext Location : Through	ent : Moderate, Area A	2059 Affecte	* * ed : 100%	1		
Thermoplastic	90%		2054	* *	1		
Motor Controllers							
Locally Mounted	20%		2047	* *	5	\$800	
Locally Mounted	45%	2	2039	* *	5	\$1,700	
Locally Mounted	5%	2	2032		5	\$200	
Motor Control Center	25%	,	2039	* *	5	\$3,900	
Variable Frequency Drive	5%		2051	* *		. ,	
Ground							
Grounding Devices							
Generic	100%	I	LIFE	* *	5	\$8,500	
Stand-by Power						•	
Transfer Switches							
Automatic	100%		2047	* *	1	\$177,000	
Generators							
Diesel		Extent : N/A, Area Affe	2043 ected :	**	1	\$222,800	
	Location : General		1.4.	C00 K:1			
D. # .	Ехріапапоп : Ете	rgency Generator Rate	ea At (500 Kilowatts			
Batteries Nickel Cadmium	100%	2	2027	\$2,700	5	\$128,200	
Fuel Storage	1000/	,	20.60	ماد ماد	_		
Main Tank	Location: Baseme	Extent : N/A, Area Affe		**	5		
Lighting	Ziipianianon i e o o	Cunons Tuneur Cupuer	•9				
Interior Lighting Fluorescent	60% Other Observation, I Location : Through Explanation : T-8 I	Extent : N/A, Area Affe hout The Building	2034 ected :	\$5,703,600 100%	10	\$316,500	
DI .			2024	¢1 001 200	10	Φ107.700	
Fluorescent	Location : Hallway	Extent : N/A, Area Affe		\$1,901,200 100%	10	\$105,500	
LED				* *			
LED	20%		2042	~ ^			
Egress Lighting	500/	,	3030	* *	1		
Emergency, Service	50%		2039	* *	1		
Exit, LED	50%		2062	* *	1		
Exterior Lighting HID	25%	2	2034	\$728,800	10	\$400	
No Component	75%						

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

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

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

Asset #: 2051

Electrical	Current	Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e 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 : Hallwa	ys And Outside Peri	meter					
	Explanation : CC	TV Surveillance Can	ieras					
Fire/Smoke Detection								
Generic, Analog	100%		2039	* *	1-3	\$354,500		
	Other Observation,	Extent : N/A, Area A	ffected :	100%				
	Location : Throug	hout The Building						
	_	be Lights, Manual F	ull Stati	ons, Alarm Bells, S	moke De	tectors, Horns		

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance		
System Component Type	% of I Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Utility Steam	100%			2044	* :	* 1			
	Other Obse	rvation, Ext	tent : Light, Area	Affected	: 100%				
	Location .	: Sub-basen	ent						
	Explanati	on : Steam	From Con Edisor	ı					
Conversion Equipment									
Pres. Reducing Valve/LP	100%			2037	* :	* 5	\$34,200		
Steam									
	Other Obse	rvation, Ext	tent : Light, Area	Affected	: 100%				
	Location .	: Basement							
	Explanati	on : 2 Heat	ing Exchangers I	For Hot V	Vater Heating De	vices			
Distribution									
Central Plant Steam	75%	4+	\$3,952,900	2054	* :	* 4	\$21,300		
Piping/Pmp									
	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	e, Supply/return (On Exten	ded Life				
Central Plant Steam Piping/Pmp	25%	2-4	\$439,200	2044	* :	* 4	\$7,100		
1 8 1	Leak Evident, Extent : Moderate, Area Affected : 25%								
	Location: Various Locations. Leaking Steam Piping And Eleven Condensate, Vacuum Pump								
	Repairs In Progress, Extent : N/A, Area Affected : 100%								
	•	_	ıt. New Steam Tr	00					

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

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

Asset #: 2051

Mechanical	Current Repair Future Replacement				Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating								
Terminal Devices	(00/ 0.4	#1 410 000	2020	#7 0 7 4 4 0 0		#10 2 100		
Air Handler	60% 2-4	\$1,410,900	2029	\$7,054,400	1	\$192,100		
	Leak Evident, Extent Location: Various							
Convector/Radiator	30% 0-2	\$306,500	2032	\$1,532,700	1	\$50,200		
	Cracked, Extent: Mo	derate, Area Affect	ted : 10%					
	Location : Various	Locations. Cracked	l And Pee	eling Paints On Ra	diator			
No Component	10%							
	Other Observation, E	Extent : N/A, Area A	Iffected :	0%				
	Location: Mechani							
	Explanation : Cove	red Under Air Con	ditioning	Section				
Controls	0.70/		• • • •	*** *** * * * * * * *				
Pneumatic	95%		2032	\$11,471,100				
	Other Observation, E		Affected	: 100%				
	Location: Through		a Manaa	and Chatam				
.	Explanation: Contr							
Pneumatic	5% 0-2 Malfunctioning, Exte	\$301,900	2032	\$603,700				
	Location: Compres							
ir Conditioning	Location . Compres	ssor For Fertilleter	Treuting	Mayanctioning				
Energy Source								
Electricity	100%		2042	* *	1			
Conversion Equipment	10070							
Centrifugal, Elec Chiller	70%		2047	* *	1	\$435,800		
ي ،	Other Observation, E	xtent : Light, Area	Affected	: 70%				
	Location: Basemen	nt						
	Explanation : Refrig	gerant R-13a						
Exterior Pkg Unit -	5%		2034	\$342,500	2	\$1,800		
Cooling								
	R-22 Refrigerant, Ext	tent : Light, Area A	ffected : :	5%				
	Location: Roof							
Window/Wall Unit	10% 0-2	\$23,700	2029	\$236,700	1			
	Malfunctioning, Exte							
	Location : Various	Locations. 15 Perce	ent Not W	Toking				
No Component	15%							
Distribution								
CW & CHW Wtr	70%		2060	* *	4	\$19,800		
Pipe/Pump								
No Component	30%							
Terminal Devices	5 00/		2020	ф д 313 1 3 1		40.40.00		
Air Handler/Cool/Ht	70%		2029	\$7,213,100	1	\$249,000		
	Other Observation, E		Affected	: 80%				
	Location: Various		Const	Snaad En. O. U	aniali-r	Inaguan an Daire		
N. C.	Explanation: 80 Pe	ercent Of Units On	Constant	speea. rew On Vo	uriabie F	requency Drive		
No Component	30%							

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

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

Asset #: 2051

echanical	Current l	Repair	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
Conditioning								
Heat Rejection								
Water Cooling Tower	70%		2038	* *	2	\$405,200		
No Component	30%							
ntilation								
Distribution	1000/		LIEE	* *	2.5	#220 000		
Ductwork/Diffusers	100%		LIFE		2-5	\$320,800		
Exhaust Fans	0.50/		2020	¢2 255 200	2	¢15 000		
Interior	85%		2029	\$2,355,300	2	\$15,000		
Roof	15%		2029	\$181,800	2	\$2,600		
mbing								
H/C Water Piping	90%		2044	* *	1			
Brass/Copper Galvanized Steel	90% 10% Now	\$39,900	2044		1 1			
Galvanized Steel	10% Now Corroded, Extent : M			\$797,600	1			
	Location : Basemer	**		0				
IIW/ Hoot Ev-1	Locuiton . Dusemer	u 1111u Suo-ousemei	···					
HW Heat Exchanger Steam Fired	100% 0-2	\$302,100	2044	* *	1	\$56,000		
Steam Fired	Broken, Extent : Moa	. ,			4	\$56,900		
	Location : Broken (**						
Ci4 Dii	Locuiton . Broken (control For Heat E	xxnunge					
Sanitary Piping Cast Iron	100% Now	\$157,400	LIFE	* *	1			
Cast IIon	Blockage /Clogged, 1				1			
	Location : Basemer		лгеи лује	ciea . 570				
Storm Drain Piping	Edeation : Busemer							
Cast Iron	100% Now	\$44,100	LIFE	* *	1			
Cust Hon	Cracked, Extent : Mo				1			
	Location : Sub-base							
	Damaged, Extent : L		. 10%					
	Location : Basemer							
Sump Pump(s)								
Non-Submersible	100% 0-2	\$62,500	2034	\$125,100	4	\$12,200		
1.011 Submitted	Broken, Extent : Mod				•	\$1 2,2 00		
	Location : Through	**						
Sewage Ejector(s)		3						
Electric	100% 0-2	\$98,100	2039	* *	4	\$22,900		
21111111	Other Observation, E	. ,		d: 10%	•	<i>\$22,</i> 700		
	Location : Sub-base		00					
	Explanation: 1 Of							
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, Exte							
	Location : Malfunc							

Vertical Transport

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Mechanical	Current Repair	Future	Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent: N/A,	Area Affected: 1	00%						
y -	Location : Ten Units From Bass One Unit From Mezzanine To 6 Explanation : 12 Units		n, One Onll From	Биѕете	nt 10 /th Floor,				
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 : Throughoutv								
	Explanation : Partial								

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

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

Print Date: 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

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	
Total	\$23,388,900	\$31,506,900
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
Total	\$23.388.900	\$31,506,900

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
Total	\$623,100	\$443,100	\$503,400	\$467,900
Importance Code A	\$53,400	\$77,800	\$55,000	\$55,000
Importance Code B	\$569,700	\$365,300	\$448,300	\$412,800
Total	\$623,100	\$443,100	\$503,400	\$467,900



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

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

Asset #: 2057

chitecture		Current I	Repair	Futu	re Replacement	Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Exterior Walls									
Copper/Terne	3%			2051	* *	10	\$51,300		
Masonry: Brick	30%			LIFE	* *	5	\$218,800		
		pair Evider 1 : Inner Co	nt, Extent : N/A, Ard ourtyard	ea Affect	ed : 2%				
Masonry: Granite	Joint Mor	Now tar Miss/Er a: Through	\$124,700 rod, Extent : Moder out	LIFE cate, Area	* * a Affected : 20%	5	\$54,700		
Masonry: Limestone	11%	Now	\$686,100	LIFE	* *	5	\$60,200		
·		tar Miss/Er 1 : Through	od, Extent : Light,	Area Aff	ected : 10%				
Masonry: Limestone	44%			LIFE	* *	5	\$240,600		
Metal Coiling Doors	2%			2036	* *	5	\$45,600		
Windows							<u> </u>		
Aluminum	45%			2047	* *	5	\$45,500		
Bronze/Brass	50%			2047	* *	5	\$316,200		
Steel	5%	Now	\$247,800	2056	* *	5	\$31,600		
	Thermally	n : Chiller I Inefficient, n : Chiller I	. Extent : Moderate	e, Area A	ffected : 100%				
Parapets									
Masonry: Brick		Now	\$252,000	LIFE	* *	5	\$36,700		
		Extent : Mo i : Interior .	derate, Area Affect Face	ed : 20%	Ó				
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		
		ervation, E a : East Side	Extent : Moderate, 2 e	Area Affe	ected : 100%				
	Explana	tion : Greer	n Roof						
Modified Bitumen	65%	Now	\$1,570,100	2041	* *				
	Water Pen		xtent : Moderate, A		cted : 10%				
Plaza Roof: Stone Pane	els 20%	Now	\$454,300	2041	* *				
	Water Pen		xtent : Moderate, A		cted : 30%				
Soffits									
Masonry: Limestone	100%			LIFE	* *	5			
rior									

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

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

Asset # : 2057

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								<u> </u>
Floors								
Carpet	5%	1		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%		\$209,300	2031	\$10,466,500	3	\$130,800	
· 111/1 1 1110			Extent : Light, Are			Ü	\$120,000	
	_	n : Through	-	33				
Vinyl Tile 9" X 9"		Now	\$180,400	2041	* *	3	\$15,600	
vinyi The 5 20 5			Extent : Moderate		ffected · 100%	3	Ψ13,000	
	_	n : Through		, 11. cu 11 <u>,</u>	,			
Interior Walls								
Cast in Place Concrete	30/	Now	\$812,400	LIFE	* *			
Cast in Tiace Concrete	_		Extent : Moderate		ffected · 20%			
	_	n : Through		, 11.0011),	, , , , , , , , , , , , , , , , , , , ,			
		_	xtent : Moderate, A	rea Affei	cted · 10%			
		n : Through		1 cu 11jj c				
Continuity Constant				LIEE	* *			
Cast in Place Concrete	2%			LIFE	* *	_	¢107,000	
Gypsum Board	20%			LIFE	* *	5	\$196,800	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Marble Panels	20%		#202.200	LIFE	* *	_	ф1 72 2 00	
Plaster	35%		\$303,300	LIFE		5	\$172,200	
			Extent : Light, Are	ea Affecte	ed: 3%			
		n : Through	out					
Wood	10%	ı		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				LIFE	* *	5	\$6,500	
Plaster	50%		\$685,900	LIFE	* *	5	\$259,500	
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
	Location	n : Through	out					
e Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%)		2041	* *			
Retaining Walls		_						
Masonry: Fieldstone	100%		\$97,800	2041	* *			
			od, Extent : Light,		ected : 10%			
			alls Along Perimete					
			Extent : Light, Ared	a Affected	d: 10%			
	Location	n : Through	out					

Site Pavements

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

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

Asset #: 2057

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$130,200	2036	* *			
	Cracking/0	Crumbling,	Extent: Light, Are	a Affecte	ed : 20%			
	Location	: Through	out					
On-Site Walkways								
Masonry: Granite	10%	Now	\$663,800	LIFE	* *			
·	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Through	out	55				
	Joint Mort	ar Miss/Er	od, Extent : Light, 2	Area Aff	ected : 10%			
	Location	: Through	out					
Masonry: Granite	90%			LIFE	* *			

ectrical	Current Repair	Futu	re Replacement	Maintenance						
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
der 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 Servio	ces And Nine 2,000	Ampere	Sub-service					
	Disconnect Switches									
Transformers	600/			_						
Dry Type	60%	2044	* *	5	\$1,200					
	Other Observation, Extent : Location : Electrical Room		100%							
	Explanation: Three 200 Ki	lovolt-ampere 480/.	277	120 Seco	ondary					
Dry Type	40%	2029	\$11,600	5	\$800					
3 31	Other Observation, Extent : N/A, Area Affected : 100%									
	Location : Mechanical Roc	m - Penthouse								
	Explanation: Two 63 Kilov	olt-ampere 480/277	volt - 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					

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

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

Asset #: 2057

Electrical	Current Rep	air Futur	e Replacement	Maintenance						
System Component Type	% of Fail Date Es Total (Years)	timated 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	1000/	• • • •	4.5 - 0.0	_	000.00					
Lead/Acid	100%	2026	\$2,700	5	\$20,600					
Fuel Storage	700/	2047	* *	-						
Day Tank	50%	2047		5						
	Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room - Roof									
	Explanation: One 275	-								
M : T 1			* *							
Main Tank	50%	2059		5						
	Location : Basement	Other Observation, Extent: N/A, Area Affected: 100%								
		000 C 11								
T intain	Explanation: One 20,0	00 Gallon								
Lighting Interior Lighting										
Fluorescent	85%	2036	* *	10	\$433,100					
Fluorescent	Other Observation, Exter		. 100%	10	\$755,100					
	Location: Throughout		. 10070							
	Explanation: T-8 Lamp									
Fluorescent	5%	2036	* *	10	\$25,500					
Fluorescent	5% Other Observation, Exter			10	\$23,300					
	Location : Ground Floo		10070							
	Explanation : Compact									
LED			* *							
	10%	2039	- T							
Egress Lighting Emergency, Service	40%	2039	* *	1						
Emergency, Service Emergency, Battery	40% 15%	2039	* *	10	\$20,100					
Emergency, Battery Exit, Service	10%	2036	* *		\$20,100					
Exit, Service Exit, Battery	35%	2036	* *	1 10	\$13,100					
Exterior Lighting	33/0	2030		10	\$13,100					
Incandescent	100%	2026	\$3,234,000	2	\$900					
The and escent	10070	d and not excelleted for note			\$700					

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

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

Asset #: 2057

Electrical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2036	* *	1	\$207,500	
	Other Observation, Extent : Light, Are	ea Affected : 100%	6			
	Location : Throughout The Building					
	Explanation : CCTV Surveillance Co	amera System				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$342,400	

Mechanical		Current Repair		Future	Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating	•			•				•	
Energy Source									
Fuel Oil No 2	100%			2051	* *	5	\$172,100		
	Location	: Basement			cted : 100%				
	Explana	tion : 2 Oil	Tanks Each 20,000) Gallons					
Conversion Equipment	40001		040-0	• • • • •	.aa.		0.40 = 0.00		
Steam Boiler	Leak Evid Location Other Obs Location	a : No.3 Boil ervation, E	xtent : Moderate, A t Boiler Room			1	\$495,200		
Distribution	Елриини	iion . 5 Onii	13						
Steam Piping/Pump	100%			2041	* *				
Terminal Devices	10070								
Convector/Radiator	95%			2029	\$4,687,900	1	\$170,500		
Unit Heater - Steam	5%			2031	\$171,500	4	\$3,800		
ir Conditioning					,		. ,		
Energy Source									
Electricity	100%			2039	* *	1			
Conversion Equipment									
Centrifugal, Elec Chill	er 50%			2034	\$6,152,000	1	\$300,600		
G .	R-22 Refr	igerant, Ext	ent : Light, Area A	ffected : 5	50%				
	Location	: Ground I	Floor Air Condition	ning Rooi	n				
Interior Pkg Unit -	5%			2026	\$477,200	2	\$1,700		
Cooling	100/			2026	* *				
Split Unit	10%			2036					
Window/Wall Unit	5%			2026	\$114,300	1			
No Component	30%								

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

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

Asset #: 2057

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	50%	Now	\$204,900	2061	* *	4	\$13,700		
1 1	Location Leak Evide	: Through	: Severe, Area Affe		%				
No Component	50%								
Terminal Devices Fan Coil - 2 Pipe	Other Obs Location	: Various				1	\$80,700		
N. C.		tion : Hose	Of Condensate Dr	ip Pan C	logged, Causing W	ater Lea	iks		
No Component Heat Rejection	50%								
Water Cooling Tower	Damaged,		\$106,700 evere, Area Affected he Unit On Roof	2026 d : 25%	\$1,066,800	2	\$223,700		
No Component	50%								
Ventilation Distribution Ductwork/Diffusers	Leak Evid		\$530,100 : Light, Area Affec s And Throughout	LIFE ted: 15%	* *	2-5	\$309,800		
Exhaust Fans			-						
Interior	60%			2031	\$1,605,800	2	\$10,200		
Roof	25%			2036	* *	2	\$4,300		
No Component	15%								
lumbing H/C Water Piping									
Brass/Copper	30%			2041	* *	1			
Galvanized Steel		Now	\$107,900	2029	\$5,392,800	1			
			evere, Area Affected ain Valve In Basem						
Water Heater With Tanks Gas Fired	100%			2026	\$18,600	2			
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	Blockage /		\$42,600 Extent : Severe, Are Of Refrigeration Ro			1			
Sump Pump(s) Non-Submersible	100%			2031	\$120,800	4	\$17,600		
Fixtures Generic	100%								

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset #: 2057

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent : Light, Area Location : 8 Units From Basement To From 1st Floor To 4m To 6m	00	st To 8th Floor, 1 Unit	
	Explanation: 20 Units			
Fire Suppression Standpipe				
Generic	100%	2041 **	1-5 \$290,500	

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

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

Print Date: 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

Area Sq Ft : 36,000 Project Type : REAL PROPERTY

Date of Survey : 17-Jan-2024 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,4,5,6

Block : 1044 Lot : 22 BIN : 1025397

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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$412,700	\$27,600	\$60,800	\$33,800
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			
Total	\$412,700	\$27,600	\$60,800	\$33,800



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

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

Asset #: 13880

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Exterior Walls									
Cast Stone/Terra Cotta	15%	1		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%	1		2051	* *	5	\$6,900		
Bronze/Brass	30%			2043	* *	5	\$18,500		
Parapets									
Cast Stone/Terra Cotta	5%	0-2	\$2,200	LIFE	* *	5	\$1,700		
	-	Crumbling, n : Upper Ro	Extent : Light, Are	ea Affecte	ed : 10%				
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								
	Explana	tion : Stucc	o Finish						
Metal Rail	10%			2048	* *	5-10	\$8,000		
Pre-Cast Concrete	5%	<u> </u>		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	* *				
	_	roken/Crac n : Stair Bui	ked, Extent : Mode Ikhead	rate, Are	a Affected : 10%				
Soffits									
Cement - Fiber Panel	50%			2040	* *	10			
Granite Panels	50%)		LIFE	* *	5			

Interior

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

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

Asset #: 13880

Architecture		Current l	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%	0-2	\$33,500	2031	\$167,300	3	\$13,100	
	_	-	Extent : Moderate	, Area A <u>j</u>	ffected : 100%			
		: Through						
			: Moderate, Area A	Iffected :	25%			
		: Through	out					
Cast in Place Concrete	5%			LIFE	* *	5	\$12,700	
		Paint Peeling, Extent : Light, Area Affected : 25%						
		: Basemer	ıt And Sub-basemer					
Ceramic Tile	5%			2038	* *	5	\$2,900	
Marble Panels	5%		\$51,900	LIFE	* *	5	\$2,200	
		_	ents, Extent : Mode		ea Affected : 20%			
			air And 4th Floor T					
	_	_	Extent : Moderate		fected : 20%			
			uir And 4th Floor T					
Quarry Tile		Now	\$23,200	2040	* *	5	\$4,400	
	-	_	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
		: Ground	Floor Lobby					
Terrazzo	15%			LIFE	* *	5	\$13,600	
Vinyl Tile	45%			2035	\$783,800	3	\$13,100	
Interior Walls								
Cast in Place Concrete	_	Now	\$12,200	LIFE	* *			
			xtent : Moderate, A	rea Affec	cted : 5%			
		: Basemer						
Ceramic Tile		Now	\$88,200	2038	* *	5	\$7,400	
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 20%			
		: Main Sta	air 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%							
				rea Affec	cted: 5%			
	Location	: 6th Floo	r Offices					

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

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

Asset #: 13880

Architecture	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	60%		2048	* *	5	\$34,200	
	Staining/Discoloring,	-		ed : 2%			
	Location : Through	out 5th And 6th Flo	ors				
Glass: Susp Panels	2% Now	\$19,300	LIFE	* *			
-	Broken/Missing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location: Main Sta	irs					
	Glazing Broken/Craci	ked, Extent : Sever	lffected : 5%				
	Location : Main Sta	irs					
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Over Ma	in Stair					
	Explanation : Decor	rative Infill Panels	At Skylig	ght			
Masonry: Vault Struct	10%	<u> </u>	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	* *			

lectrical	Current Repair	Future Repla	cement	Ma	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$200	
	Other Observation, Extent : Li	ght, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service I	Disconnect Switch Rated A	lt 2,500 Am	peres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$900	
Raceway						
Conduit	100%	2055	* *	1		
Panelboards						
Fused Disc Sw	2%	2051	* *	5		
Molded Case Bkrs	98%	2051	* *	5	\$900	

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

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

Asset #: 13880

Electrical	Current Re	pair	Future Replacement		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Thermoplastic	100%		2055	* *	1		
Motor Controllers				d. d.	_		
Locally Mounted	20%		2048	* *	5		
Variable Frequency	80%		2048	* *			
<u>Drive</u> Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Lighting	10070					ψ1,100	
Interior Lighting							
Fluorescent	90%		2040	* *	10	\$29,700	
	T-8 Lamps And Fixture.	s, Extent : Light, A	rea Affe	ected : 100%		. ,	
	Location : Throughou	t The Building					
Fluorescent	2%		2040	* *	10	\$700	
	Compact Fluorescent L Location : Hallways	ight, Extent : Ligh	t, Area	Affected : 100%			
Fluorescent	3%		2030	\$17,800	10	\$1,000	
	T-12 Lamps And Fixtur Location : Theater	es, Extent : Moder	ate, Are			. ,	
LED	5%		2043	* *			
Egress Lighting							
Emergency, Battery	50%		2040	* *	10	\$4,300	
Exit, Battery	50%		2040	* *	10	\$1,200	
Exterior Lighting							
HID	20%		2040	* *	10		
No Component	80%						
Alarm							
Security System	1000/		2040	* *		012.5 00	
Generic	100%		2040		1	\$13,500	
	Other Observation, Ext Location : Courtyard,		-				
	Explanation: CCTV	-		iui s			
Fire/Smoke Detection	Елрининон . ССТУ .	sui veittunce system					
Generic, Analog	100%		2043	* *	1-3	\$22,200	
	*****					422,200	

Mechanical	Curren	t Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		

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

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

Asset #: 13880

Mechanical	Current Repair		Futur	e Replacement	M					
System Component Type	% of l Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Conversion Equipment										
Furnace	15%			2040	* *	1	\$2,700			
	Other Obse Location :		t : Light, Area	Affected	: 100%					
	Explanation: 2 Rooftop Package Units									
Hot Water Boiler	85%			2048	* *	1	\$15,100			
	Other Observation, Extent : Light, Area Affected : 100%									
	Location	: Basement Bo	oiler Room							
	Explanati	on: 2 Units								
Distribution										
Hot Wtr Piping/Pump	85%			2051	* *	4	\$2,300			
No Component	15%									
Terminal Devices										
Air Handler	10%			2040	* *	1	\$2,200			
Convector/Radiator	10%			2048	* *	1	\$1,200			
Fan Coil Unit/Heat	60%			2040	* *	1	\$7,000			
	Other Obse	Other Observation, Extent: Light, Area Affected: 100%								
	Location	: Various								
	Explanati	on : See 4 Pip	e Units Under	Cooling	Terminal Units					
Unit Heater - Hot Water	5%			2040	* *					
No Component	15%									
Controls										
Electrical	100%	0-2	\$10,900	2030	\$217,400					
	-	ning, Extent : I : Throughout	Moderate, Ared	a Affected	d : 100%					
Air Conditioning										
Energy Source										
Electricity	100%			2051	* *	1				

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

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

Asset #: 13880

Mechanical	Current Repair			Futur	e Replacement	М	aintenance		
System Component Type		ail 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 Servi Location :		: Moderate, Area	Affected	: 100%				
		-	xtent : Light, Area	Affected	: 70%				
	Location:		3 ,	55					
		-	Unit. R-410a.						
Ext Pkg Unit - Heating/Cooling	20%	0-2	\$13,100	2040	* *	2	\$400		
area and a second	Other Obser Location :		xtent : Light, Area	Affected	: 100%				
	Explanatio	on : 2 Roo	ftop Package Unit.	s. R-410a	a Refrigerant				
Split Unit	5%			2040	* *				
	R-134a Refr Location :		Extent : Light, Area	Affectea	l : 100%				
Window/Wall Unit	5%			2033	\$7,400	1			
	Other Obser	vation, E	xtent : Light, Area	Affected					
	Location: Theaters								
	Explanatio	on : Tenan	t Provided						
Distribution									
CW & CHW Wtr	70%			2055	* *	4	\$1,900		
Pipe/Pump									
No Component	30%								
Terminal Devices	100/				0110.000		44.400		
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 1/Disc	400/			LIPP	* *	2.5	¢12.700		
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$12,700		
No Component	60%								
Exhaust Fans	100/			2040	ale ale	2	#100		
Interior	10%			2040	**	2	\$100		
Roof	30%			2040	* *	2	\$300		
No Component	60%								
Plumbing									
H/C Water Piping	1000/	4.1	0.50.200	2025	0502.20 2	1			
Brass/Copper	100%	4+	\$50,200	2035	\$502,200	1			
			oderate, Area Affec			-			
	Location :	sıaewalk	Vault In Basement	, Gate Va	uve On Waster Pip	nng			

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

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

Asset #: 13880

Mechanical	Current I	Repair	Future	Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E 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, Ex			1:100%			
	Location: Basemen			1,000/			
	Other Observation, E Location : Basemen	-	Ајјестеа : Т	100%			
	Explanation: 25 G						
Gas Fired	80%	utions	2030	\$29,700	2		
Gas Fired	00% Other Observation, E	Extent : Light Area			2		
	Location : Basemen	-	ngecica . 1	10070			
	Explanation: 100 (
Sanitary Piping							
Cast Iron	100% 4+	\$49,300	LIFE	* *	1		
	Corroded, Extent : M			ó			
	Location : Sidewalk						
	Leak Evident, Extent		lffected : 10	0%			
	Location : Basemen	nt .					
Storm Drain Piping	1000/	4.000		di di			
Cast Iron	100% 2-4	\$6,900	LIFE	* *	1		
	Corroded, Extent : M Location : Sidewalk			9			
C D(-)	Location . Staewair	vaun in basemen					
Sump Pump(s) Non-Submersible	100%		2030	\$7,800	4	\$1,100	
Fixtures	10070		2030	\$7,800		\$1,100	
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E	-					
	Location: 1 Unit F		ixth Floor,	1 Unit From Gro	ound To S	Sixth Floor	
	Explanation: 2 Un	its					
Fire Suppression							
Standpipe Generic	100%		2055	* *	1.5	¢10 100	
Sprinkler	10070		2033		1-5	\$18,100	
Sprinkler Generic	100%		2055	* *	1-2	\$10,100	
Fire Pump	10070		2033		1-2	φ10,100	
Generic	100%		2044	* *	1	\$6,700	
	100,0				-	\$5,700	

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

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

Print Date: 15-Aug-2024 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025

Asset Name : MUNICIPAL BUILDING Address : 1 CENTRE STREET

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$33,896,000	\$72,889,100
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
Total	\$33,896,000	\$72,889,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$1,877,900	\$9,503,700	\$937,700	\$811,200
Importance Code A	\$130,000			
Importance Code B	\$1,706,100	\$9,503,700	\$937,700	\$811,200
Importance Code C	\$41,700			
Total	\$1,877,900	\$9,503,700	\$937,700	\$811,200



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

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

Asset #: 2071

rchitecture	Current Repair			Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior			•				•	
Exterior Walls	40/			4.4.				
Bronze/Brass	1%		LIFE	* *	_	Φ1.47.000		
Cast Stone/Terra Cotta	2%	£2 225 000	LIFE LIFE	* *	5 5	\$145,900		
Masonry: Granite	97% Now Staining/Discoloring	\$2,325,000 Frient: Moderate			3	\$679,500		
		cade At Window Lii			ezewav.			
	Vertical Cracks, Exte				,			
	Location : Tower V	Valls Between 36th	4nd 38th	Floors				
	Water Penetration, E	Extent : Moderate, A	rea Affec	ted : 1%				
	Location : 5th Floo	or Cornice On East	Elevation	1				
Windows	0.50/ 3.1	Ф550,000	2020	* *	-	Ø106.400		
Aluminum	95% Now Air Infiltration, Exte	\$550,900 nt : Moderate, Area	2039		5	\$106,400		
	Location: Through		Пуссиси	. 5070				
	Broken/Missing Elen		erate, Are	ea Affected : 1%				
	-	oor At Renovation A		00				
	Ctrwt/Balnc Not Fur	act, Extent : Modera	ite, Area A	Affected : 50%				
		Locations Through						
	Misaligned/Bulging,			ected : 20%				
		Locations Through						
Bronze/Brass	5% 0-2	\$43,300	2039	**	5	\$35,000		
	Broken/Missing Elen Location : Entry Ve		erate, Are	ea Affected : 1%				
	Glazing Broken/Crae		rate Area	a Affected : 1%				
	-	or On North Elevation		1 Пурестей : 170				
Parapets								
Masonry: Brick Cavity	35%		LIFE	* *	5	\$14,600		
Masonry: Granite	65%		LIFE	* *	5	\$34,000		
Roof Metal Panel	15%		2036	* *	10	¢20, 200		
Metal Panel	Other Observation, I	Extent : Moderate :			10	\$29,800		
	Location : 26th Flo		1700 119900	. 10070				
	Explanation: Pain							
Modified Bitumen	65% Now	\$41,900	2031	\$837,300				
	Blisters, Extent : Mo	derate, Area Affecte	ed : 5%					
	Location : 36th Flo							
	Water Penetration, E Location: 36th Flo		rea Affec	ted : 5%				
	Other Observation, I	Extent : Light, Area	Affected .	: 5%				
	Location : 36th Flo							
		er Was Present Insia						
Panel/Paver: Cer/Brk			2041	**				
					w Veril			
					on vault			
				2070				
Panel/Paver: Cer/Brk	20% Now Water Penetration, E Location: Over Cl Worn/Eroded, Extend Location: Efflores	ailler Room In Sub- t : Moderate, Area A	rea Affec basement Iffected :	ted : 20% - From Con Edisc	on Vault			

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

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

Asset #: 2071

Architecture		Current Repair		Future Replacement		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			
		-	ents, Extent : Mode	erate, Ar	ea Affected : 1%					
			offit On 38th Floor							
			Extent : N/A, Area A	ffected :	100%					
	Location : Various Soffits Explanation : This Is Actually A Guastavino Terracotta Tile									
	Explanat	ion : This	Is Actually A Guast	avino Te						
Cast Stone/Terra Cotta	44%			LIFE	* *	5	\$578,900			
Masonry: Granite	15%			LIFE	* *	5	\$18,900			
Pre-Cast Concrete	40%			LIFE	* *	5	\$218,900			
nterior										
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									
			ing/Discoloring							
Ceramic Tile	2%			2040	* *	5	\$29,500			
Mosaic Tile	15%			2036	* *	5	\$552,800			
1100000	Horizontal	Cracks, E : Through	xtent : Moderate, A out		cted : 15%	C	\$662 ,666			
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%			2031	ψ12,505,500	3	Ψ15 1,000			
110 Component	276 Other Observation, Extent : N/A, Area Affected : 0%									
	Location: South Wing Of 25th Floor									
			er Construction							

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

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

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

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

Asset #: 2071

Architecture	Current Repair Future Replacement			e Replacement	ment Maintenance						
System Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
nterior											
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%										
		asement At Refrigera			Room						
Ceramic Tile	3%		2040	**	5	\$29,000					
Concrete Masonry Unit	5%		LIFE	* *	5	\$19,300					
Concrete iviasomy omit		ng, Extent : Moderate		ffected · 2%	3	Ψ17,300					
	-	ent, Electircal Room	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
Glass: Single Pane	3%		LIFE	* *	5	\$21,700					
Gypsum Board	29%		LIFE	* *	5	\$167,900					
Masonry: Brick	5% Now	\$499,100	LIFE	* *		4-07,500					
Masomy. Brick	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 : Throug	-									
		Extent : Moderate, A	Area Affe	cted : 1%							
		o 38th Floor Tower									
Metal: Cage/Fence	2%		LIFE	* *							
		Extent : Light, Area	Affected	: 100%							
	Location : Elevat										
		corative Metal Grille		ate ate							
Marble Panels	10%		LIFE	**							
	· ·	Extent : Moderate, Ai	rea Ajjeci	tea : 1%							
	Location : 25th Floor Worn/Eroded, Extent : Moderate, Area Affected : 3%										
	Location: 25th F		нујестеи .	3/0							
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										
		Extent : Moderate, A	Area Affe	cted: 15%							
	Location: 38th F	loor									

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

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

Asset #: 2071

Architecture	Current	Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Interior Walls	• • •							
No Component	2%			20.4				
	Other Observation, I		lffected : ()%				
	Location: South W	-						
0.11	Explanation : Unde	er Construction						
Ceilings	1.40/		2026	* *	5	¢250,000		
AcousTileConcealSpLn	14% 35%		2036 2044	* *	5	\$258,000		
AcousTileSusp.Lay-In		\$599,800	LIFE	* *	5 5	\$516,000 \$11,500		
Exposed Struc: Concrete					3	\$11,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various Areas In Sub-basement							
	Exposed Reinforceme			Affacted : 10%				
	Location: Various			Affecteu . 1070				
	Loose/Delam Surface			Fected : 15%				
	Location: Various			Jeciea . 1570				
	Water Penetration, E			ad : 10%				
	Location: Various			ea . 1070				
	Other Observation, I			. 50%				
	Location : Sub-bas							
	Explanation : Spall		acem 10	on rank Room				
Gypsum Board	2%	ing concrete	LIFE	* *	5	\$36,900		
Masonry: Marble	2%		LIFE	* *	1	\$30,900		
Plaster	40% Now	\$389,600	LIFE	* *	5	\$368,500		
Taster	Cracking/Crumbling				3	\$308,300		
	Location: 38th Flo		, 111cu 11jj	ected . 170				
	Loose/Delam Surface, Extent : Moderate, Area Affected : 1%							
	Location: 38th Flo							
	Staining/Discoloring		e, Area Aff	ected : 1%				
	Location : 38th Flo	or						
No Component	2%							
	Other Observation, I	Extent : N/A, Area A	lffected : (0%				
	Location : South W							
	Explanation: Unde	er Construction						
Site Enclosure								
Fence/Gates	1000/		005:					
Iron Picket	100%		2051	* *				
Free Standing Walls	150/		2051	* *				
Cast in Place Concrete	15%	Z.,4.,.4 N//4. 4	2051					
	Other Observation, I		ijjectea : 1	100%				
	Location: Colonna		4 C :	- 44 C-1 C :	4 1			
	Explanation: This	is Actually Pre-cas		e At Column Capi * *	iais			
Masonry: Fieldstone	85%	7 37/4.4	2041					
	Other Observation, I		ijjected : 1	100%				
	Location: Colonna							
	Explanation: This	<i>Is Actually Granite</i>						

Site Pavements

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

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

Asset #: 2071

Architecture		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type		Tail 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/Cr	rumbling, I	Extent : Moderate	, Area Aj	fected : 10%			
	Location:	South Side	e Of Building By S	Subway E	Entrance			
Masonry: Granite	20%	Now	\$75,800	LIFE	* *			
•	Broken/Miss	sing Eleme	nts, Extent : Mode	erate, Ar	ea Affected : 2%			
	Location:	Entrance .	Steps On East Ele	vation				
	Cracking/Ci	rumbling, I	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
	Location:	West Entry	V					
	Joint Morta	r Miss/Ero	d, Extent : Moder	ate, Area	Affected : 10%			
	Location: Entrance Steps On East Elevation							
	Misaligned/	Bulging, E.	xtent : Moderate,	Area Aff	fected : 2%			
	Location :							
Pavers/Stone	40%	Now	\$66,600	2034	\$3,328,600			
	Broken/Miss	sing Eleme	nts, Extent : Mode	erate, Ar				
		-	Corner Of Buildi					

Electrical	Current Repair	Future I	Replacement	M	aintenance			
system Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2051	* *	5	\$4,200			
	Other Observation, Extent : Light, Location : Electrical Room	Area Affected : 1	100%					
	Explanation : Three 6,000 Ampe Ampere Bolted Pressure Main Di		re Switch Main D	isconne	cts; Four 4,000			
Transformers								
Dry Type	50%	2029	\$14,500	5	\$1,800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: Three 1,000 Kilovo	olt-ampere, 480/2	208/120 Volts					
Dry Type	50%	2044	* *	5	\$1,800			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Electrical Room							
	Explanation: Two 500 Kilovolt-	impere, 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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2071

Electrical		Current I	nt Repair Future Replacement Maintenance					
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Duionita
Component	Total	(Years)	Estillated Cost	FY	Estimated Cost	(Yrs)	Estillated Cost	ribrity
Туре		()				()		
Under 600 Volts								
Raceway	50/			2026	* *	1		
Busway	5%			2036		1		
Conduit Conduit	40% 50%			2031 2051	\$799,700 * *	1		
Conduit	50% 5%		\$100,000	2051	* *	1 1		
Conduit			\$100,000 evere, Area Affectea			1		
			ewere, Areu Ajjected Ement Corridor (Di					
Panelboards	Locuitor	i . Suo ouse	ement corruor (Bi	eset turi	n III cu)			
Fused Disc Sw	5%			2047	* *	5	\$1,100	
Molded Case Bkrs	45%			2030	\$809,600	5	\$1,700	
Molded Case Bkrs	50%			2047	**	5	\$13,000	
Wiring	2070			2017			Ψ13,000	
Braided Cloth	15%	2-4	\$458,500	2056	* *	1		
			ent : Severe, Area A		100%	_		
		_	out The Building	,,,				
Busway	5%			2036	* *	1		
Thermoplastic	25%			2041	* *	1		
Thermoplastic	55%			2051	* *	1		
Motor Controllers	2270			2001				
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	10%			2036	* *		. ,	
Drive								
Variable Frequency	5%			2051	* *			
Drive								
		-	ent : Light, Area A <u>j</u>	fected :	100%			
	Location	ı : Mechani	ical Room					
Variable Frequency	5%			2029	\$2,500			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$14,500	
			Extent : Light, Area	Affected	: 100%			
		ı : Basemen						
-	Explana	tion : Grou	nding System Insta	lled In 2	019.			
Stand-by Power								
Transfer Switches	1000/			2011	* *	1	#202.000	
Automatic	100%			2044	* *	1	\$303,000	
Generators	1000/			2040	* *	1	¢201 400	
Diesel	100%		Extent : Light, Area	2040		1	\$381,400	
		servation, E 1 : Generati	-	лујестеа	. 100/0			
			or Room gency Generator R	ated At	1352 Kilowatts			
Batteries	Елріини	uon . Emer	gency Generalor N	ши Ан	222 IXIIOWUIIS			
Lead/Acid	100%			2026	\$2,700	5	\$36,500	
Doug I told	10070			2020	Ψ2,700		Ψ50,500	

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Asset #: 2071

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage				_		
Day Tank	50%	2047	* *	5		
	Other Observation, Extent: Light, Area		: 100%			
	Location: Generator Room In Baseme	ent				
	Explanation: 550 Gallon Capacity	20.50				
Main Tank	50%	2059	**	5		
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Basement	1				
:-1-4:	Explanation: 15,000 Gallons Rated C	арасну				
Lighting Interior Lighting						
Fluorescent	70%	2031	\$12,777,600	10	\$632,400	
Tuorescent	Other Observation, Extent : Light, Area			10	ψ032,400	
	Location: Throughout The Building	119900000	. 100/0			
	Explanation: T-8 Lamps					
Fluorescent	10%	2026	\$1,825,400	10	\$90,300	
Tracrescent	Other Observation, Extent: N/A, Area A			10	Ψ>0,500	
	Location : Throughout The Building	55				
	Explanation: T-12 Lamps					
Fluorescent	10%	2031	\$1,825,400	10	\$90,300	
Tuorescent	Other Observation, Extent : N/A, Area A			10	Ψ>0,500	
	Location : Corridors And Basement	55				
	Explanation : Compact Fluorescent Le	amps				
Fluorescent	5%	2036	* *	10	\$45,200	
Tractoscont	T-5 Lamps And Fixtures, Extent: Light,		ected : 100%	10	Ψ13,200	
	Location: Upper Floors	55				
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 Equi	pped 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 Can	ıera Syst	em			

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

Asset #: 2071

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$607,000	
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location: Throughout The Building					
	Explanation: Smoke Detectors, Alarr	n Bells, Mo	anual Pull Station	s, Strobe	Lights And	
	Horns					

/lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2041	* *	1		
			Extent : Light, Area	Affected	: 100%			
			ement Steam Room					
	Explana	tion : From	Con Edison					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$12,900	2027	\$644,000	5	\$29,200	
			ng, Extent : Severe,	Area Af	fected : 100%			
	Location	i : Control	Valves In Basement					
	Other Obs	servation, E	Extent : Light, Area	Affected	: 1%			
	Location	ı : Basemer	ıt					
	Explana	tion : 2 Un	its For Dual Termp	erature I	Loop Serving Adjac	ent Build	dings	
Distribution								
Steam Piping/Pump	100%		\$1,713,300	2031	\$8,566,700			
			evere, Area Affectea	! : 10%				
	Location: Piping In Basement							
	On Extended Life, Extent : Severe, Area Affected : 5%							
			Pumps In Basemen					
	Steam Traps Faulty, Extent : Severe, Area Affected : 30%							
	Location	ı : Basemen	ıt .					
Terminal Devices								
Convector/Radiator	100%			2029	\$8,747,900	1	\$318,100	
			Extent : Light, Area	Affected	: 10%			
	Location: Throughout							
			Air Handling Equi ed For This Purpos		lave The Capability	7 To Prov	ide Heating, But	
ir Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		

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

Asset # : 2071

Mechanical		Current F	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	
Cimien Steams II (servation, E n : Sub-base	xtent : Light, Area ement	Affected	: 100%			
	Explana	tion : 3 Uni	its					
Centrifugal, Elec Chiller Interior Pkg Unit -	20% 10%		\$846,000	2034 2026	\$4,362,400 \$1,691,900	1 2	\$213,200 \$4,800	
Cooling	Location	n : Various I		a Affected	d : 100%			
			Of Useful Life					
Interior Pkg Unit - Cooling	20%			2029	\$3,383,900	2	\$12,100	
Interior Pkg Unit - Cooling	15%	ı		2026	\$2,537,900	2	\$9,000	
Reciprocating Compr/Chiller	20%	ı		2031	\$3,156,500	1	\$91,400	
Split Unit Window/Wall Unit	5% 5%			2031	\$1,270,200	1		
Distribution	370			2026	\$202,600	1		
CW & CHW Wtr Pipe/Pump	45%	ı		2041	* *	4	\$21,800	
1 1	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout							
	Explana	tion : Chille	ed And Condenser	Water Pu	mps And Piping			
No Component	55%	ı						
Terminal Devices								
Fan Coil - 2 Pipe No Component	30% 70%			2031	\$9,790,800	1	\$95,400	
Heat Rejection Water Cooling Tower		lent, Extent	\$486,300 : Severe, Area Affe Draft Cell Number		\$2,431,600	2	\$356,900	
	Other Obs		xtent : Light, Area	-	: 100%			
	Explana	tion : 2 Uni	ts. 1 Forced Draft Draft Unit Serves			ure Syste	m For Adjacent	
No Component	55%	l						
Ventilation								
Distribution	000/			TIPP	ሇ ሗ	2.5	¢404.200	
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$494,300	
No Component	10%	l						

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

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

Asset #: 2071

echanical	Current Repair	Future Replacement		laintenance
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost Priorit
ntilation				
Exhaust Fans				****
Interior	20%	2031 \$948,900	2	\$6,000
No Component	80%	100 1 00/		
	Other Observation, Extent: Light, Area			
	Location: Throughout Mechanical R		OCT	Fl.: D
mhina	Explanation: Component Accounted	For Under The Cooling Sec	iion Oj 1	nis Kepori
mbing H/C Water Piping				
Brass/Copper	100% 0-2 \$687,000	2041 **	1	
Втазы соррег	Leak Evident, Extent : Severe, Area Aff			
	Location : Mains Rotting At North En			
Water Heater With Tanks	3	•		
Electric	35%	2026 \$9,000	4	
	Other Observation, Extent : Light, Area	-		
	Location: Bathrooms Throughout			
	Explanation: Pipe Mounted Water H	leater At Sinks And Lavatoric	es	
No Component	65%			
HW Heat Exchanger				
Steam Fired	30%	2031 \$1,551,900	4	\$43,800
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Basement And 27th Floor			
	Explanation: Three 900 Gallon Store Basement Not In Use.	age Units Serving Low And 1	ntermed	iate Zones In
Steam Fired	35%	2041 **	4	\$34,100
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Basement			
	Explanation : Plate Heat Exchanger Back Up Replaces Steam Fired Shell Intermediate Zones			
No Component	35%			
Sanitary Piping				
Cast Iron	100% 4+ \$1,347,600	LIFE **	1	
	On Extended Life, Extent: Moderate, A			
	Location: Throughout			
Storm Drain Piping				
Cast Iron	100% Now \$75,500	LIFE **	1	
	Blockage /Clogged, Extent : Severe, Ar	ea 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
		+		

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

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

Asset #: 2071

Mechanical		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
Generic	100%			2031	\$477,800	1	\$60,300	
			ent : Light, Area	Affected	: 100%			
		: Basement						
	Explanat	ion : In Baser	nent					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			ent : Light, Area		: 100% Units From 15th To			
	24th To 3	6th Floor ion : Total 31			a 1st To 25th Floor, s, 1 Tower Elevato			
ire 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	
	Corredad	Extent : Mod	erate, Area Affed	cted : 100	0%			
	Corroaea,			D I	Dagamant			
		: Piping Rusi	ting Near Filter	Koom In	Баѕетені			
Generic		: Piping Rusi	ting Near Filter	2041	**	1-2	\$137,900	
Generic	Location 50%		ting Near Filter ent : Light, Area	2041	* *	1-2	\$137,900	
Generic	$\frac{\textit{Location}}{50\%}$ Other Observable		ent : Light, Area	2041	* *	1-2	\$137,900	

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

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

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
Total	\$368,100	\$3,191,700
Importance Code A	\$317,600	\$1,396,900
Importance Code B	\$50,600	\$1,794,800
Total	\$368,100	\$3,191,700

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
Total	\$187,900	\$40,400	\$92,700	\$60,800
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
Total	\$187,900	\$40,400	\$92,700	\$60,800



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

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

Asset #: 14126

Architecture		Current Repair Future Replacement Maintenance			aintenance			
System Component Type		ail 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		Now	\$183,400	LIFE	* *	5	\$30,800	
	Cracking/Cr Location :		Extent : Moderate Dock	, Area A <u>j</u>	fected : 10%			
	Misaligned/	Bulging,	Extent : Moderate,	Area Aff	fected : 10%			
	Location:	South Fa	cade, East Facade					
	Water Penet	ration, Ex	ctent : Moderate, A	rea Affec	cted : 5%			
	Location:	Third Flo	oor Cafeteria, Com	missione	er Office			
Windows								
Aluminum	97%			2051	* *	5	\$15,700	
Metal Louvers	3%			2044	* *	10	\$3,000	
Parapets	- 0.4			• • • • •		_		
Metal/Glass Curt Wall	5%			2055	* *	5	\$4,500	
			xtent : N/A, Area A	ffected :	100%			
			s. South Facade					
		on : Actua	lly Single Pane Gl		di di			
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 Location :		Extent : Moderate, out	Area Aff	fected : 100%			
	Vegetation C	Growth, E	xtent : Moderate, A	1rea Affe	cted : 15%			
	Location:	At Down	spouts And Within	Paver Jo	oints			
Soffits								
Metal Panel	60%			2055	* *	5-10		
Stucco Cement	40%			2048	* *	5		
Interior								
Floors	250/			2024	0.4.42 000	2	#27 000	
Carpet	25%			2034	\$442,900 * *	3	\$37,900	
Cast in Place Concrete	10%	.· r		LIFE		5	\$44,200	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout							
		_						
G	Explanation	on : Epoxy	Coating	2011	* *		#2.00	
Ceramic Tile	3%			2044	* *	5	\$3,000	
Raised Access Floor	10%			2044	* *	5	\$37,900	
Sheet Vinyl/Rubber	20%			2040		5	\$30,300	
Vinyl Tile	32%			2040	* *	3	\$12,100	

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

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

Asset #: 14126

Architecture	Current Repair		Futur	e Replacement	М			
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		Now Crumbling,	\$14,200 Extent : Light, Are	LIFE va Affecte	* * ed : 2%	5	\$30,700	
	Location	ı : Lobby						
			xtent : Moderate, A		cted : 5%			
	Location	ı : Cafeteri	a, Commissioner Q	ffice				
Granite Panels	5%			LIFE	* *	10	\$1,400	
			Extent : N/A, Area A	ffected :	100%			
		ı : First Flo	•					
	Explana	tion : Com	ponent Is Actually S	Slate Pan	nels			
Wood	5%			LIFE	* *	5	\$27,300	
Ceilings								
AcousTileSusp.Lay-In	60%			2048	* *	5	\$60,600	
Exposed Struc: Concrete				LIFE	* *	5-10	\$31,600	
Gypsum Board	15%		\$5,300	LIFE	* *	5	\$19,000	
		issing Elem 1 : Lobby A	ients, Extent : Mode irlock	erate, Ar	ea Affected : 2%			
Site Enclosure								
Fence/Gates								
Aluminum Picket	85%			2055	* *			
Aluminum Rail	15%			2048	* *	5-10		
Free Standing Walls								
Masonry: Fieldstone	100%			2055	**			
			Extent : N/A, Area A	ffected :	100%			
			ading Dock Area					
D	Explana	tion : Lime	stone Clad Wall					
Retaining Walls	1000/			2070	* *			
Cast in Place Concrete	100%			2070				
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways	10070			2040	. •			
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway	100/0			2070				
Asphalt	75%			2038	* *			
Cast in Place Concrete	25%			2048	* *			
Cust in Fluce Concrete	2370			2010				

Under 600 Volts

Component

Type

Electrical

System

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

(Years)

Current Repair

Fail Date Estimated Cost

Future Replacement

Estimated Cost

Year

FY

Maintenance

Estimated Cost | **Priority**

Cycle

(Yrs)

% of

Total

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

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

Asset #: 14126

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•		•				•
Service Equipment							
Fused Disc Sw	100%		2055	* *	5	\$300	
	Other Observe	ation, Extent : Light, Area	Affected	: 100%			
	Location : E	lectrical Room					
	Explanation	: Two Main Service Disco	onnect Sw	vitches Rated At 4,0	000 Amp	eres	
Transformers							
Dry Type	100%		2055	* *	5	\$200	
		ation, Extent : N/A, Area A	Affected :	100%			
	Location : E	lectrical Room					
Switchgear / Switchboard							
Fused Disc Sw	90%		2055	* *	5	\$300	
Molded Case Bkrs	10%		2055	* *	5	\$200	
Raceway							
Conduit	100%		2055	* *	1		
Panelboards							
Fused Disc Sw	5%		2051	* *	5	\$100	
Molded Case Bkrs	95%		2051	* *	5	\$1,700	
Wiring							
Thermoplastic	100%		2055	* *	1		
Motor Controllers							
Locally Mounted	20%		2048	* *	5	\$100	
Motor Control Center	70%		2048	* *	5	\$1,300	
Variable Frequency	10%		2048	* *			
Drive							
Ground							
Grounding Devices	1000/		LIEE	* *	-	#2 000	
Generic	100%	ution Fotont Modernt	LIFE		5	\$2,000	
		ution, Extent : Moderate, asement Water Meter Roo		ciea : 100%			
		: Connected To The Wate		ioo			
Stand hy Dayron	Ехріананон	: Connected to the wate	r Main O	ioe			
Stand-by Power Transfer Switches							
Automatic	100%		2048	* *	1	\$20,800	
Generators	10070		2040		1	\$20,800	
Diesel	100%		2044	* *	1	\$26,200	
Diesei		ation, Extent : Light, Area		. 100%	1	\$20,200	
		asement Generator Room	00	. 100/0			
		: Emergency Generator F		750 Kilovolt Amn	eres 1 40	00 Kilowatts Full	
		one On Monthly Basis An					
Batteries		·			-		
Nickel Cadmium	100%		2030	\$2,400	5	\$15,100	
Fuel Storage							
Main Tank	100%		2063	* *	5		
	Other Observe	ation, Extent : Light, Area	Affected	: 100%			
	Location : B	asement					
	Explanation	: 8,000 Gallons Rated Co	apacity				

Lighting

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

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

Asset #: 14126

Electrical	Current Repair	Futur	e Replacement	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	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, Ext	ght, Area	Affected: 100%					
LED	10%	2040	* *					
Egress Lighting	-00/	•••	000 000					
Emergency, Service	50%	2035	\$20,600	1				
Exit, Service	50%	2035	\$14,400	1				
Exterior Lighting	200/	2025	eco 400	10				
HID	20% Other Observation, Extent: Light, Area	2035	\$62,400	10				
	Location : Outside Perimeter	Ајјестеи	. 100/0					
	Explanation : Operated Via Timer							
No Component	80%							
Alarm	8070							
Security System								
Generic	100%	2040	* *	1	\$25,200			
Generie	Other Observation, Extent : Light, Area		: 100%	•	Ψ20,200			
	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 I	Pull Statio	ons, Alarm Bells, H	Horns And	d Smoke			
	Detectors							

Mechanical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2055	* *	1		
Fuel						
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location : Basement W	Vith Retaining Wall Arou	nd The Tank			

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

Estimates are rounded to the nearest hundred dollars.

Explanation: One 8,000 Gallon Oil Tank

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

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

Asset #: 14126

Mechanical	Cu	rent Repair	Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment							
Hot Water Boiler	100% 0-	2 \$71,100	2048	* *	1	\$30,100	
		t : Moderate, Area Affec				, , , , , ,	
	Location: Ba	sement. No. 2 Boiler Lea	ıking				
	Other Observa	ion, Extent : Light, Area	Affected:	100%			
	Location : Ba	sement Boiler Room					
	Explanation :	Two Dual Fuel Hot Wat	er Boilers				
Distribution							
Hot Wtr Piping/Pump	100%		2051	* *	4	\$5,000	
Terminal Devices	700/		20.40	יי יי	1	#20.200	
Air Handler	70%		2040	* *	1	\$29,200	
Convector/Radiator	30%		2048	* *	1	\$6,500	
Controls	1000/		2022	\$272,000			
Electrical	100%		2033	\$372,000			
Air Conditioning Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment	10070		2031		1		
Interior Pkg Unit -	5%		2036	* *	2	\$200	
Cooling	270		2030		_	\$200	
2.2.2.28	Other Observa	ion, Extent : Light, Area	Affected :	100%			
	Location : Co						
	Explanation:	2 Units					
Ext Pkg Unit -	90% 0	2 \$50,600	2040	* *	2	\$3,000	
Heating/Cooling		****					
	Corroded, Exte	nt : Moderate, Area Affe	cted : 5%				
	Location: Ro	of. No. 1 And 2 Rooftop	Unit Evap	orator Pan Corro	ded		
	Other Observa	ion, Extent : Moderate, .	Area Affec	ted : 100%			
	Location: Ro	•					
	Explanation:	3 Units. On Extended L.	ife				
Split Unit	5% 0	-2 \$4,000	2035	\$79,500			
		: Moderate, Area Affecte					
	Location : Ele	evator Room Air Conditi	on Unit Br	roken			
		ion, Extent : Light, Area		100%			
		dio Visual Rooms And Ro	-				
	Explanation :	2 Units Serve Audio Vis	ual Rooms				
Distribution			2077	* *		***	
CW & CHW Wtr	5%		2055	* *	4	\$200	
Pipe/Pump	041	: F L:-l. 4	1.CC4-J.	1000/			
	Location : Ba	ion, Extent : Light, Area	Affected :	100%			
		semeni Glycol Water Pumps As.	sociated W	ith Dry Cooler			
No Correct		Giyeoi rraier Fumps Ass	socialea W	un Dry Cooler			
No Component	95%						
Heat Rejection	5%		2035	¢15 400	2	\$2.400	
Dry Cooler No Component	5% 95%		2033	\$15,400	2	\$2,400	
Ventilation	73/0						

Ventilation

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

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

Asset #: 14126

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t 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, Are Location: Basement	a Affected	: 100%			
C 't D' . '	Explanation: Two 150 Gallon Units					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	10076	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	10076	LIFE		1		
Generic	100%	2040	* *	1	\$4,100	
Fixtures	10076	2040		1	\$4,100	
Generic	100%					
Generic	Low Consumption Fixtures, Extent : L Location : Throughout	ight, Area	Affected : 100%			
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
·	Other Observation, Extent : Light, Are Location : Basement To Third Floor Explanation : Two Units	a Affected	: 100%			
Fire Suppression						
Standpipe						
Generic	100%	2055	* *	1-5	\$34,000	
Sprinkler						
Generic	100%	2055	* *	1-2	\$18,900	
Fire Pump						
Generic	100%	2044	* *	1	\$12,600	

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

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

Page: 295

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
Total	\$1,633,100	\$20,392,300
Importance Code A	\$317,400	\$478,400
Importance Code B	\$1,047,600	\$19,826,800
Importance Code C	\$268,000	\$87,200
Total	\$1,633,100	\$20,392,300

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



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

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

Asset #: 4381

rchitecture	Current Repair	Future Replace	ement	nent Maintenance		
rstem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick	20% Repairs in Progress, Extent: N/A, A Location: Rear Facade	LIFE rea Affected : 50%	* *	5	\$92,800	
	Sidewalk Shed in Use, Extent : Ligh Location : West Elevation	t, Area Affected : 30%				
	Spalling, Extent : Moderate, Area A Location : North And South Eleva	•				
Metal/Glass Curt Wall	73% Other Observation, Extent: N/A, Ar Location: Front Facade	LIFE rea Affected : 100%	* *	5	\$634,900	
	Explanation : Sidewalk Shed Insta	lled				
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, Ar Location: Penthouse	rea Affected : 100%				
	Explanation: Penthouse Windows	1				
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	• • • • • • • • • • • • • • • • • • • •		di di	4.0	A. 4. 60.0	
Cast in Place Concrete	20% Repairs in Progress, Extent: N/A, A Location: 3rd Floor Parking Roof		* *	10	\$24,600	
Modified Bitumen	80%	2045	* *	10	\$59,100	
	Recent Installation, Extent: N/A, An Location: Roof				****	
Soffits						
Glass: Special Gauge	10%	LIFE	* *	1		
	Other Observation, Extent : Light, A Location : East Elevation	Area Affected : 100%				
	Explanation : Awning Over Entry	Area				
Stucco Cement	90% Other Observation, Extent: Light, A Location: West Elevation	2040 Area Affected : 100%	* *	5		
	Explanation: Exterior Balcony So	offits				

Interior

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

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

Asset #: 4381

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	• • • •			• • • • •	44.40.		4426400	
Carpet	_	Discoloring	, Extent : Light, Are r Throughout	2031 ea Affecte	\$1,195,300 ed : 20%	3	\$136,400	
Cast in Place Concrete	15%	1		LIFE	* *	5	\$149,200	
Ceramic Tile	5%	ı		2038	* *	5	\$11,400	
Vinyl Tile			\$62,200 : Light, Area Affec	2035 ted : 20%	\$3,111,700	3	\$42,600	
Interior Walls								
Cast in Place Concrete	Water Per		\$43,800 xtent : Moderate, A ll In Boiler Room	LIFE rea Affec	* * cted : 2%			
Ceramic Tile	5%	ı		2044	* *	5	\$14,500	
Concrete Masonry Unit	Location Water Per	Crumbling, n : Stairwel netration, E.	\$108,200 Extent : Light, Are Is, Basement xtent : Moderate, A nt, 3rd Floor Stair I	LIFE va Affecte rea Affec	cted : 5%		\$23,200	
Gypsum Board	50%		·	LIFE	* *	5-10	\$247,000	
Plaster	15%			LIFE	* *		\$37,000	
Ceilings								
AcousTileSusp.Lay-In	65%	ı		2040	* *	5	\$147,800	
Exposed Struc: Concrete	20%	ı		LIFE	* *	5-10	\$56,800	
Exposed Struc: Steel	5%			LIFE	* *	10	\$22,700	
Gypsum Board	10%	ı		LIFE	* *	5-10	\$78,100	
Site Enclosure								
Fence/Gates	750/			2045	* *			
Chain Link	75% 25%			2045 2065	* *			
Chain Link	Other Obs	servation, E n : Parking	Extent : N/A, Area A Lot Entrance nt Installation					
Retaining Walls Cast in Place Concrete	Cracking/	_	\$5,400 Extent : Moderate Walls At Parking A					
Site Pavements	Босино	i. rarious	mus 111 1 urming A	си лии 1	rajaceni 10 Gene	iaioi		
Public Sidewalk Cast in Place Concrete	100%			2040	* *			
On-Site Walkways Cast in Place Concrete	Cracking/	_	\$21,900 Extent : Moderate vation At Entry	2040	*			
Parking/Driveway Under Construction	100%	ı						

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

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

Asset #: 4381

Electrical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100% Other Observation, Location: Electric Explanation: One	-			5	\$600	
Switchgear / Switchboard		2,000 impere mun	. 2 1300				
Fused Disc Sw	70%		2045	* *	5	\$500	
Fused Disc Sw	30%		2035	\$96,600	5	\$200	
Raceway				4, 0,000		4-11	
Conduit	80%		2045	* *	1		
Conduit	20%		2045	* *	1		
Panelboards	2070						
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	10%		2048	* *	-	+- ,- • •	
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$4,400	
		Extent : Moderate, A ent Water Main Room und Connected To T	m				
Stand-by Power							
Transfer Switches							
Automatic	100%		2040	* *	1	\$46,200	
	Other Observation,	-	Affected	: 100%			
	Location : Electric	cal Room					
	Explanation : Auto	omatic Transfer Swit	tch				
Generators							
Diesel	100%		2038	* *	1	\$58,100	
	Other Observation,	-	Affected	: 100%			
	Location : Outside						
	Explanation: One	343 Kilovolt Amper	res, 275 K	Kilowatts			
Batteries	1000/		2020	** ***	_	daa 1 00	
Nickel Cadmium	100%		2028	\$2,400	5	\$33,400	

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

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

Asset #: 4381

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	100%	2043	* *	5		
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: 275 Gallon Capacity					
Lighting						
Interior Lighting						
Fluorescent	45%	2035	\$1,141,300	10	\$61,900	
	Other Observation, Extent: Light, Av Location: Throughout The Building Explanation: T-8 Lamps		: 100%			
Fluorescent	5%	2035	\$126,800	10	\$6,900	
	Compact Fluorescent Light, Extent : Location : Lobby And Some Areas	Moderate, A		%	. ,	
LED	50%	2043	* *			
	Other Observation, Extent : N/A, Are Location : Looby, 2nd 5th 8th And					
	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 : Moderat	e, Area Affe	cted : 100%			
	Location : Internal Only					
	Explanation: CCTV System					
Fire/Smoke Detection						
Generic, Digital	100%	2035	\$383,400	1-3	\$95,200	

Mechanical	Current Repair		re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	
1 0 1	Other Observation, Extent: N/A, Area A	ffected :	100%		•	
	Location: Basement					
	Explanation: 3 Pump Sets For Air Ha	ndling U	Inits And 3 Pump S	ets For I	Perimeter Heat.	

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

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

Asset #: 4381

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date E Total (Years)	stimated 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, Exte			60%			
	Location : Serves Peri						
	Explanation : Dual Te	mperature Fan Co	oil Unit	S			
Controls	1000/		•••	4046400			
Electrical	100%		2030	\$826,300			
Air Conditioning							
Energy Source	100/			ماد ماد			
Electricity	10%		2043	* *	1		
Natural Gas	90%		2045	* *	1		
Conversion Equipment	000/		•••				
Absorption	90%		2030	\$3,677,300	1	\$146,100	
Chiller/Direct Fire		37/4 4 400		1000/			
	Other Observation, Exte	ent : N/A, Area Aff	ected:	100%			
	Location: Basement						
	Explanation: 3 Units.	***					
Interior Pkg Unit -	10%		2029	\$235,100	2	\$900	
Cooling							
Distribution							
CW & CHW Wtr	100%		2035	\$240,300	4	\$11,100	
Pipe/Pump							
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	0.70/						
Brass/Copper	95%		2035	\$1,813,600	1		
Brass/Copper	5% Now	. ,	2045	**	1		
	Booster Pump w/Tank, I			Iffected : 50%			
	Location: 1 Out Of 2	Booster Pump Is I	Down.				

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

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

Asset #: 4381

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (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, Ext	-	fected:	100%			
	Location : Baseme		Castad.	1000/			
	Other Observation, Location: Baseme		јјестеа :	100%			
	Explanation : One	• • •					
Gas Fired	40%	123 Gallon Onli	2034	£20,200	2		
Gas Fired	40% Other Observation,	Extent : N/A Area A		\$20,300	2		
	Location : Baseme		ујестей.	100/0			
	Explanation : One						
Sanitary Piping		100 00000000000000000000000000000000000					
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%		LIEE	* *			
Geared Traction	0ther Observation,	Extant : N/A Anag A	LIFE				
		Extent . WA, Area A From Basement To 9			To 9th F	loor	
	Explanation: 3 Ui		111 1 1001,	2 Chils I fold 1st	10 >111 1	1001	
ire Suppression	Explanation . 5 Of	1110					
Standpipe							
Generic	100%		2045	* *	1-5	\$75,600	
Sprinkler							
Generic	100%		2045	* *	1-2	\$42,000	
Fire Pump							
Generic	100%		2038	* *	1	\$28,000	

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

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

Page: 302

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$4,965,700	\$23,189,400
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
Total	\$4,965,700	\$23,189,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$261,500	\$229,100	\$824,200	\$152,300
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			
Total	\$261,500	\$229,100	\$824,200	\$152,300



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

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

Asset #: 2039

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls						_		
Fiberglass Panel	1%			2041	* *	5	\$8,200	
Masonry: Brick	86%		4. - 0. 4.0.0	LIFE	* *	5	\$187,700	
Masonry: Limestone		Now	\$170,400	LIFE	* *	5	\$16,400	
		extent : Mo : Main En	derate, Area Affect	ed: 5%				
			trance , Extent : Moderate	1 mag 1	factad : 100/			
	C	uscoioring : Main En		e, Area Aj	jeciea : 10%			
Granite Panels	3%	: Main En	ігансе	LIFE	* *	5	\$4,900	
Windows	370			LIFE			\$4,900	
Aluminum	100%			2048	* *	5	\$71,600	
Parapets							4, -, -, -	
Masonry: Brick	83%	Now	\$559,200	LIFE	* *	5	\$22,300	
ž	Horizonta	l Cracks, E	xtent : Moderate, A	Area Affe	cted : 40%			
	Location	: Through	out					
	Painted Si	ırfaces, Ex	tent : Light, Area A	ffected :	50%			
	Location	: Interior	Face					
	Spalling, E	Extent : Mo	derate, Area Affect	ed : 25%				
	Location	: Interior	Face					
Masonry: Limestone	10%	Now	\$16,500	LIFE	* *	5	\$3,400	
,			od, Extent : Moder		Affected : 25%	-		
		: Coping						
	Caulking 1	Deteriorate	ed, Extent : Modera	te, 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		Now	\$63,200	2032	\$1,264,300			
		_	ings, Extent : Mod	erate, Ar	ea Affected : 40%			
	Location	: Through	out					
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		
terior								
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	

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

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

Asset #: 2039

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
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 Obs	ervation, E	xtent : N/A, Area A	Iffected :	100%				
	Location	: Generate	or Enclosure						
	Explana	tion : Gates	S						
Iron Picket	98%	4+	\$9,500	2052	* *				
	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 1%				
		-	st Corner Of Build						
			xtent : Moderate, A		cted : 25%				
		: Through		00					
Free Standing Walls									
Cast in Place Concrete	50%			2067	* *				
		ervation, E	Extent : N/A, Area A		100%				
		: Rear Of		33					
			rator Enclosure						
Masonry: Brick	50%			2052	* *				
Wasoniy. Brick		ervation F	Extent : N/A, Area A		100%				
		: Rear Of		gjeerea .	10070				
		·	rator Enclosure						
Retaining Walls	Блрини	ion . Gene	ator Enclosure						
Cast in Place Concrete	10%			2052	* *				
Masonry: Brick	65%	Now	\$5,700	2042	* *				
Masoniy. Brick			Extent : Moderate		ffected · 5%				
			alls At Various Rai						
			od, Extent : Moder	-	-				
			alls At Various Rai						
Manager E' 114					**				
Masonry: Fieldstone	25%	2-4	\$2,900	2042					
			od, Extent : Moder		00				
			alls At Various Rai	_	-				
			Extent : N/A, Area A						
			alls At Various Rai		Exterior Steps				
<u></u>	Explana	tion : This I	ls Actually Limesto	ne					

Site Pavements

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

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

Asset #: 2039

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Asphalt	25%	0-2	\$7,800	2035	\$155,300			
-	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	: Rear Of	Building					
Cast in Place Concrete	45%			2037	* *			
Masonry: Granite	5%			LIFE	* *			
Pavers/Stone	25%	Now	\$19,500	2035	\$976,600			
	Broken/Mi	ssing Elem	ents, Extent : Sever	e, Area .	Affected : 10%			
	Location	: Front En	itrance Area					
Parking/Driveway								
Asphalt	100%	Now	\$166,900	2035	\$3,338,800			
•	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%							
	Location	: Through	out					
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location	: Through	out		•			
		0	Extent : Moderate,	Area Afi	fected : 5%			
	_		Dock Area	33				

Electrical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	30%		2032	\$76,400	5	\$300	
Fused Disc Sw	70%		2052	* *	5	\$800	
	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location : New Ele	ectrical Room					
	Explanation: Main	Service Switch Rat	ed At 4,0	000 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	60%		2052	* *	5	\$700	
Molded Case Bkrs	40%		2052	* *	5	\$2,700	
Raceway							
Conduit	80%		2032	\$583,700	1		
Conduit	20%		2052	* *	1		
Panelboards							
Fused Disc Sw	5%		2031	\$31,600	5	\$300	
Molded Case Bkrs	25%		2031	\$158,200	5	\$1,700	
Molded Case Bkrs	30%		2040	**	5	\$2,100	
Molded Case Bkrs	40%		2048	* *	5	\$2,700	

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

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

Asset #: 2039

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	10% 2-4 \$111,		**	1		
	Insulation Aged, Extent : Moderat Location : Old Section	e, Area Affected	: 100%			
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	1000/			_	44.00	
Generic	100%	LIFE	**	5	\$3,800	
	Other Observation, Extent: N/A, A		00%			
	Location: Sub-basement In The	Boiler Room				
7. 11 D	Explanation : Metal Water Pipe					
Stand-by Power Transfer Switches						
Automatic	100%	2045	* *	1	\$80,300	
	10078	2043		1	\$80,300	
Generators Diesel	100%	2041	* *	1	\$101,100	
Diesei	Other Observation, Extent: N/A, A		00%	1	\$101,100	
	Location: Outside The Building	irea rijjecica . r	0070			
	Explanation: 810 Kilowatts Die	sel Generator				
Batteries	Espiration : 010 Into waits Die	ser Generator				
Nickel Cadmium	100%	2027	\$2,400	5	\$58,200	
Fuel Storage	10070		Ψ=,		\$20, 2 00	
Main Tank	100%	2060	* *	5		
	Other Observation, Extent: N/A, A		00%			
	Location: Outside					
	Explanation: 4800 Gallon Capa	ıcity				
Lighting						
Interior Lighting						
Fluorescent	55%	2032	\$2,427,100	10	\$131,700	
	T-12 Lamps And Fixtures, Extent:		ected : 100%			
	Location : Throughout The Build	ling				
Fluorescent	40%	2037	* *	10	\$95,800	
	T-8 Lamps And Fixtures, Extent:	Light, Area Affed	eted : 100%			
	Location : Hallways And New A	dditions				
Fluorescent	5%	2037	* *	10	\$12,000	
	Other Observation, Extent: N/A, A		00%		. ,	
	Location : Hallways					
	Explanation : Compact Fluoresc	ent Light Fixtur	es			
Egress Lighting						
Emergency, Service	50%	2037	* *	1		
Exit, Service	50%	2037	* *	1		

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

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

Asset #: 2039

Electrical		Current Repair		Futur	e Replacement	М		
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	30%	Now	\$36,200	2037	* *			
	Malfunctio	oning, Extent	: Moderate, Ared	ı Affected	d: 10%			
	Location	: Building E	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							
	Explanati	ion : CCTV !	Surveillance Cam	eras				
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							
			arm Control Pane Manual Pull Sta		yed 12 Trouble Ald arm Bells	arms And	Ground Default.	

echanical	Current Repair	Future F	Replacement	M		
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating						
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 : 10	00%			
	Location: Queens Crimina Detention Explanation: 3 Large Higi Boilers Also Supply Other	h Pressure Steam Units			· ·	
	- control configuration of the control	Nearby City Buildings				
Distribution		Nearby City Buildings				
Distribution Hot Wtr Piping/Pump	10%	Nearby City Buildings 2040	* *	4	\$1,300	
	** *	, ,	* *	4 4	\$1,300 \$17,400	
Hot Wtr Piping/Pump Central Plant Steam	10%	2040	**			
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	10%	2040	* * * * \$973,400			
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices	10% 90%	2040 2042		4	\$17,400	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler	10% 90% 20%	2040 2042 2032	\$973,400	4	\$17,400 \$32,300	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator	10% 90% 20% 70%	2040 2042 2032 2037	\$973,400	4	\$17,400 \$32,300 \$59,000	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	10% 90% 20% 70%	2040 2042 2032 2037	\$973,400	4	\$17,400 \$32,300 \$59,000	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat Conditioning	10% 90% 20% 70%	2040 2042 2032 2037	\$973,400	4	\$17,400 \$32,300 \$59,000	

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

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

Asset #: 2039

Mechanical		Current Repair			e Replacement	Maintenance			
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component	Total	(Years)		FY		(Yrs)			
Type									
Air Conditioning									
Conversion Equipment	1.00/			2025	¢527.200	1	¢20,200		
Centrifugal, Elec Chiller			¢114.500	2035	\$527,300	1	\$28,200		
Reciprocating Compr/Chiller	30%	Now	\$114,500	2032	\$1,144,700	1	\$32,700		
сотри стист	Broken. E	xtent : Seve	ere, Area Affected :	20%					
			nits In Penthouse						
		-	tent : Light, Area A	ffected :	40%				
	v	ı : Basemer		,,,					
	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	40%				
		ı : Basemer		33					
	Explana	tion : Rotar	ry Screw Compress	ors					
Ext Pkg Unit -	20%		\$521,400	2042	* *	2	\$2,600		
Heating/Cooling	2070	~ -	\$0 2 1,.00	-0		_	ΨΞ,000		
	Malfuncti	oning, Exte	nt : Severe, Area A	ffected :	100%				
	Location	ı : Lower Re	oof						
	Obsolete .	Equipment,	Extent: Moderate,	Area Af	fected : 100%				
	Location	ı : Lower Ro	oof						
	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%				
	Location	ı : Lower Ro	oof						
	Explana	tion : Two	40 Ton Units						
Split Unit	15%			2032	\$921,200				
			tent : Light, Area A	ffected :	15%				
	Location	-							
			Extent : N/A, Area A		100%				
			In Rear Yard And R						
	Explana	tion : 1 Un	it On Rooftop, 2 Ur	iits In Re					
Window/Wall Unit	25%	1		2027	\$244,900	1			
Distribution									
CW & CHW Wtr	75%			2042	* *	4	\$14,500		
Pipe/Pump									
No Component	25%								
Terminal Devices							*		
Air Handler/Cool/Ht	75%			2032	\$3,763,800	1	\$121,100		
No Component	25%								
Heat Rejection	1.50/			2022	0110 200	2	#27.20 2		
Air Cooled Condenser	15%			2032	\$112,300	2	\$27,300		
Unit Water Caeling Tower	600/			2022	¢702 000	2	¢157.600		
Water Cooling Tower	60%			2033	\$783,800	2	\$157,600		
No Component	25%								
Ventilation Distribution									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$145,500		
Exhaust Fans	100%			LIFE		2-3	\$143,300		
Exnaust Fans Interior	90%			2032	\$1,032,400	2	\$7,200		
Roof	10%			2032	\$50,200	2	\$800		
Plumbing	10/0			2032	Ψ20,200		3000		

Plumbing

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

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

Asset #: 2039

Mechanical	Current Repa	air Future	Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	timated 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, Exten	t : N/A, Area Affected : 1	100%			
	Location: Basement					
	Explanation : Serving C	Cooling Equipment				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			
	Other Observation, Exten		100%			
	Location : Basement To					
	Explanation : One Freig	ght Unit				
Hydraulic	50%	LIFE	* *			
	Other Observation, Exten	at : N/A, Area Affected : A	100%			
	Location: Basement To	3rd Floor				
	Explanation: One Pass	enger Unit				
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$131,600	
Sprinkler						
No Component	50%					
Generic	50%	2042	* *	1-2	\$36,600	

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

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

Page: 310

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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	
Total	\$19,198,300	\$11,590,200
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
Total	\$19,198,300	\$11,590,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$520,800	\$221,300	\$277,300	\$274,100
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		
Total	\$520,800	\$221,300	\$277,300	\$274,100



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

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

Asset #: 4375

Architecture	Current	Repair	Futur	Future Replacement		Maintenance				
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
kterior										
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, I		a Affected	! : 5%						
		Level 1 Garage At S								
Metal/Glass Curt Wall	12% Now	\$237,900	LIFE	* *	5	\$53,400				
THE WAY CLUBS COME THE	Water Penetration, I			eted : 15%		Ψου,				
	Location: 1st Flo		55							
Metal/Glass Curt Wall	13%		LIFE	* *	5	\$57,900				
Metal Panel	10%		2051	* *	5-10	\$163,300				
	Other Observation,	Extent : Light, Area		: 100%		* ,				
	Location: Mechan	ical Penthouse								
	Explanation: Met	al Louvers								
Metal Coiling Doors	5%		2036	* *	5	\$37,100				
C	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/E	rod, Extent : Moder	ate, Area	Affected: 15%						
	Location : Various	Locations Through	out							
	Water Penetration, I	Extent : Moderate, A	lrea Affec	eted : 5%						
	Location : Stair G	- Grade Level And	Lower Le	vel 1						
Panel: Limestone	36%		LIFE	* *	5	\$64,100				
Windows										
Aluminum	80% Now	\$14,300	2047	* *	5	\$7,500				
	Water Penetration, I		lrea Affec	eted : 5%						
	Location: 5th Flo	or, Room 506								
Glass Block	10%		LIFE	* *	5	\$1,200				
Metal Louvers	10%		2040	* *	10	\$11,800				

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

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

Asset #: 4375

chitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Parapets								
Masonry: Granite	10%			LIFE	* *	5	\$1,400	
Metal Panel	10%		\$4,600	2041	* *	5	\$2,200	
		issing Elem : Penthous	ents, Extent : Mod se Roof	erate, Ar	ea Affected : 5%			
Metal Rail	10%	4+	\$3,800	2044	* *	5	\$8,200	
		/Rusting, E : Through	xtent : Moderate, A out	lrea Affe	cted : 30%			
Panel: Limestone	30%	Now	\$228,600	LIFE	* *	5	\$3,800	
	Location	: Through	ed, Extent : Modera out				,	
	_	nscoloring : Coping I	Extent : Moderate	e, Area Aj	ijeciea : 35%			
Damal, I :		. Coping	none	LIEE	* *	-	ΦA 400	
Panel: Limestone	35%	4.1	\$5,000	LIFE	* *	5	\$4,400	
Weathering Steel	5%	4+	\$5,900	LIFE		1		
			Extent : Light, Area					
		•	pports - Mechanica osion Of Non-weati					
Roof	Ехрини	non . Corre	sion Of Non-wear	iering si	eei			
IRMA/Protected	27%	Now	\$166,800	2031	\$833,900			
Membrane	2770	11011	Ψ100,000	2031	ψ033,700			
		ad/Misposn : Penthous	, Extent : Moderate se Roof	e, Area Ą	ffected : 25%			
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	: Penthou	se					
		etration, E : Stair B	xtent : Moderate, A	rea Affe	cted : 5%			
IRMA/Protected Membrane	33%			2031	\$1,019,200	10	\$43,500	
Plaza Roof: Stone Panel	s 25%	Now	\$503,100	2061	* *			
			xtent : Severe, Area					
		: Over Ba Courtyard	sement Parking Ga	rage - W	est And South Face	ades, Ma	in Entrance And	
Sloped Glazing	15%	Now	\$651,500	LIFE	* *	5	\$263,400	
	Gut/DS No	on Func/M	iss, Extent : Severe,	Area Af	fected : 25%			
	Location	: Atrium						
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 25%			
	Location	: Atrium						
Soffits								
Masonry: Limestone	75%			LIFE	* *	5	\$3,600	
Metal Panel	25%			2051	* *	5-10	\$10,900	

Interior

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

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

Asset #: 4375

Architecture		Current I	Repair	Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet		Now	\$124,700	2030	\$1,247,100	3	\$106,700		
			: Moderate, Area A		10%				
	Location	a: 3rd Floo	or Offices And Thro	ughout					
Cast in Place Concrete	20%	Now	\$159,900	LIFE	* *	5	\$207,500		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
		: Boiler R							
	Water Pen	etration, E.	xtent : Severe, Area	Affected	l : 10%				
	Location	: North Ed	ast Corner At Sub-b	asement					
Ceramic Tile	5%			2040	* *	5	\$23,700		
Cork Tile	10%	0-2	\$94,800	2051	* *	5	\$20,800		
	Worn/Eroc	ded, Extent	: Moderate, Area A	Iffected :	15%				
	Location	: Courtro	om 301						
Terrazzo	15%			LIFE	* *	5	\$55,600		
Vinyl Tile	35%	Now	\$90,900	2036	* *	3	\$62,300		
	Worn/Erod	ded, Extent	: Severe, Area Affe	cted : 40	%				
	Location	: Lower L	evels 1 And 2 And 0	Court Ro	oms Behind Bench				
Interior Walls									
Concrete Masonry Unit		Now	\$57,200	LIFE	* *	5	\$12,300		
	_	_	Extent : Moderate	, Area Af	fected : 10%				
		: Boiler R							
			xtent : Severe, Area		l : 10%				
	Location	: Basemer	ıt And Sub-basemer	ıt					
Fabric on Framing	15%			2032	\$3,459,600	5	\$11,500		
Glass: Single Pane	5%			LIFE	* *	5	\$5,800		
Gypsum Board	40%		\$17,000	LIFE	* *	5	\$36,800		
			xtent : Moderate, A	rea Affec	cted : 5%				
	Location	: 1st And .	3rd Floor Offices						
Granite Panels	5%			LIFE	* *				
Marble Panels	10%			LIFE	* *				
Wood	5%			LIFE	* *	5	\$30,700		

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

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

Asset #: 4375

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings AcousTileConcealSpLn	Staining/L	_	\$189,100 , Extent : Moderate om Ceilings And Th			5	\$74,100	
AcousTileSusp.Lay-In	Staining/L Location Water Pen	ı: 5th Floo	xtent : Moderate, A			5	\$83,000	
Exposed Struc: Concrete	Cracking/ Location Water Per	n : Basemer netration, E	\$281,700 Extent : Light, Are at And Sub-basemen extent : Moderate, A nt And Sub-basemen	ıt, Garaş rea Affe	ges cted : 15%	5	\$14,800	
Exposed Struc: Steel Gypsum Board	Location Water Pen	Now Crumbling 1: Atrium,	xtent : Severe, Area	·		5	\$88,900	
Site Enclosure Fence/Gates Iron Picket			\$3,800 Extent : Light, Area out	2066 Affected	* *			
Retaining Walls Cast in Place Concrete	Cracking/ Location Water Per	n : Ramp To netration, E	\$3,100 Extent : Moderate Lower Garage xtent : Moderate, A Lower Garage	·				
Site Pavements Public Sidewalk Cast in Place Concrete	_		\$18,500 Extent : Light, Are	2044 va Affecto	* * ed : 5%			

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

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

Asset #: 4375

Architecture	Cı	urrent Repair		Futur	e Replacemen	t N	laintenance	
System Component Type		il Date Estim Years)	nated Cost	Year FY	Estimated Co	ost Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25% N	low	\$2,400	2044	*	*		
	Cracking/Crui	mbling, Extent	t : Moderate,	Area Af	fected : 10%			
	Location : Si	tair At 90th Av	enue Exit					
Masonry: Granite	75% N	low :	\$166,000	LIFE	k	*		
•	Loose Units, E	Extent : Moder	ate, Area Afj	ected : :	5%			
	Location: A	long Sutphin I	Boulevard					
	Misaligned/Bi	ulging, Extent	: Moderate, .	Area Aff	ected : 5%			
	Location : A	long Sutphin E	Boulevard					
	Sinking/Subsic	ding, Extent :	Light, Area A	ffected :	5%			
	Location : A	long Sutphin I	Boulevard					
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$76,900	2044	k	*		
	Cracking/Crui	mbling, Extent	t : Light, Are	a Affecte	ed : 10%			
	Location : G	Garage Entran	ce					

lectrical	Current Repair	Future Repla	cement	М		
vstem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$1,400	
	Other Observation, Extent : Light, Ar	ea Affected : 100%				
	Location : Electrical Room					
	Explanation : Thre Electrical Servio Indicated That The Switchgear Is H Evaluate This Issue.		•			
Transformers						
Dry Type	100%	2036	* *	5	\$1,200	
	Other Observation, Extent : Light, Ar	ea Affected : 100%				
	Location : Electrical Room, Genera	ator Room, Boiler R	?oom			
	Explanation: Three 45 Kilovolt-am	pere, Two 30 Kilov	olt-ampere	480/208	8/120 Volts	
Switchgear / Switchboard						
Air Circuit Breaker	100%	2041	* *	5	\$1,700	
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Fused Disc Sw	10%	2039	* *	5	\$700	
Molded Case Bkrs	90%	2039	* *	5	\$7,600	
Wiring					`	
Thermoplastic	100%	2041	* *	1		

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

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

Asset #: 4375

Electrical	Current Repair			Futur	e Replacement	М		
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%		406.500	2036	* *	5	\$7,000	
Variable Frequency Drive	10%		\$86,500	2051				
		_	ent : Severe, Area A	Affected :	100%			
	Location	ı : Mechani	ical Rooms					
Variable Frequency Drive	5%			2029	\$43,300			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,700	
			Extent : Light, Area	Affected	: 100%			
		ı : Water M –		_ ~				
~ 11.5	Explana	tion : Five-	Water Mains With	Five- Se	parate Ground Co.	nnection	<i>S</i> .	
Stand-by Power								
Transfer Switches	90%			2036	* *	1	¢00 400	
Automatic		Now	\$10,300	2036	* *	1 1	\$88,400 \$8,800	
Automatic			\$10,300 Extent : Severe, Area			1	\$0,000	
			ic Transfer Switch			chanical	Room	
			natic Transfer Switch				Room	
Generators	Блрини	11011 . 2111101	nanc Transfer Swii	cn 110.5 1	is two I uncioning.			
Diesel	100%			2034	\$107,700	1	\$123,600	
Biesei			Extent : Light, Area			•	Ψ125,000	
	Location		9 -	55				
	Explana	tion : Emer	gency Generator R	ated At 1	400 Kilowatts			
Batteries			-					
Lead/Acid	100%			2026	\$2,400	5	\$11,800	
Fuel Storage								
Day Tank	50%			2039	* *	5		
			Extent : Light, Area	Affected	: 100%			
		ı : Generat						
	Explana	tion : 250 (Gallons Rated Capa	icity				
Main Tank	50%			2046	* *	5		
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Basemer	nt					
	Explana	tion : 4,500	Gallon Capacity					
Lighting								

Lighting

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

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

Asset #: 4375

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date I Total (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, Ex	-	Affected	: 100%					
	Location : Throughou	_							
	Explanation: T-8 Lan	nps							
Fluorescent	10%		2031	\$481,200	10	\$29,300			
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%					
	Location : Hallways								
	Explanation : Compa	ct Fluorescent La	amps						
LED	20%		2039	* *					
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Garage, 1st, 2nd, 5th Floor Corridor								
	Explanation: LED F	ixtures Installed 2	? Years A	go.					
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 E								
	Explanation: LED F	extures Installed 3	3 Years A	go.					
No Component	80%								
Alarm									
Security System	60%								
No Component Generic	40%		2031	\$227.500	1	\$47,700			
Generic	Other Observation, Ex	tant : Light Arag		\$237,500	1	\$47,700			
	Location : Public Spaces And Outside Explanation : CCTV Surveillance Camera Systems								
Eina/Smalra Datacti	Explanation : CCIV	sur veillance Can	nera syst	ems					
Fire/Smoke Detection	100%		2026	\$815,700	1-3	\$202,600			
Generic, Digital		tant · Light Avea		·	1-3	\$202,000			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Throughout The Building Finding Stocks Alarm Bella, Manual Bull Stations, Smake Detectors, Hornes								
	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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				

Energy Source

Interruptible Gas/Dual 100% 2041 **

Fuel

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

Location: Lower Level 2

Explanation: One 5,000 Gallon Oil Tank

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

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

Asset #: 4375

Mechanical	Current Repair		Futur	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	90%			2029	\$3,024,300	1	\$142,000		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 95%				
	Location	: Sub-base	ement Boiler Room						
	Explanat	tion : 2 Du	al Fuel Hot Water I	Boilers					
HTHW/HW Exchanger	10%			2027	\$8,300	2	\$2,000		
_	Other Obse	ervation, E	Extent : Moderate, A	1rea Affe	ected : 100%				
	Location : Fifth Floor Penthouse								
	Explanat	tion : Hot V	Water To Glycol Un	it Servin	g 2 Rooftop Air Co	nditionin	ng Units.		
Distribution			•						
Hot Wtr Piping/Pump	95%	0-2	\$65,700	2039	* *	4	\$14,900		
1 5 1	Insul. Deteriorating, Extent: Moderate, Area Affected: 5%								
	Location	: Damage	From Leaks Above	. Sub-ba	sement				
No Component	5%								
Terminal Devices									
Convector/Radiator	49%			2036	* *	1	\$50,500		
Convector/Radiator	1%	Now	\$15,500	2051	* *	1	\$900		
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : First Floor, Ruptured Base Board Radiator Piping								
No Component	50%								
The component	Other Observation, Extent: Light, Area Affected: 0%								
	Location: Roof								
			lir Conditioning Ur	iits					
Air Conditioning	Dapianai		Commoning Of						
Energy Source									
Electricity	100%			2039	* *	1			

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

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

Asset #: 4375

l lechanical		Current Repair			e Replacement	M				
ystem Component Type	% of I Total	ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ir Conditioning	•									
Conversion Equipment										
Centrifugal, Elec Chill	er 70%			2027	\$4,513,500	1	\$241,800			
			ent : Light, Area A	ffected :	70%					
			ation Room							
			xtent : Light, Area		: 70%					
			ation Room, Basem							
	Explanation	on : 3 Scr	oll Compressor Ch	illers						
Interior Pkg Unit - Cooling	5%	0-2	\$250,100	2036	* *	2	\$800			
	-	_	nt : Moderate, Ared							
	Location .	Through	out, Multiple Mech	anical D	efects To Air Cond	litioners 2	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 :		-							
		on : 1 Roc	ftop Package Unit							
Ext Pkg Unit - Heating/Cooling	5%			2026	\$265,700	2	\$1,000			
	Abandoned Location :		Extent : Light, Are	a Affecte	d : 100%					
Window/Wall Unit	1%	0-2	\$200	2026	\$12,000	1				
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement								
			3 Serving Elevator ar Round Cooling	Car 11 E	Equipment Room. U	Init Freez	zes; Appears Not			
No Component	9%									
Distribution										
CW & CHW Wtr	70%			2031	\$325,700	4	\$16,500			
Pipe/Pump										
No Component	30%									
Terminal Devices					ha e = = = = = = = = = = = = = = = = = =	_	h			
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			
			oderate, Area Affe							
		-	maged Duct Insula							
		_	nt : Moderate, Ared	00						
		Various I	Locations, Supply (Jr Returi	ı Fans With Defect	tive Varia	ble Frequency			
E C. '1 4 P.'	Drives			2027	¢1.004.600	1	#10.200			
Fan Coil - 4 Pipe No Component	10%			2026	\$1,094,600	1	\$10,300			
ino Component	40%									

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

Asset #: 4375

Mechanical	Current Repair		Futur	e Replacement	M	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	Location	: Roof	\$872,200 evere, Area Affected		* *	2	\$154,200	
	Location	: Roof	xtent : Severe, Ared	a Affected	d : 50%			
			riorating Baffles					
Water Cooling Tower			\$145,400 evere, Area Affected	2036 d : 50%	* *	2	\$25,700	
	Location Other Obs Location	ervation, E	xtent : Severe, Ared	a Affecte	d : 50%			
		-	iorating Baffles					
No Component	30%							
Ventilation	2070							
Distribution								
Ductwork/Diffusers		_	\$277,800 Extent : Moderate, Due To Weather. B		* * Cected : 5%	2-5	\$178,000	
Exhaust Fans								
Roof	20%			2031	\$122,700	2	\$2,000	
No Component	80%							
Plumbing								
H/C Water Piping	0.50/			20.41	* *			
Brass/Copper	95%	0.2	#121 000	2041	* *	1		
Brass/Copper	5%	0-2	\$121,800 evere, Area Affected	2061	* *	1		
			evere, Area Affected at, Corroded 5 Inch		ilva Train			
	Pump(s) M	<i>lalfunction</i>	ing, Extent : Mode egulating Valve At	rate, Are	a Affected : 30%			
Water Heater With Tanks Gas Fired			ent, Extent : N/A, A	2030 rea Affec	\$16,900 ted : 100%	2		
	Other Obs Location	ervation, E : Basemen	xtent : Light, Area	Affected	: 100%			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron		0-2 Extent : M	\$55,800 oderate, Area Affec ement	LIFE cted : 209	**	1		

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

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

Asset #: 4375

Mechanical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Sump Pump(s) Non-Submersible	100% Now \$63,300 Broken, Extent: Severe, Area Affected Location: One Pump Failed. Sub-ba Corroded, Extent: Severe, Area Affect Location: Tank Basin. Sub-basement	: 50% sement ed : 50%	**	4	\$6,700		
Sewage Ejector(s)							
Electric	100% Now \$99,300 Broken, Extent : Severe, Area Affected Location : One Pump Failed. Sub-ba Corroded, Extent : Severe, Area Affect Location : Tank Basin. Sub-basement	: 50% sement ed : 50%	**	4	\$12,700		
Backflow Preventer							
Generic	100%	2031	\$141,200	1	\$19,500		
Fixtures							
Generic	100%						
Vertical Transport Elevators	770/		* *				
Geared Traction	75% Other Observation, Extent : Light, Are Location : 1st To 5th Floor Explanation : 8 Units	LIFE a Affected :					
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 Corroded, Extent : Moderate, Area Aff Location : Dry Pipe System Piping In		* * Garage. Sub-basen	1-2 nent	\$77,500		
Fire Pump	, I , I , I						
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
Total	\$35,358,900	\$58,432,100
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
Total	\$35,358,900	\$58,432,100

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
Total	\$3,687,800	\$404,800	\$511,400	\$695,600
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			
Total	\$3,687,800	\$404,800	\$511,400	\$695,600



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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset #: 2764

rchitecture	Current Repair Future Replacement			Replacement	nt Maintenance		
stem Component Type	% of Fail D Total (Yea	ate Estimated Cos rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	Location: Thro Diagonal Cracks Location: Thro	ling, Extent : Moderd ughout . Extent : Moderate, ughout s/Erod, Extent : Mod	ate, Area Aff Area Affecte	ed : 75%	5	\$231,400	
Masonry: Granite	2% Nov Joint Mortar Mis Location: Thro	s/Erod, Extent : Ligh		* * cted : 10%	5	\$11,600	
Masonry: Limestone	55% Staining/Discolor Location: 1961	ring, Extent : Moderd Wing	LIFE ate, Area Afj	* * fected : 20%	5	\$318,100	
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	***					4-,-,-	
Aluminum	Location : Thro Hardware Missin Location : Thro	Funct, Extent : Mode ughout g, Extent : Moderate ughout n, Extent : Moderate	erate, Area A e, Area Affec	eted : 30%	5	\$81,700	
Glass Block	3% Nov	y \$27,700	LIFE	* *	5	\$3,200	
2000 2000		Elements, Extent : Lig		fected : 10%	-	70,-00	
Metal Louvers	2%		2040	* *	10	\$21,500	
Parapets							
Concrete Masonry Unit	Location : Thro	ling, Extent : Light, A ughout s/Erod, Extent : Ligh	Area Affecte		5	\$9,400	
Masonry: Brick	Location: Thro	ling, Extent : Moderd	ate, Area Aff		5	\$16,700	
	Location : Thro	ughout n, Extent : Moderate					
Maganau I int	30%		TIPE	* *	5	¢15 700	
Masonry: Limestone Metal Rail			LIFE	**	5	\$15,700	
iviciai Kali	10%		2044		5-10	\$75,300	

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset #: 2764

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10% N	Vow	\$34,500	2031	\$345,300			
	Embedded Gr	avel Surfac	e, Extent : Ligh	it, Area A	Affected : 15%			
	Location: 3	rd Floor Ro	of					
	Water Penetro	ation, Exten	t : Moderate, A	rea Affe	cted : 10%			
	Location: T	Throughout						
Modified Bitumen	65%	2-4	\$105,100	2031	\$2,101,700			
	Ponding, Extent : Light, Area Affected : 15%							
	Location: 3	rd Floor Ro	of					
Plaza Roof: Stone Panel	s 20% N	Now	\$152,000	2041	* *			
	Water Penetro	ation, Exten	t : Moderate, A	rea Affe	cted : 10%			
	Location : A	Innex						
Skylight, Metal/Glass	5% N	Now	\$83,100	2051	* *			
, ,	Broken/Missin	ng Elements	, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location: 3							
Soffits								
Metal Panel	100%			2051	* *	5-10	\$89,000	
Interior								

Interior

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

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

Asset #: 2764

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Co (Yrs)	ost Priority
nterior				
Floors				
Carpet	15% 0-2 \$2,642,700 Punct/Tear/Impact Damage, Extent : Mo Location : Throughout	2033 \$2,642,700 derate, Area Affected : 40%	3 \$226,20	00
Cast in Place Concrete	7% 0-2 \$118,600 Cracking/Crumbling, Extent: Moderate, Location: Throughout Basement Paint Peeling, Extent: Light, Area Affec Location: Throughout Basement		5 \$153,90	00
Ceramic Tile	3% Now \$84,200 Cracking/Crumbling, Extent: Moderate, Location: Toilets Throughout Patching Evident, Extent: Light, Area A, Location: Toilets Throughout		5 \$15,10	00
Granite Panels	5% 0-2 \$220,700 Cracking/Crumbling, Extent : Moderate, Location : Throughout	LIFE ** Area Affected: 30%	5 \$37,70	00
Terrazzo	5% Now \$93,100 Cracking/Crumbling, Extent : Light, Are Location : Throughout	LIFE ** a Affected : 10%	5 \$39,30	00
Vinyl Tile	45% Now \$247,700 Cracking/Crumbling, Extent: Moderate, Location: Throughout Corridors, 5th 2 Patching Evident, Extent: Light, Area A, Location: Throughout Corridors, 5th 2	And 8th Floors ffected : 15%	3 \$169,60	00
Vinyl Tile 9" X 9"	20% Now \$318,700 Cracking/Crumbling, Extent: Moderate, Location: 3rd, 5th, 8th Floor Through		3 \$75,40	00

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

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

Asset #: 2764

Architecture		Current l	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Ceramic Tile	5%		\$100,600	2040	* *	5	\$18,400		
	-	_	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	ı : Through	out						
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		
			xtent : Moderate, A						
	Location	i : 8th Floo	r Room 812 And Th	iroughou	ıt				
SGFT/Glazed Masonry	5%	2-4	\$65,700	LIFE	* *				
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%				
	Location	: Through	out						
Wood	5%			LIFE	* *	5	\$147,600		
., 654	_		Extent : Light, Area		d : 25%		Ψ1.7,000		
		ı : Through		55					
Ceilings									
AcousTile,Adhered	3%	0-2	\$192,400	2036	* *	5	\$15,100		
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 60%		•		
	Location	: Through	out						
AcousTile,Adhered	2%			2036	* *	5	\$20,100		
AcousTileConcealSpLn	47%			2044	* *	5	\$590,600		
Exposed Struc: Steel	3%		\$359,100	LIFE	* *		42,		
1			xtent : Moderate, A		cted : 10%				
			ical Room Penthou						
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%		\$545,300	LIFE	* *	5	\$113,100		
2 200002					ed : 20%	-	Ψ112,100		
	Cracking/Crumbling, Extent: Light, Area Affected: 20% Location: Room 190, 825, 856, 812 And Throughout								
			xtent : Moderate, A		0				
			90, 825, 856, 812	33	-				
Site Enclosure			. , , , , , , -						
Fence/Gates									
Chain Link	10%			2051	* *				
Iron Picket	90%			2051	* *				

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

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

Asset #: 2764

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Free Standing Walls								
Cast in Place Concrete	70%			2066	* *			
Masonry: Brick	30%		\$1,800	2041	* *			
			Extent : Moderate	, Area Aj	ffected : 10%			
			de Parking Lot					
			od, Extent : Moder	ate, Arec	ı Affected : 10%			
	Location	ı : South Si	de Parking Lot					
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	=	\$19,500	2044	* *			
	0	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$11,600	2044	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 10%			
	Location	ı : South Er	trance And Throug	hout				
Masonry: Granite	10%	4+	\$11,700	LIFE	* *			
•	Joint Mor	tar Miss/Er	od, Extent : Light, .	Area Aff	ected : 10%			
	Location	ı : Main En	trance Stair					
Parking/Driveway								
Asphalt	100%			2034	\$799,700			

Electrical	Current Repair	Future Replacement		М	aintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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 Mo	iin Disconn	ect 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 Mo	ain Disconn	ect 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,	480/208/12	0 Volts						

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

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

Asset #: 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	<u> </u>							
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, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Old Secı	tions					
Thermoplastic	65%			2031	\$875,700	1		
Thermoplastic	20%			2051	**	1		
Motor Controllers	2070			2001		-		
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	7%			2044	**	5	ψο, 100	
Drive	770			2011				
Variable Frequency	3%	Now	\$51,900	2051	* *			
Drive	570	11011	ψ31,500	2001				
211.0	Other Obs	servation, E	Extent : Light, Area	Affected	' : 100%			
		ı : 5th Floo	-	55				
	Explana	tion : Five	Variable Frequency	y Drives	Are Not Operation	al		
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 Obs	servation, E	Extent : Light, Area	Affected	' : 100%		•	
	Location	ı : Generat	or Room - Penthou	se				
	Explana	tion : One	400 Kilowatts					
Batteries								
Nickel Cadmium	100%			2026	\$2,400	5	\$138,000	
	10070				\$ - ,.50		4-20,000	-

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

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

Asset #: 2764

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2047	* *	5		
	Other Observation, Extent : Light, Area		: 100%			
	Location: Generator Room - Penthou	ise				
	Explanation : One 300 Gallon					
Main Tank	50%	2059	* *	5		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 10,000 Gallon					
ighting						
Interior Lighting	200/	2026	# 2 7 00 000	10	0170 200	
Fluorescent	30%	2026	\$2,799,800	10	\$170,300	
	Other Observation, Extent: N/A, Area A	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 L					
Fluorescent	10%	2039	* *	10	\$56,800	
	T-8 Lamps And Fixtures, Extent: Mode	rate, 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		\$1,300	
HID	30%	2036	* *	10	\$600	
.larm						
Security System						
No Component	90%					
Generic	10%	2036	* *	1	\$23,100	
E' /C 1 D						
Fire/Smoke Detection						
No Component	80%					

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

Heating

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

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

Asset #: 2764

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Plant Campus Steam / PRV	80% Now	\$6,800	2041	* *	1				
	Leak Evident, Extent : Severe, Area Affected : 50% Location : High Pressure Condensate Leak Between Criminal Court And Borough Hall.								
	Other Observation,	Extent : Light, Area	Affected	: 80%					
	Location: Baseme	ent							
	Explanation : Stee	um Supply From Bor	ough Ha	ll.					
Interruptible Gas/Dual Fuel	20%		2041	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underg								
	Explanation: Two	10,000 Gallon Fuel	Oil Tani	k For Q1 Annex					
Conversion Equipment									
Hot Water Boiler	20%		2036	* *	1	\$61,200			
		Extent : N/A, Area A	ffected :	20%					
	Location : Q1 Me								
	Explanation: 2 U	nits							
Pres. Reducing Valve/LP	80%		2034	\$295,400	5	\$29,400			
Steam									
Distribution									
Hot Wtr Piping/Pump	20%		2039	* *	4	\$9,200			
		Extent : Light, Area	Affected	: 100%					
	Location : Mecha								
	Explanation : Q1	Annex							
Central Plant Steam Piping/Pmp	80%		2041	* *	4	\$24,400			
Terminal Devices									
Air Handler	70%		2031	\$8,080,000	1	\$268,000			
Convector/Radiator	10%		2036	* *	1	\$20,000			
Fan Coil Unit/Heat	20%		2031	\$3,041,600	1	\$40,000			
Air Conditioning									
Energy Source	1000/		• • • • =						
Electricity	100%		2047	* *	1				

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

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

Asset #: 2764

Mechanical		Current Repair Future Replacement				M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2034	\$10,005,100	1	\$535,900	
			tent : Light, Area					
					And Q1 Refrigerati			
		tion : Kejrig or Q1 Annex.		323 101	ı Units For Main B	uiiaing A	ina 1wo 280 1on	
Exterior Pkg Unit -	10%	T Q1 IIIICA.		2026	\$672,500	2	\$3,800	
Cooling	1070			2020	\$672,500	2	Ψ5,000	
coomig	R-22 Refr	igerant, Exte	ent : Light, Area A	ffected :	10%			
	-	: Various		,,,				
Exterior Pkg Unit -	10%	Now	\$134,500	2031	\$672,500	2	\$3,000	
Cooling				- '	,- ,-		4-74	
<u> </u>	Not in Ser	vice, Extent	: Severe, Area Aff	ected : 1	00%			
		a : 3rd Floor	•					
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
		a : 3rd Floor	v					
	Explana	tion : Glycol	l Air Cooled Chill	er With I	Pump Serving Lobb	y Roofto	p Unit.	
Distribution				• • • • • • • • • • • • • • • • • • • •				
CW & CHW Wtr	80%			2041	* *	4	\$24,400	
Pipe/Pump	200/							
No Component Terminal Devices	20%							
Air Handler/Cool/Ht	80%			2031	¢0 521 500	1	\$306,200	
Air Handler/Cool/Ht	80% 10%			2031	\$9,521,500 \$1,190,200	1 1	\$300,200	
All Handler/Cool/Ht			rtent · Light Area			1	\$30,300	
	Other Observation, Extent : Light, Area Affected : 100% Location : 3rd Floor Roof							
			pp Cooling Only U	Init Servi	ing Lobby			
No Component	10%		p cooling only c		ing Edday			
Heat Rejection	10/0							
Dry Cooler	20%			2031	\$563,000	2	\$86,200	
Water Cooling Tower		Now	\$495,700	2026	\$2,478,600	2	\$398,700	
water cooming rower			vere, Area Affected		Ψ2,170,000	_	4570,700	
			ly Corroded					
			ctent : N/A, Area A	Iffected :	100%			
	Location							
	Explana	tion : 2 Unit	s. One At Main Bi	uilding A	nd One At Q1 Ann	ex.		
entilation								
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	
lumbing								
H/C Water Piping	1000/			2041	* *	1		
Brass/Copper	100%			2041	ተ ች	1		

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

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

Asset #: 2764

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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, A	rea Affec	eted : 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					
	Location : Basement					
	Explanation: 2,000 Gallon Storage To	ank.				
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	1000/	20.41	* *	1.5	#222 #22	
Generic	100%	2041	* *	1-5	\$323,700	
Sprinkler	000/					
No Component	80%	2041	* *	1.0	d2 4 700	
Generic F: P	20%	2041	* *	1-2	\$34,700	
Fire Pump	1000/	2024	0505 (00	1	#117 (00	
Generic	100%	2034	\$585,600	1	\$115,600	
	Other Observation, Extent: Light, Area	Ajjected	: 100%			
	Location: Basement					
	Explanation: Located In Q1 Annex.					

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Page: 333

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
Total	\$611,900	\$1,932,000
Importance Code A		\$417,300
Importance Code B	\$560,600	\$1,284,400
Importance Code C	\$51,300	\$230,300
Total	\$611,900	\$1,932,000

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
Total	\$532,000	\$299,600	\$305,400	\$266,600
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	
Total	\$532,000	\$299,600	\$305,400	\$266,600



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

Asset #: 13663

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	6%		\$45,400	LIFE	* *	5	\$11,100	
			: Moderate, Area	Affected .	: 5%			
		ı : Penthou:						
			od, Extent : Light,	Area Aff	ected : 5%			
	Location	ı : 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 Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Main En	trances North And	South				
Windows								
Aluminum	97%	Now	\$29,600	2048	* *	5	\$15,700	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : 4th Floo	r 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 Cl	ogged, Exte	ent : Moderate, Are	a Affecte	ed : 10%			
	Location	i : 2nd Floo	or Balconies					
IRMA/Protected	75%	Now	\$45,600	2037	* *			
Membrane	7570	11011	Ψ13,000	2037				
Wiemorane	Vegetation	Growth. E	xtent : Light, Area	Affected	: 1%			
	-		oof Cooling Tower	33				
			xtent : Moderate, A	rea Affe	cted : 5%			
					And Connecting B	ridges		
Metal Panel	3%		\$11,200	2037	**			
wictai Fallei			\$11,200 xtent : Moderate, A					
		ietration, E. 1 : Entry Lo		теи Ајје	.icu . 5/0			
01 1 1 25 101				20.52	* *			
Skylight, Metal/Glass		Now	\$36,100	2052				
			xtent : Moderate, A	rea Affe	ciea : 5%			
		ı : Main Lo	poy					
Sloped Glazing	15%			LIFE	* *	5	\$259,500	
Soffits								
Metal Panel	100%			2052	* *	5-10	\$25,100	

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

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

Asset #: 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	
nterior									
Floors									
Carpet	10%			2031	\$591,900	3	\$50,700		
Cast in Place Concrete	7%		***	LIFE	**	5	\$51,700		
Cast in Place Concrete	3%		\$20,500	LIFE	**	5	\$22,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Parking Garage								
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%				
	Location	ı : Parking	Garage						
	Explana	tion : Polis	hed Concrete						
Mosaic Tile	5%			2045	* *	5	\$42,200		
Terrazzo	15%	4+	\$93,900	LIFE	* *	5	\$39,600		
		ırface, Exte ı : Lobby	ent : Light, Area Aff	ected : 2	5%				
Vinyl Tile	60%	Now	\$110,900	2037	* *	3	\$76,000		
Ž	Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : Basement								
	_	Crumbling, 1 : Basemer	Extent : Light, Are nt	a Affecte	ed : 1%				
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		
		netration, E 1 : 5th Floo	xtent : Moderate, A r Offices	rea Affeo	cted : 2%				
Masonry: Brick	12%			LIFE	* *				
Metal Panel	3%			LIFE	* *				
Wood	10%			LIFE	* *	5	\$119,300		

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Asset #: 13663

Architecture		Current	Repair	Futu	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In		Now	\$22,300	2045	**	5	\$6,800		
		-	ents, Extent : Light	t, Area A	ffected: 2%				
		ı : Basemer		a Affaat	ad : 50/				
	Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Basement								
			u xtent : Moderate, A	rea Affe	cted · 2%				
			r Throughout	rea 11550	cica . 270				
AcousTileSusp.Lay-In	76%			2045	* *	5	\$256,700		
Exposed Struc: Steel		Now	\$160,900	LIFE	* *	J	Ψ250,700		
_F			xtent : Moderate, A		cted : 10%				
	Location	ı : Basemei	ıt, Below Exterior I	Plaza					
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 1%				
	Location	ı : Basemei	ıt, Below Exterior I	Plaza					
Gypsum Board	10%	Now	\$11,700	LIFE	* *	5	\$42,200		
	Broken/M	issing Elen	ents, Extent : Mode	erate, Ar	ea Affected : 5%				
	Location: Basement Below Exterior Plaza								
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Basement Below Exterior Plaza, Lobby Entries And Skylights								
a: = .	Location	ı : Basemei	it Below Exterior P	laza, Lo	bby Entries And Sk	kylights			
Site Enclosure Fence/Gates									
Iron Picket	100%	2-4	\$700	2067	* *				
Holl I leket			Extent : Moderate,		fected : 25%				
		ı : Through							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	25%			2045	* *				
Pavers/Stone	75%			2041	* *				
On-Site Walkways									
Pavers/Stone		Now	\$28,600	2041	**				
	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 15%								
	Location: Throughout Caulking Deteriorated Extent: Moderate, Area Affected: 10%								
	Caulking Deteriorated, Extent: Moderate, Area Affected: 10% Location: Throuhgout Base Of Building								
		_	oui Base Of Builait Extent : Moderate, A	_	ected · 10%				
			eterior Lobby	cu 11jje	. 10/0				
			r Penetration Into 1	Basemen	t				

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

Under 600 Volts

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

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

Asset #: 13663

Electrical	Current Repair		Future	e Replacement	М		
System Component Type		l Date Estimated Co Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	100%		2052	* *	5	\$900	
Fused Disc Sw		ution, Extent : N/A, Are			5	\$800	
	Location : E	lectrical Room					
		: One Main Service Sw ed At 1200 Amperes A					
Transformers					_	****	
Dry Type		ntion, Extent : N/A, Are lectrical Room And Pe		100%	5	\$600	
		: 45 Kilovolt-ampere, 2 pere 460/230v	2- 30 Kilovoi	lt-ampere 480/208/	/120v An	d 10- 51	
Switchgear / Switchboard							
Fused Disc Sw	100%		2052	* *	5	\$800	
Raceway							
Conduit	100%		2052	* *	1		
Panelboards	100/		20.40	.	-	# 400	
Fused Disc Sw	10%		2048	* *	5	\$400	
Molded Case Bkrs	90%		2048	* *	5	\$4,100	
Wiring	100/		20.45	* *	1		
Busway	10%		2045	* *	1		
Thermoplastic	90%		2052	7-7-	1		
Motor Controllers	1.00/		2045	* *	5	¢100	
Locally Mounted	10% 90%		2045 2045	* *	5 5	\$100	
Motor Control Center	90%		2043		3	\$4,300	
Grounding Davises							
Grounding Devices Generic	100%		LIFE	* *	5	\$2,600	
Stand-by Power	10070		LIFE			\$2,000	
Transfer Switches							
Automatic	100%		2045	* *	1	\$53,800	
Generators	10070		2013			ψ33,000	
Diesel	100%		2041	* *	1	\$67,800	
		ution, Extent : N/A, Are	a Affected :	100%		40.,000	
	Location : P		00				
	Explanation	: Emergency Generato	r Rated At 1	100 Kilowatts			
Batteries							
Lead/Acid	100%		2026	\$2,400	5	\$6,500	
Fuel Storage							
Day Tank	5%		2048	* *	5		
		ution, Extent : N/A, Are	a Affected :	100%			
	Location : P						
	Explanation	: 275 Gallon Capacity					
Main Tank	95%		2060	* *	5		
	Other Observa	ation, Extent : N/A, Are	a Affected :	100%			
	Location : Bo	asement					
	Explanation	: 5,000 Gallon Capaci	ty				

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

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

Asset #: 13663

Electrical	Current Repair	Future Replace	ement	Ma					
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	55%	2037	* *	10	\$88,300				
	Other Observation, Extent : N/A Location : Throughout The Bu	55							
	_	uaing							
ШЪ	Explanation : T-8 Lamps 5%	2037	* *	10	\$300				
HID			•	10	\$300				
	Other Observation, Extent : N/A, Area Affected : 100% Location : Atrium								
	Explanation : Artwork Floodli	ehtine							
LED	40%	2040	* *						
Egress Lighting		2010							
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				
Generic	Other Observation, Extent: N/A			3	\$1,400				
	Location: Roof	, 11.00.13//000000 . 100/0							
	Explanation : Copper								
Alarm									
Security System									
No Component	70%								
Generic	30%	2037	* *	1	\$19,600				
	Other Observation, Extent: N/A								
	Location : Hallways, Lobby A								
Fire/Smoke Detection	Explanation : CCTV Surveilla	nce Cameras							
Generic, Analog	100%	2037	* *	1-3	\$107,800				
Generic, Analog	Other Observation, Extent: N/A			1-3	Ψ107,000				
	Location: Throughout The Bu								
	Explanation : Strobe Lights, H	-	s And Smo	ke Dete	ctors				

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2052	* *	1		

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

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

Asset #: 13663

Mechanical		Current F	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							•
Conversion Equipment	200/	0.0	#11 100	2015	* *		#22 1 00	
Hot Water Boiler	Location	: Both Co	\$11,100 ng, Extent : Moder ntrol Boards		Affected : 5%	1	\$23,400	
	Location		xtent : N/A, Area A at Boiler Room its	Iffected :	100%			
Hot Water Boiler	70%			2045	* *	1	\$60,600	
Distribution	, , , ,			20.0			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Hot Wtr Piping/Pump	100%			2048	* *	4	\$8,600	
Terminal Devices								
Air Handler	70%			2037	* *	1	\$75,800	
Convector/Radiator	30%			2045	* *	1	\$17,000	
Air Conditioning								
Energy Source	1000/			2052	* *	1		
Natural Gas	100%			2052	* *	1		
Conversion Equipment Absorption Chiller/Direct Fire	54%	0-2	\$51,500	2037	* *	1	\$92,000	
	Location	: Basemen						
A1		ion : 3 ine	fficient Units. No.1		* *		\$60.200	
Absorption Chiller/Direct Fire	36%			2037		1	\$68,200	
Reciprocating Compr/Chiller	10%	0-2	\$12,800	2037	* *	1	\$7,300	
	_		ent : Severe, Area A litioning Room	ffected :	100%			
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			\$55,200 Toderate, Area Affec	2033 cted : 10%	\$551,800	2	\$88,800	
		v	: Moderate, Area A oof	Affected :	10%			
Water Cooling Tower	27%			2033	\$236,500	2	\$47,600	
Ventilation Distribution	<u> </u>						,	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,600	
•								

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

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

Asset #: 13663

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of I 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	2%	0-2	\$900	2052	* *	1			
Brass/Copper			\$900 k, Extent : Moderat			1			
		_	e Control Board. Be		1)/20164 . 570				
Dungs/Common	98%	Bejeen	Control Board. B		* *	1			
Brass/Copper Water Heater With Tanks	98%			2052		1			
Gas Fired	100%			2027	\$16,900	2			
Gas Filed		rvation E	xtent : N/A, Area A		·	2			
			se Mechanical Roo		10070				
			250 Gallons	,,,					
Sanitary Piping	Explanati	on . 1wo 2	250 Ganons						
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070								
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		
			t : Moderate, Area						
	Location .	: 2 Holdin	g Tank Pumps And	1 Sewag	ge Pump Are Out O	f Service	2.		
Backflow Preventer									
Generic	100%			2037	* *	1	\$10,700		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators	1000/			LIEE	* *				
Geared Traction	100%	mustion E	Extent : N/A, Area A	LIFE					
			rom Basement To 5			s Evon I	Rasamant To 5th		
			Basement To 4th F		1 eninouse, o Onii	s i rom L	ousement 10 5th		
	Explanati								
Escalators	•								
Over 20' Rise	100%			LIFE	* *				
	Other Obse	rvation, E	xtent : N/A, Area A	ffected :	100%				
	Location .	First To	Second, Second To	Third Ar	าd Third To Fourth	Floors			
	Explanati	on : 6 Uni	its						
Fire Suppression									
Standpipe									
Generic	100%			2052	* *	1-5	\$88,200		
Sprinkler						, .			
Generic	100%			2052	* *	1-2	\$49,000		
Fire Pump	1000/			2025	01/2 / 02		426 - 26		
Generic	100%			2035	\$165,600	1	\$32,700		

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS FAMILY COURT

Asset #: 13663

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

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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
Total	\$1,999,100	\$21,697,000
Importance Code A	\$1,329,700	\$419,300
Importance Code B	\$372,800	\$19,613,600
Importance Code C	\$296,600	\$1,664,100
Total	\$1,999,100	\$21,697,000

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



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

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

Asset #: 2038

rchitecture	Curre	ent Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Bronze/Brass	2%		LIFE	* *	_		
Masonry: Brick	3%		LIFE	**	5	\$12,700	
	Staining/Discolor Location : Pent	ing, Extent : Light, Ar house	ea Affected : 1	10%			
Masonry: Granite	8% 4+	\$263,400	LIFE	* *	5	\$25,300	
	Joint Mortar Mis. Location : Thro	s/Erod, Extent : Model ughout	rate, Area Affe	ected : 5%			
Masonry: Limestone	87% Now Cracking/Crumbing Location: Thro	ing, Extent : Moderate	LIFE e, Area Affecte	* * ed : 6%	5	\$275,300	
	0	ing, Extent : Moderate					
		ughout At Doors, Exte n, Extent : N/A, Area A	-	-			
	Location : Arou		нујества . 1076)			
		idewalk Bridge Erecte	d				
Windows	Ехрининон . В	acwain Briage Erecie	<u>и</u>				
Aluminum	98% 4+	\$67,000	2040	* *	5	\$35,400	
		xtent : Moderate, Ared		1%		, , , , , ,	
	Location : Arou	nd Window Units					
	Deteriorated Fina	sh, Extent : Light, Are	a Affected : 2.	5%			
	Location: Thro	ughout					
Metal Louvers	2%		2035	\$79,500	10	\$9,000	
Parapets							
Masonry: Limestone	75% Now	\$355,900	LIFE	* *	5	\$24,300	
•	Broken/Missing E Location : South	Elements, Extent : Seve heast Corner	ere, Area Affec	ted : 2%			
	Joint Mortar Mis. Location : Thro	s/Erod, Extent : Moder	rate, Area Affe	ected : 10%			
		ing, Extent : Moderate	e, Area Affecte	ed : 25%			
Metal Rail	25%	-	2037	* *	5-10	\$116,400	
			3007			\$110,700	

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

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

Asset #: 2038

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Cast in Place Concrete	Drains Cl	Now logged, Extent on: Balconie	\$300 ent : Moderate, Are es	LIFE a Affecte	* * ed : 25%			
IRMA/Protected Membrane	2%	l		2032	\$64,500	10	\$2,800	
Metal Panel	Drains In Location Water Per Location	n : Gutter A netration, E. n : Gutter A	\$22,600 , Extent : Moderate bove Room 735 An xtent : Moderate, A bove Room 735 An	d 718a rea Affed d 718a	cted : 2%			
	Location	n : Through	xtent : Moderate, 2 out ed Surfaces	Area Affe	cted : 100%			
Modified Bitumen		Extent : Ligh	\$10,400 at, Area Affected : 3 Of Penthouse Doo		* *			
Skylight, Metal/Glass	5%	1		2058	* *	10	\$22,900	
Soffits								
Masonry: Limestone	100%	<u> </u>		LIFE	* *	5		
nterior								
Floors	5 0 /			2021	0.411 , 000	2	#25.200	
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%	ı		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%		\$115,100	LIFE	* *	5	\$71,600	
		Crumbling, n : Basemen	Extent : Light, Are t	ea Affecto	ed : 5%			
SGFT/Glazed Masonry	Cracking/ Location	n : Stairs In	\$85,000 Extent : Moderate Front Of Custodia	l Office '	To Sub-basement			
	_	Cracks, Ex. n : Chiller I	tent : Light, Area A Room	ŋectea :	<i>4</i> %0			
Wood	15%			LIFE	* *	5	\$572,800	

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

Asset #: 2038

Architecture		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior	•			•				•	
Ceilings									
AcousTileSusp.Lay-In	20%			2037	* *	5	\$94,000		
Exposed Struc: Concrete		Now	\$69,800	LIFE	**	5	\$3,700		
			xtent : Moderate, A						
			Lot Hatch To Wate						
Gypsum Board	5%			LIFE	**	5	\$29,400		
Plaster	20%			LIFE	* *	5	\$58,700		
Plaster	50%			LIFE	* *	5	\$146,800		
Site Enclosure									
Fence/Gates	10%			2052	* *				
Chain Link	10% 90%		¢11 000	2052 2052	* *				
Iron Picket			\$11,800 Extent : Moderate, A						
		r : Through		нгеи Ајје	ciea . 7570				
		_	oui Extent : Moderate,	Area Aft	Sected · 00%				
		ieu Finish, i : Through		лгей Ајј	естей . 90/0				
Site Pavements	Locario	i . imougn							
Public Sidewalk									
Cast in Place Concrete	95%			2045	* *				
	Cracking/		Extent : Moderate nue		fected : 5%				
	Tripping I	Hazard, Ext	ent : Severe, Area	Affected :	5%				
		i : 88th Ave							
Pavers/Stone	5%			2041	* *				
On-Site Walkways									
Cast in Place Concrete	77%	Now	\$35,600	2037	* *				
		issing Elem 1 : Through	ents, Extent : Mod out	erate, Ar	ea Affected : 5%				
		Crumbling, 1 : Through	Extent : Moderate out	e, Area A <u>j</u>	fected : 15%				
	_	d/Bulging, 1 : Through	Extent : Moderate, out	Area Aff	fected : 10%				
		Hazard, Ext 1 : Through	ent : Moderate, Ard out	ea Affecto	ed : 5%				
Masonry: Granite	23%	Now	\$96,500	LIFE	* *				
·		Crumbling, 1 : Through	Extent : Moderate out	e, Area A <u>j</u>	fected : 5%				
	Joint Mor		od, Extent : Moder	ate, Area	ı Affected : 15%				
	Misaligne	-	Extent : Moderate,	Area Aff	fected : 5%				
	Tripping I		ent : Moderate, Ar	ea Affecto	ed : 2%				

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

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

Asset #: 2038

Architecture	•		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 F	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	60%		2042	* *	5	\$800	
	Other Observation, E Location : Electrica Explanation : Two I	ıl Room 2			100 Amn	over Each	
E 15' C		viain service Disco		**			
Fused Disc Sw	40%	37/4 4 4	2042		5	\$500	
	Other Observation, E	•	ffected :	100%			
	Location : Electrica Explanation : Two M Amperes		nnect Sw	vitches Rated At 40	00 Атре	eres And 1200	
Transformers							
Dry Type	100%		2037	* *	5	\$1,100	
	Other Observation, E Location: Chiller K Explanation: Two 7 Six 30 Kilovolt Amp	Room, Elevator Ma 750 Kilovolt Amper	chinery I es, 480 V	Rooms	208 Volts	Secondary And	
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	**	2	Ψ100	
Drive	2070		2010				
Ground							
Grounding Devices							
Generic General Genera	100%		LIFE	* *	5	\$4,500	
Stand-by Power						Ψ .,ε ο ο	

Stand-by Power

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS SUPREME COURT

Asset #: 2038

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches	1000/	2027	* *	1	#04.000	
Automatic	100%	2037	* *	1	\$94,800	
Generators Diesel	100%	2035	\$107,700	1	\$119,400	
Diesei	Other Observation, Extent: N/A, Area A			1	\$119,400	
	Location: Roof	уусскей.	10070			
	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 A	ffected :	100%			
	Location: Roof	_				
	Explanation: 275 Gallons Rated Capa	-				
Main Tank	88%	2047	**	5		
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location : Underground Explanation : 2000 Gallons Rated Cap					
Lighting	Explanation : 2000 Gations Ralea Cap	жи				
Interior Lighting						
Fluorescent	63%	2032	\$2,927,400	10	\$178,100	
	Other Observation, Extent : N/A, Area A				4-1-0,	
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	15%	2032	\$697,000	10	\$42,400	
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Hallways, Courtrooms					
	Explanation: Compact Fluorescent Li	ghts				
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	150/	2022	¢212 000	10	¢100	
HID LED	15%	2032	\$213,800	10	\$100	
No Component	5% 80%	2037				
Lightning Protection	8070					
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 A		100%			
	Location : Hallways And Outside Peri					
	Explanation: CCTV Surveillance Can	ieras				

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

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

Asset #: 2038

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 I	Pull Statio	ons, Alarm Bells, S	moke De	tectors And	
	Horns					

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2052	* *	1		
Conversion Equipment								
Steam Boiler	100%			2045	* *	1	\$305,200	
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Sub-base	ement Boiler Room					
	Explanat	ion : 2 Lov	v Pressure Steam U	nits				
Distribution								
Hot Wtr Piping/Pump	5%	0-2	\$1,700	2048	* *	4	\$800	
	Other Obs	ervation, E	Extent : Moderate, 2	1rea Affe	cted : 20%			
	Location	: Through	out					
	Explanat	ion : Defe	ctive Building Man	agement	System			
Hot Wtr Piping/Pump	65%			2048	* *	4	\$9,900	
Steam Piping/Pump	30%			2052	* *			
Terminal Devices								
Air Handler	70%			2037	* *	1	\$133,400	
Convector/Radiator	30%			2037	* *	1	\$29,900	
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	20%			2042	* *	1		
Electricity	80%			2040	* *	1		

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

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

Asset #: 2038

Mechanical	Current Repair		Futu	re Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Absorption Chiller/Steam/HW	15%	1		2035	\$1,486,400	1	\$50,000	
Cmiler/Steam/H w	Location		Extent : N/A, Area A nt Mechanical Room it		100%			
Centrifugal, Elec Chille	R-134a Re	efrigerant, .	Extent : Light, Area nt Air Conditioning		* * d : 40%	1	\$233,500	
Split Unit	5% R-134a Re Location	efrigerant, .	Extent : Light, Area	2032 Affected	\$362,600 d : 100%			
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 No Component	5% 10%			2032	\$419,300	1	\$5,000	
Heat Rejection Air Cooled Condenser Unit	5%)		2032	\$39,800	2	\$10,700	
Water Cooling Tower No Component	85% 10%			2033	\$1,180,100	2	\$263,600	
Ventilation	1070	<u>'</u>						
Distribution								
Ductwork/Diffusers	40%)		LIFE	* *	2-5	\$68,700	
Ductwork/Diffusers	60%)		LIFE	* *	2-5	\$103,100	
Exhaust Fans	200/					_	40.400	
Interior	98%			2037	**	2	\$9,200	
Roof	2%	1		2032	\$11,900	2	\$200	
Plumbing H/C Water Piping Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	Location	servation, E n : Basemer	Extent : N/A, Area A nt Mechanical Room 50 Gallon Unit		\$16,900 100%	2		
HW Heat Exchanger Steam Fired	100% Other Obs	servation, En : Basemen	Extent : N/A, Area A nt Mechanical Roon 300 Gallon Unit		\$1,476,800 100%	4	\$30,500	

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

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

Asset #: 2038

Mechanical	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (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 : Mo		'ed : 5%					
	Location : Baseme	nt						
Cast Iron	90%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	25% 0-2	\$15,300	2042	* *	4	\$1,600		
	Not in Service, Exter			: 50%				
		ement Boiler Room						
	Obsolete Equipment		Area Afj	fected : 100%				
		ement Boiler Room						
	On Extended Life, E.			ted : 100%				
	Location : Sub-bas	ement 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, I		Area Affe	cted : 25%				
	Location : Baseme							
	Explanation : Leak	ing						
Fixtures	1000/							
Generic	100%							
	Leaking Connection		e, Area A	ffected : 10%				
	Location : Various	Locations						
ertical Transport								
Elevators	1000/		T TEE	de de				
Geared Traction	100%	F	LIFE	**				
	Other Observation, I				1 . 77	5.1 FI		
		From Sub-basemen	t 10 /th 1	Floor, 5 Units From	m 1st To	7th Floor		
	Explanation : 10 N	ew Units.						
ire Suppression								
Standpipe	100%		2042	* *	1.5	¢155 400		
Generic	100%		2042		1-5	\$155,400		
Sprinkler	1000/		2052	* *	1.2	\$ 06.200		
Generic	100%		2052	~ ^	1-2	\$86,300		
Fire Pump	1000/		2025	¢201 (00	1	Φ <i>ΕΤ</i> (00		
Generic	100%		2035	\$291,600	1	\$57,600		

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

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

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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	
Total	\$4,988,900	\$2,146,900
Importance Code A	\$1,549,400	\$174,700
Importance Code B	\$1,547,300	\$1,972,300
Importance Code C	\$1,892,200	
Total	\$4.988.900	\$2,146,900

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
Total	\$90,700	\$46,700	\$167,000	\$48,900
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				
Total	\$90,700	\$46,700	\$167,000	\$48,900



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

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

Asset #: 2041

Architecture	Curren	Future	Replacement	Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick		\$572,800 ag, Extent : Moderate	LIFE e, Area Affe	* * ected : 5%	5	\$64,000	
	Location : Throug Joint Mortar Miss/ Location : Throug	Erod, Extent : Model	rate, Area .	Affected : 5%			
Masonry: Granite	5% Now Joint Mortar Miss/ Location: Through	\$22,800 Erod, Extent : Light, ghout	LIFE Area Affec	* * cted : 5%	5	\$4,000	
Masonry: Limestone	32% Now Joint Mortar Miss/ Location: Through	\$219,100 Erod, Extent : Light, ghout	LIFE Area Affec	* * rted : 5%	5	\$25,600	
Metal Panel	3%		2043	* *	5-10	\$22,000	
Windows							
Wood	100% Now Ctrwt/Balnc Not For Location: Through	\$279,800 unct, Extent : Severe, whout	2041 Area Affed	* * cted : 25%	5	\$110,600	
		Extent : Moderate, A	Area Affect	ed : 10%			
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	* *	10	Ψ21,000	
,,	Glazing Broken/Cr Location : 4th Fl	acked, Extent : Sever oor	re, Area Afj				
	Water Penetration, Location: 4th Flo	Extent : Severe, Area	a Affected	: 50%			
Clata		<i></i>	LIEE	* *			
Slate	40% Water Penetration, Location : Throu	Extent : Moderate, 2 ghout	LIFE Area Affect	ed : 5%			
nterior							
Floors	150/		2022	#256 200	2	027 100	
Carpet Cast in Place Concrete	15% 10%		2032	\$356,300	3 5	\$37,100	
Cast in Place Concrete Ceramic Tile	10% 5% Now	\$75,700	LIFE 2042	* *	5 5	\$27,100 \$3,100	
Cetainie The		ements, Extent : Ligh		ected : 15%	3	\$3,100	
Marble Panels	15%		LIFE	* *	5	\$13,900	
Terrazzo	25% 0-2	\$313,900	LIFE	* *	5	\$24,200	
	Cracking/Crumblin Location : Corrid	g, Extent : Moderate lors	e, Area Affo	ected : 20%			
Vinyl Tile	30%		2033	\$1,113,100	3	\$13,900	

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

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

Asset #: 2041

Architecture	Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	120/			LIEE	* *		#0.500	
Gypsum Board Masonry: Brick	13% 10%			LIFE LIFE	* *	3	\$8,500	
Marble Panels	20%			LIFE	* *			
Plaster	10%		\$86,800	LIFE	* *	5	\$3,300	
1 11000	Cracking/ Location	Crumbling, 1 : Tower, R	, Extent : Moderate Coom 218, Basemen	e, Area Aj et		· ·	\$2,200	
	Location	ı : Tower	t : Moderate, Area					
		netration, E 1 : Tower	xtent : Moderate, A	lrea Affe	cted : 10%			
Plaster	45%			LIFE	* *	5	\$14,800	
Wood	2%			LIFE	* *		\$8,800	
Ceilings								
AcousTile,Adhered	Cracking/	Now Crumbling, 1 : Through	\$216,100 Extent : Severe, A out	2053 rea Affec	* * ted : 100%	5	\$3,100	
AcousTileSusp.Lay-In	20%	0-2	\$22,300	2046	* *	5	\$12,400	
		r/Impact D 1 : Through	amage, Extent : Lig out	ght, Area	Affected : 10%			
Plaster			\$51,100 e, Extent : Severe, A Skylights	LIFE Area Affe	* * cted : 25%	5	\$7,700	
Plaster	50%			LIFE	* *	5	\$38,600	
Plaster	Cracking/ Location	ı : Tower A	\$61,300 Extent: Severe, A nd Throughout t: Moderate, Area	-		5	\$11,600	
	Location	ı : Tower A	nd Throughout					
Site Enclosure								
Fence/Gates	10007			2052	* *			
Iron Picket	100%			2053	7,7			
Free Standing Walls Concrete Masonry Unit	0	Crumbling,	\$132,800 Extent : Moderate	2053 c, Area Aj	* * ffected : 50%			
	Joint Mor	ı : Through tar Miss/Er ı : Through	od, Extent : Severe	, Area A <u>j</u>	ffected : 50%			
Retaining Walls	<u> </u>							
Concrete Masonry Unit	Broken/M Location	ı : Through	\$236,100 nents, Extent : Mod out . Extent : Moderate					
Site Pavements		i : Through		, 200 11)	y - 2			

Site Pavements

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

rchitecture	Current R	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
e Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 2-4	\$59,000	2038	* *			
	Cracking/Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location: Front Wa	lk					
On-Site Walkways							
Cast in Place Concrete	50% 2-4	\$186,400	2046	* *			
	Cracking/Crumbling,	Extent : Moderate	, Area Af	fected : 50%			
	Location: Througho	out					
	Tripping Hazard, Exte	ent : Moderate. Are	a Affecte	ed : 5%			
	Location : Side Yard		33				
Pavers/Stone	50% Now	\$1,486,200	2048	* *			
	Broken/Missing Eleme		erate, Ar	ea Affected : 50%			
	Location : Througho						
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%						
	Location: Throughout						
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%						
	Location : Througho		,				
Parking/Driveway	-						
Asphalt	100%		2042	* *			

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2043	* *	5	\$400	
	Other Observation, Extent: Location: Basement					
C'4-1/ C'4-111	Explanation: Two 4,000 A	Impere Circuit Break	ers			
Switchgear / Switchboard Fused Disc Sw	100%	2043	* *	5	\$300	
Raceway						
Conduit	100%	2033	\$145,500	1		
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		
Motor Controllers						
Locally Mounted	100%	2031	\$50,900	5	\$500	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power						
Transfer Switches						
Automatic	100%	2038	* *	1	\$23,500	

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

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

Asset #: 2041

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators	1000/	2026	* *		# 2 0.600	
Diesel	100% Other Observation, Extent: Light, A Location: Generator Room Explanation: One 450 Kilowatts	2036 Area Affected : 1		1	\$29,600	
Batteries						
Lead/Acid	100%	2026	\$2,700	5	\$2,800	
Fuel Storage Day Tank	50% Other Observation, Extent: Light, 2 Location: Generator Room Explanation: One 23 Gallons	2041 Area Affected : 1	* *	5		
Main Tank	50% Other Observation, Extent: Light, 2 Location: Basement Explanation: 10,000 Gallons	2048 Area Affected : 1	* *	5		
Lighting						
Interior Lighting Fluorescent	5% T-8 Lamps And Fixtures, Extent : La Location : Throughout	2033 ight, Area Affecte	\$70,700 ed:100%	10	\$3,500	
Fluorescent	10% Compact Fluorescent Light, Extent Location : Throughout The Buildi		* * ected : 100%	10	\$7,000	
Incandescent	5% Other Observation, Extent: Light, 2 Location: 1st Floor Borough Pre. Explanation: Chandeliers		\$60,600 90%	2	\$100	
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%	_0.5				
Lightning Protection						
Arresters/Cabling						
Generic	100%	2036	* *	5	\$600	

Alarm

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

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

Asset #: 2041

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2033	\$155,600	1	\$28,500	
	Other Observation, Extent : Light, Ar	ea Affected	! : 100%			
	Location: Throughout The Building	•				
	Explanation : Cameras Security Sys	tem				
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$213,800	1-3	\$47,000	

Mechanical		Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment Steam Boiler	Broken, E	Now stent : Sevent : Basemen	\$144,500 re, Area Affected : t	2038 20%	* *	1	\$68,000	
	Location	ervation, E. : Basemen tion : 2 Uni		ffected : 1	00%			
Distribution	Блриана	non . 2 Oni	w					
Central Plant Steam Piping/Pmp	100%	Now	\$116,500	2043	* *	4	\$3,800	
p.mgmp		eriorating, l : Basemen	Extent : Severe, Ar t	ea Affected	d : 5%			
Terminal Devices								
Convector/Radiator	100%			2038	* *	1	\$24,600	
air Conditioning								
Energy Source Electricity	100%			2049	* *	1		
Conversion Equipment Window/Wall Unit No Component	80% 20%			2028	\$251,200	1		
/entilation								
Distribution Ductwork/Diffusers			: Severe, Area Aff t, 1st Floor, 2nd Fl		**	2-5	\$42,500	
lumbing								
H/C Water Piping Galvanized Steel			\$105,800 oderate, Area Affec t	2038 cted : 10%	**	1		

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

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

Asset #: 2041

Mechanical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estin Total (Years)	nated 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: I Location: Throughout	Light, Area Affected :	50%						
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
	On Extended Life, Extent : I Location : Throughout	Light, Area Affected :	50%						
Backflow Preventer									
Generic	100%	2038	* *	1	\$4,700				
	Other Observation, Extent : Location : Ground Floor	Light, Area Affected	: 100%						
	Explanation: Located On	Ground Floor							
Fixtures									
Generic	100%								
ertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Two Unit. Base	ment To 4th Floor Ar	id Basement To Gr	ound					
	Explanation: Two Units								
ire Suppression Standpipe									
Generic	100%	2043	* *	1-5	\$38,500				
Sprinkler									
No Component	70%								
Generic	30%	2043	* *	1-2	\$6,400				

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

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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
Total	\$489,200	\$723,700
Importance Code A	\$65,100	
Importance Code B	\$424,100	\$446,100
Importance Code C		\$277,600
Total	\$489,200	\$723,700

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			
Total	\$155,300	\$12,300	\$3,900	\$24,200
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
Total	\$155,300	\$12,300	\$3,900	\$24,200



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 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
xterior								
Exterior Walls	000/	0.2	065100	LIEE		_	#20.000	
Masonry: Brick	80%		\$65,100	LIFE	**	5	\$39,900	
			nents, Extent : Mod acade Adjacent To					
			: Moderate, Area					
			. Moderale, Area 2 urtyard Above Cou					
Masonry: Limestone	15%		\$43,800	LIFE	**	5	\$5,600	
wasomy. Emicsione			Extent : Light, Ar		ed : 15%	3	Ψ5,000	
			ne Horizontal Bana					
Wood		Now	\$20,100	2036	* *	5	\$6,200	
wood			Extent : Moderate,		fected : 20%	3	Φ0,200	
			om Windows Surro					
			t : Moderate, Area		•			
		-	om Windows Surro					
Windows								
Aluminum	100%			2047	* *	5	\$4,500	
Roof	1000/	3.7	Ф2 200	2040	* *			
Asphalt Shingle		Now	\$3,200	2040				
		ietration, E 1 : Courtro	xtent : Moderate, A	irea Ajje	ctea : 2%			
Soffits	Locuitor	i . Courtro	om Celling					
Stucco Cement	100%			2036	* *	5		
nterior	10070			2000				
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%		\$2,500	LIFE	**	5	\$1,100	
	_	Crumbling _: 1 : Lobby	Extent : Light, Are	ea Affecte	ed : 10%			
V' 1 T' 1				2026	* *		¢5.700	
Vinyl Tile Interior Walls	56%			2036	* *	3	\$5,700	
Ceramic Tile	5%			2034	\$110,400	5	\$2,000	
Masonry: Brick	5%			LIFE	\$110, 4 00 * *	3	\$2,000	
Plaster	70%		\$13,700	LIFE	* *	5	\$8,500	
Tuster			xtent : Moderate, A		cted : 2%	3	ψ0,500	
		ı : Courtro		55				
Wood	20%			LIFE	* *	5	\$32,400	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5	\$800	
Plaster	60%			LIFE	* *	5	\$10,100	
Plaster	20%		\$4,100	LIFE	* *	5	\$3,400	
			xtent : Light, Area	Affected	: 5%			
	Location	ı : Courtro	oms					

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%)		2051	* *			
Retaining Walls								
Cast in Place Concrete	95%		\$2,900	2051	* *			
	_	_	Extent : Moderate		•			
	Location	n : Retainin	g Wall Located At I	Rear Pro	perty Line			
Masonry: Fieldstone	5%	Now	\$300	2041	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 100%			
	Location	n : Front Er	itry Stair Cheek Wa	ılls				
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Front Er	itry Stair Cheek Wa	ılls				
	Explana	tion : This	ls Actually Limesto	ne				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	1		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 Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 40%			
	Location	Location: Front Entry Stair						
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location	n : Front Er	ıtry Stair					
	Explana	tion: This	Is Actually Limesto	ne				
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$14,900	2036	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 15%			
	Location	n : Rear Yar	rd					

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$100	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location : Electrical Room					
	Explanation: Main Disconnect Swi	itch 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		

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

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

Asset #: 4166

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of 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	
			res, Extent : Light,	Area Affe	ected : 100%			
	Location	: Through	out The Building					
Fluorescent	4%			2031	\$10,900	10	\$700	
	Compact F	luorescent	Light, Extent : Lig	ht, Area	Affected : 100%			
	Location	: Second I	Floor					
Fluorescent	10%			2026	\$27,100	10	\$1,700	
		s And Fixt	ures, Extent : Light				*)	
	_		out The Building	- 55				
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 Inst	tallation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Building	Perimeter					
Alarm								
Security System								
Generic	100%			2036	* *	1	\$6,700	
			xtent : Light, Area	Affected	: 100%			
		_	out The Building					
	Explanati	ion : CCT	V Surveillance Syst	em				

lechanical	Current Repair	Future F	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Steam Boiler	100%	2036	* *	1	\$17,800	
	Other Observation, Extent : Light, A	lrea Affected : 1	00%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2031	\$142,800			
Terminal Devices						
Convector/Radiator	100%	2036	* *	1	\$5,800	

Air Conditioning

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

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

Asset #: 4166

Mechanical	Cu	rrent Repa	air	Future Replacement		Maintenance		
System Component Type		Date Est	timated 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 Observa	tion, Exten	t : Moderate, A	1rea Affe	cted : 100%			
	Location : At							
	Explanation Refrigerant	: Six Units	Serving Courti	ooms An	d Judges' Chambe	rs. No Ao	ccess To Check	
Window/Wall Unit	35%			2026	\$23,700	1		
No Component	5%							
Heat Rejection								
Air Cooled Condenser	60%			2031	\$29,400	2	\$7,500	
Unit								
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 Observa			Affected	: 100%			
	Location : Be	oiler Room						
	Explanation	: One 50 G	allon 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%							

Maintenance \$ are aggregated over a 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 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
Total	\$276,900	\$2,830,400
Importance Code A	\$276,900	\$598,600
Importance Code B		\$1,396,800
Importance Code C		\$835,100
Total	\$276,900	\$2,830,400

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
Total	\$186,900	\$343,100	\$259,500	\$168,200
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	
Total	\$186,900	\$343,100	\$259,500	\$168,200



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

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

Asset #: 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%		\$115,200	LIFE	* *	5	\$25,900	
			xtent : Moderate, A	-				
	Location	n : 1st Floo	r Jury Section And	5th Floo	r By Elevators			
Metal/Glass Curt Wall	33%	ı		LIFE	* *	5	\$170,800	
Metal Panel	5%	ı		2052	* *	5-10	\$94,900	
Metal Coiling Doors	2%	ı		2045	* *	5	\$17,200	
Pre-Cast Concrete	30%	ı		LIFE	* *	5	\$269,100	
Windows								
Aluminum	100%)		2048	* *	5	\$38,500	
Parapets							·	
Metal Panel	45%	ı		2052	* *	5	\$24,800	
Metal Rail	15%	ı		2045	* *	5-10	\$38,600	
Pre-Cast Concrete	40%	ı		LIFE	* *	5	\$35,900	
Roof								
Green, Roof Inaccessible	50%)		LIFE	* *			
IRMA/Protected	15%	ı		2037	* *	10	\$16,300	
Membrane								
Metal Panel	5%	ı		2045	* *	10	\$10,000	
Single Ply Membrane	30%	ı		2037	* *	10	\$32,600	
Soffits								
Metal Panel	98%	ı		2052	* *	5-10	\$87,900	
Stucco Cement	2%	ı		2045	* *	5	\$700	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Main En	etry					
	Explana	tion : Cand	ppy					
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%	ı		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%	ı		LIFE	* *	5	\$49,000	

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

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

Asset #: 14812

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2045	* *	5	\$71,400	
AcousTileSusp.Lay-In	50%			2045	* *	5	\$142,700	
Exposed Struc: Concrete				LIFE	* *	5	\$4,500	
Gypsum Board	20%		\$19,800	LIFE	* *	5	\$71,400	
	_	0	Extent : Moderate		*			
			r Jury Section And		•			
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	ı: 1st Floo	r Jury Section And	5th Floo	r By Elevators			
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	100%			2067	* *			
			Extent : N/A, Area A					
	Location	ı : Drivewa	y On North Side Oj	Building	g			
	Explana	tion : Gene	rator Enclosure					
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$17,100	2045	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 2%			
	Location	i : Bottom (Of Ramp Area Adja	cent To C	Cemetery			
Parking/Driveway								
Asphalt	100%			2041	* *			

lectrical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
rstem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5	\$900	
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location: Lower Level					
	Explanation: Two 5,000	Ampere Main Switche	S			
Switchgear / Switchboard						
Air Circuit Breaker	100%	2052	* *	5	\$1,000	
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Fused Disc Sw	20%	2048	* *	5	\$900	
Molded Case Bkrs	80%	2048	* *	5	\$4,200	
Wiring						
Thermoplastic	100%	2052	* *	1		

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

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

Asset #: 14812

Electrical	Current Repair	Future Rep	olacement	cement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts Motor Controllers Locally Mounted Variable Frequency Drive	80% 20%	2045 2045	* *	5	\$1,100			
Ground Grounding Devices	1000/	LIFE	* *	_	Ф2 000			
Generic	100% Other Observation, Extent: N/A, Area Location: Main Switchboard Room Explanation: Ground Bus Observed			5	\$2,900			
Stand-by Power								
Transfer Switches Automatic	100% Other Observation, Extent : N/A, Area Location : Lower Level	2045 Affected : 100%	* *	1	\$61,500			
	Explanation: Five 1,200 Amperes, C	One 600 Amperes	s, One 260 Ai	mperes, (One 60 Amperes			
Generators								
Diesel	100% Other Observation, Extent: N/A, Area Location: Outside In Service Loadir Explanation: 120 Volts 3 Phase 125	ng Dock Area		1	\$77,400			
Batteries	2.000.000.000.000.000.000.000.000.000.0	o III.o voit iipe						
Lead/Acid	100%	2026	\$2,400	5	\$7,400			
Fuel Storage								
Day Tank	50%	2048	* *	5				
Main Tank	50% Other Observation, Extent: N/A, Area Location: Underground In Service I Explanation: 8,000 Gallons Shared	Loading Dock	* *	5				
Lighting		.,,,,,,						
Interior Lighting								
Fluorescent	20% Compact Fluorescent Light, Extent : L Location : In Lobby	2037 Light, Area Affect	* * ted : 10%	10	\$36,700			
	Motion Sensors in Use, Extent : Light, Area Affected : 30% Location : Throughout							
	T-8 Lamps And Fixtures, Extent : Ligh Location : Service Corridors	t, Area Affected	: 20%					
LED	80%	2037	* *					
Egress Lighting	0070	2031						
Emergency, Service	50%	2037	* *	1				
Exit, LED	50%	2060	* *	1				

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

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

Asset #: 14812

Electrical	Current Repair	Future Rep	lacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
LED	30%	2037	* *				
	Other Observation, Extent .	Light, Area Affected : 100%	6				
	Location : Integral With I	ight Fixtures					
	Explanation : Operated V	ia 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		

echanical	Current Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Electricity	1%	2052	* *	1		
Interruptible Gas/Dual Fuel	99%	2052	* *	1		
	Other Observation, Extent : N	I/A, Area Affected :	100%			
	Location : Outside, Rear Of	The Building				
	Explanation : 1 Fuel Oil Ta	nk, Capacity 8000 (Gallons			
Conversion Equipment						
Hot Water Boiler	99%	2045	* *	1	\$97,800	
	Other Observation, Extent : N	I/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	

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

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

Asset #: 14812

Mechanical	Current	Repair	Future Replacement Maint		aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating			•				•
Terminal Devices							
Convector/Radiator	50%		2045	* *	1	\$32,300	
	Other Observation,						
	-	hout Peripheral Spa	-	-			
	System Floors 4, 3	e Peripheral Spaces And 2 Hallway By			loor Radi	iant Heating	
Unit Heater - Hot Water	10%		2037	* *			
	Other Observation,		lffected : .	100%			
	Location: Baseme						
	Room.	e Basement Mechan	ical And	Electrical Rooms.	6th Floo	or Mechanical	
No Component	40%						
Air Conditioning							
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller			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,						
		nical Rooms Baseme				_ ~	
	Heating Only To T	Inits. Provide Coolin The Interior Zone Sp		n Peripheral And I	Interior 2		
Fan Coil - 2 Pipe	5%		2037	* *	1	\$3,200	
	Other Observation,		Iffected : .	100%			
	Location : Throug	0					
	a	Inits Serve Mainly T	elecommi	ınication, Control,	, Elevato	r Machine,	
Hard Daire diam	Server, Radio, Elec	ctrical Room.					
Heat Rejection Water Cooling Tower	100%		2033	¢1 000 400	2	\$201.100	
water Cooling Tower	Other Observation,	Extent : N/A Area		\$1,000,400	2	\$201,100	
	Location: 6th Flo		ујестеа	100/0			
	Explanation: 2 Us						
Ventilation	Explanation . 2 Of	ilis					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$111,400	
Exhaust Fans	100/0					Ψ111,π00	
Interior	10%		2037	* *	2	\$600	
Roof	90%		2037	* *	2	\$5,500	
Plumbing	70,0		2031			Ψυ,υσο	
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		

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

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

Asset #: 14812

Mechanical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Plumbing					
Water Heater With Tanks					
Electric	10%	2030 \$2,300	4		
	Other Observation, Extent: N/A, Area	a Affected : 100%			
	Location : Boiler Room				
	Explanation : Heater Is A Backup In	n Case Of Gas Shut Off			
Gas Fired	90%	2030 \$15,200	2		
	Other Observation, Extent: N/A, Area	a 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	**			
	Location : Basement Boiler Room A				
	Explanation : 3 Water Main Service	s Each With Backflow Preven	iter:		
Fixtures	1000/				
Generic	100%				
Vertical Transport					
Elevators	1000/	1100 **			
Geared Traction	100%	LIFE			
	Other Observation, Extent: N/A, Area	**		111	
	Location : 1 Unit From L L To 6th F To 4th Floor.	loor, 4 Units From L L To 5th	h Floor,	I Unit From L L	
	Explanation: 6 Units. 1 Unit Not O	nerational			
Fire Suppression	Explanation . O Omis. 1 Omi 1701 O	peranonai			
Standpipe					
Generic	100%	2052 **	1-5	\$100,800	
Generie	Other Observation, Extent : N/A, Area		1 3	Ψ100,000	
	Location : Staircases	. J.			
	Explanation : 2 Main Stair Cases H	ave Stand Pine System.			
Sprinkler	Y	<u>4</u> 2 ~ y ~			
Generic	100%	2052 **	1-2	\$56,000	
\	Other Observation, Extent: N/A, Area		- -	700,000	
	Location : All Floors				
	Explanation : Dry System For Gara	ge Only. Wet For The Rest O	The Bui	lding.	
Fire Pump	* *				
Generic	100%	2041 **	1	\$37,300	
)	

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

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

Print Date: 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

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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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			
Total	\$211,500	\$3,800	\$7,500	\$7,800
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	
Total	\$211,500	\$3,800	\$7,500	\$7,800



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

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

Asset #: 4165

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls Masonry: Brick	90% Now \$366,300 Cracking/Crumbling, Extent: Modera Location: 1st Floor Level At South I Efflorescence, Extent: Moderate, Area	Facade, East Facade And We	5 st Facado	\$44,900 e	
	Location: East Facade At Entry Misaligned/Bulging, Extent: Moderat Location: 1st Floor Window Lintels				
	Other Observation, Extent : N/A, Area Location : Building Explanation : Building Is Not Occup				
Masonry: Limestone	10% Now \$58,400 Joint Mortar Miss/Erod, Extent: Mode Location: Main Entrance Staining/Discoloring, Extent: Modera Location: Main Entrance		5	\$3,700	
Windows					
Aluminum	100% Now \$42,700 Ctrwt/Balnc Not Funct, Extent : Mode Location : Throughout	2051 ** rate, Area Affected : 30%	5	\$2,300	
Parapets					
Masonry: Brick	90% Now \$83,400 Cracking/Crumbling, Extent : Modera Location : Inside Face	LIFE ** te, Area Affected : 50%	5	\$2,200	
	Joint Mortar Miss/Erod, Extent: Mod Location: North Facade, South Fac Spalling, Extent: Moderate, Area Affe Location: North Facade, South Faca	nde, East Facade And West F cted : 40%			
	Worn/Eroded, Extent : Moderate, Area Location : Inside Face	Affected: 60%			
Masonry: Limestone	10% Now \$9,100 Cracking/Crumbling, Extent : Modera Location : Throughout	LIFE ** te, Area Affected : 20%	5	\$300	
	Joint Mortar Miss/Erod, Extent : Mode Location : Throughout	erate, Area Affected : 30%			

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

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

Asset #: 4165

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof Built-Up (BUR)	80% Now	\$275,200	2045	* *			
Built of (Bolt)		nt : Moderate, Area A		9%			
		Surface, Extent : Mo	derate, Are	ea Affected : 70%			
	Miss/Damaged Fi Location : Thro	lashings, Extent : Moa Ighout	lerate, Ared	a Affected : 30%			
	Patching Evident, Location : Thro	Extent : Moderate, A ughout	rea Affecte	d : 30%			
	Water Penetration	n, Extent : Moderate, A	Area Affect	ed : 20%			
	Location : Abov	e Courtrooms					
Copper/Terne	20%		2050	* *	10	\$14,900	
Soffits	1000/		2040		_		
Stucco Cement	100%		2040	* *	5		
nterior 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	
	25%			* *			
Terrazzo		¢44.000	LIFE 2035		5	\$14,000	
Vinyl Tile		ing, Extent : Light, Ar		\$440,100 !: 5%	3	\$6,000	
	Patching Evident, Extent: Moderate, Area Affected: 10% Location: Courtrooms						
		ent : Moderate, Area . t Room And 2nd Floo	00	20%			
Interior Walls							
Cast in Place Concrete	10%		LIFE	* *	10	\$10,100	
Ceramic Tile	5%		2038	* *	5	\$2,000	
Masonry: Brick	_	tent : Moderate, Area	LIFE Affected :	**			
	Location : Boile Water Penetration Location : Boile	n, Extent : Moderate, A	Area Affect	ed : 15%			
Marble Panels	5%	. Room	LIFE	* *	10	\$800	
Plaster	5% 65% Now	\$126,900	LIFE	**	5	\$800 \$7,900	
1 105(01	65% Now \$126,900 LIFE ** 5 \$7,900 Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout						
		n, Extent : Moderate, A	Area Affect	ed : 5%			
Wood	10%	***	LIFE	* *	5	\$32,400	
- WOOd	10/0		LILE		3	φ32,400	

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

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

Asset #: 4165

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	\$3,600	
Exposed Struc: Concrete				LIFE	* *	5-10	\$4,500	
Plaster	80%		\$258,400	LIFE	* *	5	\$17,900	
			, Extent : Moderate	, Area A <u>j</u>	fected: 15%			
		: Courtro			1 100/			
			xtent : Moderate, A	rea Affe	cted: 10%			
	Location	: Courtro	oms					
Site Enclosure								
Fence/Gates	250/			20.45	* *			
Chain Link	25%			2045	* *			
Iron Picket	70%			2055	* *			
Masonry: Brick	5%			2045				
Retaining Walls	150/			2055	* *			
Cast in Place Concrete	15%	0-2	¢1 200	2055 2045	* *			
Masonry: Brick	85%		\$1,200 rod, Extent : Moder					
			vaa, Extent . Moder Walls At Rear Yard	uie, Area	i Affectea . 2076			
Site Pavements	Locuitor	i . I tunter	Trans In Rear Tara					
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways	10070			2040				
Cast in Place Concrete	40%	Now	\$8,500	2040	* *			
Cust in 1 lace Concrete			nents, Extent : Mode		ea Affected · 10%			
		ı : Rear Yaı		, a.c., 111	ca nyjecica . 1070			
			 , Extent : Moderate	Area Ai	ffected · 20%			
		ı : Rear Yaı		, 11.00.11),	<i>yeerea</i> : 2070			
Pavers/Stone	50%	4+	\$8,500	2038	* *			
Pavers/Stone			\$8,300 , Extent : Moderate		ffected : 20%			
	_	i : Front Ei		, 111 cu 11 _j	yeciea . 2070			
D /C4				2020	* *			
Pavers/Stone	10%	4+ tan Miss/Fr	\$1,700 rod, Extent : Moder	2038				
				ate, Area	i Affectea : 20%			
D- d-i/D-i	Location	: Front Ei	ur y sieps					
Parking/Driveway Cast in Place Concrete	100%			2040	* *			
Cast III Flace Concrete	100%			2040				

Electrical	Current Repair	Future Replacemen	t N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	est Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2035 \$96,60	00 5	\$600	
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location : Electrical Room				
	Explanation: 600 Ampere Main Servi	ce Switch			

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

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

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

Asset #: 4165

Electrical	Current Re	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)		ear Es Y	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard				****	_		
Molded Case Bkrs	100%	20	35	\$96,600	5	\$600	
Raceway	1000/	20	2.5	#40.000			
Conduit	100%	20	35	\$40,900	1		
Panelboards Molded Case Bkrs	100%	20	34	\$39,600	5	\$600	
Wiring Wiring	10070	20	134	\$39,000	3	\$000	
Thermoplastic	100%	20	35	\$57,700	1		
Motor Controllers	10070	20	33	\$57,700	1		
Locally Mounted	100%	20	40	* *	5	\$100	
Ground	10070					\$100	
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	85%		30	\$275,500	10	\$16,800	
	T-12 Lamps And Fixture		a Affect	ed : 100%			
	Location : Throughou	t The Building					
Fluorescent	10%	20	35	\$32,400	10	\$2,000	
	T-8 Lamps And Fixtures	s, Extent : Light, Area	Affecte	d: 100%			
	Location: Throughou	t The Building					
Fluorescent	5%	20	30	\$16,200	10	\$1,000	
	Compact Fluorescent L	ight, Extent : Light, A	rea Affe	ected : 100%			
	Location: First And S	Second Floor					
Egress Lighting							
Emergency, Battery	50%	20	30	\$17,900	10	\$2,600	
Exit, LED	50%	20	70	* *	1		
Exterior Lighting							
HID	20%	20	30	\$19,900	10		
No Component	80%						
Alarm							
Security System							
Generic	100%		30	\$40,000	1	\$8,000	
	Other Observation, Ext		cted : 10	JU%			
	Location : Throughou	-	α .				
	Explanation : CCTV S	Surveillance Camera	System				

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

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

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

Asset #: 4165

Mechanical	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment					.	
Steam Boiler	100%	2048	* *	1	\$21,300	
	Abandoned in Place, Extent: Moderate	e, Area Aff	ected : 100%			
	Location: Basement Other Observation, Extent: Light, Area	a Affactad :	100%			
	Location: Basement Boiler Room	и Ајјестеи .	100/0			
	Explanation: 1 Unit					
Distribution	Explanation : 1 Ont					
Steam Piping/Pump	100%	2035	\$170,600			
1 0 1	Abandoned in Place, Extent : Moderate	e, Area Affe	•			
	Location: Various Location					
Terminal Devices	1000/					
Convector/Radiator	100%	2033	\$174,200	1	\$6,900	
	Abandoned in Place, Extent: Moderate Location: Various Locations	e, Area Affè	ected : 100%			
Air Conditioning	Location : various Locations					
Air Conditioning Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment				-		
Exterior Pkg Unit -	40%	2035	\$93,400	2	\$500	
Cooling						
	R-134a Refrigerant, Extent : Light, Are	ea 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%	LIFE		2-3	\$7,000	
Exhaust Fans	0070					
Roof	30%	2035	\$12,400	2	\$200	
No Component	70%		4,	_	4-00	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2035	\$273,600	1		
Water Heater With Tanks	1000/					
Gas Fired	100%	2033	\$16,900	2		
	Other Observation, Extent : Light, Area Location : Boiler Room	a Affected :	100%			
	Explanation: One 74 Gallon Unit					
Sanitary Piping	Explanation . One /4 Gation Onti					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2026	\$700	4	\$700	
Fixtures				· <u> </u>		
Generic	100%					

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND CRIMINAL COURT

Asset #: 4165

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

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

Print Date: 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

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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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			
Total	\$89,400	\$34,300	\$29,100	\$3,500
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			
Total	\$89,400	\$34.300	\$29,100	\$3,500



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

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

Asset #: 13692

Architecture	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast Stone/Terra Cotta	Location : Thr	bling, Extent : Modera oughout	ite, Area A <u>j</u>		5	\$389,600	
	Joint Mortar Mi Location : Thr	iss/Erod, Extent : Mod oughout	erate, Area	a Affected : 25%			
	Staining/Discolo Location : Thr	oring, Extent : Modera oughout	ite, Area Aj	ffected : 20%			
	Location : Eas	ion, Extent : Moderate st Facade Sidewalk Shed In Plac		cted : 25%			
Windows	•						
Aluminum		+ \$4,700 t Funct, Extent : Mode throom Windows		* * Affected : 10%	5	\$2,300	
Parapets							
Cast Stone/Terra Cotta	Location : Thr	tent : Moderate, Area 2 oughout oring, Extent : Light, A	Affected : :		5	\$9,500	
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- Corrosion/Rusti	+ \$34,700 ing, Extent : Light, Are		**	5	\$7,600	
		oughout Covered Walk					
Metal, Corrugated	30%		2052	* *	1		
nterior 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	

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

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

Asset #: 13692

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
-		_	: Light, Area Affec	ted : 209	%			
	Location	: Boiler R	oom					
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%		\$3,500	2052	* *			
			Extent: Moderate,		fected : 20%			
	Location	ı : Cheek W	alls At Main Entry	Stair				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Cast in Place Concrete		Now	\$3,100	2037	* *			
			Extent: Moderate,	Area Aj	fected : 30%			
	Location	ı : Main En	try Steps					
Pavers/Stone	60%			2035	\$201,600			
Parking/Driveway								
Asphalt	100%			2035	\$238,100			

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 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 Ra	ted At 35	i0 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		

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

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

Asset #: 13692

Electrical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Braided Cloth	25% 2-	. ,	2057	* *	1		
	Insulation Aged Location : Thr	l, Extent : Moderate, Are oughout	a Affecte	d : 30%			
Thermoplastic	75%		2042	* *	1		
Motor Controllers							
Locally Mounted	100%		2030	\$64,400	5	\$100	
Ground							
Grounding Devices					_	***	
Generic	100%		LIFE	**	5	\$200	
		ion, Extent : N/A, Area A	!ffected :	100%			
		sement Janitor Closet					
	Explanation:	Under Insulation					
ighting							
Interior Lighting Fluorescent	100%		2032	\$178,500	10	\$9,900	
Fluorescent		Fixtures, Extent : Light,			10	\$9,900	
	-	roughout The Building	217 eu 21jj e	cieu . 10070			
Egress Lighting		0 0					
Emergency, Battery	50%		2027	\$9,800	10	\$1,300	
Exit, LED	50%		2060	**	1	, ,	
Exterior Lighting							
HID	30%		2032	\$16,400	10		
	Other Observat	ion, Extent : N/A, Area A	Iffected :	30%			
	Location: The	roughout					
	Explanation:	Controlled Via Switch					
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2032	\$6,600	1	\$1,200	
		ion, Extent : N/A, Area A		100%			
		bby, Waiting Room And O					
	Explanation:	CCTV Surveillance Can	ieras				

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2042	* *	1		
Conversion Equipment						
Steam Boiler	100%	2037	* *	1	\$10,700	
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Basement					
	Explanation: 1 Unit.					

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

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

Asset #: 13692

Mechanical	Current Re	epair	Future	Replacement	Ma				
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Distribution									
Steam Piping/Pump	100%		2032	\$93,900					
Terminal Devices	1000/		•••	***		42. - 0.0			
Convector/Radiator	100%		2030	\$95,900	1	\$3,500			
Air Conditioning									
Energy Source Electricity	100%		2040	* *	1				
Conversion Equipment	10070		2040		1				
Window/Wall Unit	50%		2026	\$22,200	1				
No Component	50%		2020	\$22,200	1				
Distribution	3070								
Ductwork/Diffusers	25%		LIFE	* *	2	\$3,500			
No Component	75%					4-9			
Terminal Devices									
No Component	75%								
Not Accessible	25%								
	Other Observation, Ext Location : Attic, Roof		ffected :	0%					
	Explanation : Air Ha	ndlers Serves Bas	ement O <u>j</u>	fices And Courtro	oms.				
Heat Rejection Air Cooled Condenser	5%		2032	\$800	2	\$400			
Unit	Other Observation, Ext Location : Outside, R Explanation : 1 Unit.	Rear Of The Build		100%					
No Component	75%								
Not Accessible	20%								
	Other Observation, Extent : N/A, Area Affected : 0% Location : Roof								
	Explanation: Conder	nsing Units Assoc	iated Wit	h Air Handlers Sei	rving Co	urtrooms.			
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 E.	xhausts Are Inacc	essible.						
Plumbing									
H/C Water Piping	1000/		2022	0150 500	1				
Brass/Copper	100%		2032	\$150,700	1				
Water Heater With Tanks Gas Fired	100%		2027	\$18,600	2				

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND FAMILY COURT

Asset #: 13692

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated 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%					

Maintenance \$ are aggregated over a 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 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
Total	\$940,900	\$4,700,600
Importance Code A	\$423,800	\$96,900
Importance Code B	\$344,200	\$2,741,600
Importance Code C	\$172,800	\$1,862,100
Total	\$940,900	\$4,700,600

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
Total	\$162,700	\$56,000	\$56,200	\$22,600
Importance Code A	\$42,500		\$6,600	
Importance Code B	\$91,300	\$56,000	\$49,600	\$22,600
Importance Code C	\$28,800			
Total	\$162,700	\$56,000	\$56,200	\$22,600



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

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

Asset #: 2042

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls	1000/	3.7	#221 7 00		ale ale	_	406000	
Masonry: Limestone	Cracking/O Location Joint Mort	: Base Of ar Miss/Er	\$331,700 Extent : Moderate Building On West I od, Extent : Moder Building At Variou	Elevation ate, Area	Affected : 10%	5	\$96,900	
Windows								
Aluminum	90%			2048	* *	5	\$13,200	
Wood	10%	Now	\$38,300	2057	* *	5	\$7,300	
	Air Infiltra	tion, Exter	it : Moderate, Area	Affected	: 50%			
			r Has Original Wo					
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Are	ea Affected : 50%			
	Location	: 3rd Floo	r Casement Windo	WS				
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 Pend	etration, E.	xtent : Moderate, A	lrea Affec	ted : 2%			
	Location	: Southwe	st Corner Adjacent	To Court	tyard			
Skylight, Metal/Glass	10%			2052	* *	10	\$19,700	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
terior								
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	
Vinyl Tile Interior Walls	5%			2032	\$173,300	3	\$2,900	
Vinyl Tile Interior Walls Cast in Place Concrete	4%				\$173,300	3	\$2,900	
Interior Walls Cast in Place Concrete	4%	0-2	\$3.100	LIFE	· · · · · · ·	3	\$2,900	
Interior Walls	4% 1%	0-2 etration, E.	\$3,100 xtent : Moderate, A	LIFE LIFE	**	3	\$2,900	
Interior Walls Cast in Place Concrete	4% 1% Water Pend	etration, E	\$3,100 xtent : Moderate, A 10-b S Water Infiltr	LIFE LIFE Irea Affec	** ** ted : 5%	3	\$2,900	
Interior Walls Cast in Place Concrete Cast in Place Concrete	4% 1% Water Pend Location	etration, E	xtent : Moderate, A	LIFE LIFE Irea Affect vation At I	** ** ted : 5%	3	\$2,900	
Interior Walls Cast in Place Concrete Cast in Place Concrete Cast Stone/Terra Cotta	4% 1% Water Pend Location 10%	etration, E	xtent : Moderate, A	LIFE LIFE Area Affect ation At I	* * ** ted : 5% Heavy Rains * *			
Interior Walls Cast in Place Concrete Cast in Place Concrete Cast Stone/Terra Cotta Ceramic Tile	4% 1% Water Pena Location 10% 3%	etration, E	xtent : Moderate, A	LIFE LIFE Area Affect vation At 1 LIFE 2035	* * * * ted : 5% Heavy Rains	5	\$2,900	
Interior Walls Cast in Place Concrete Cast in Place Concrete Cast Stone/Terra Cotta Ceramic Tile Masonry: Brick	4% 1% Water Pend Location 10% 3% 5%	etration, E	xtent : Moderate, A	LIFE LIFE Area Affect attion At I LIFE 2035 LIFE	* * ** ted : 5% Heavy Rains * * \$133,900	5	\$2,200	
Interior Walls Cast in Place Concrete Cast in Place Concrete Cast Stone/Terra Cotta Ceramic Tile Masonry: Brick Plaster	4% 1% Water Pena Location 10% 3% 5% 10%	etration, E	xtent : Moderate, A	LIFE LIFE Area Affect vation At I LIFE 2035 LIFE LIFE	** ** ted : 5% Heavy Rains ** \$133,900 **	5 5	\$2,200 \$2,200	
Interior Walls Cast in Place Concrete Cast in Place Concrete Cast Stone/Terra Cotta Ceramic Tile Masonry: Brick	4% 1% Water Pend Location 10% 3% 5%	etration, E	xtent : Moderate, A	LIFE LIFE Area Affect attion At I LIFE 2035 LIFE	** ** ted: 5% Heavy Rains ** \$133,900 ** **	5	\$2,200	

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

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

Asset #: 2042

% of							
Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
						•	
					5	\$900	
_	_		, Area A <u>f</u>	fected: 5%			
				1.00			
-	-		ate, Area	Affected: 5%			
			1.00	. 1 50/			
		0-b S water Injutr					
_					5	\$10,800	
		r Landing Above M					
55%			LIFE	* *	5	\$39,700	
4000/							
100%			2052	* *			
1000/	NT.	Φ4.100	2052	ψ ψ			
	-						
	_		-	•			
			јјестеа :	100%			
	-		at Conon	ata Palustuada			
Ехрійни	iion . This I	is Actually A Frecu	Si Concre	eie Daiustraae.			
100%			2052	* *			
		rtant : N/A Area A		100%			
			уестей.	100/0			
	•		ast Conc	rete Blocks			
Блрини	Incse	. 111 C 11 Ciudity 1 1 CC	noi Conc	TOTAL DIOCNS			
100%			2037	* *			
	Cracking/Location/Exposed R Location/Water Pen Location 10% 15% Broken/Ma Location 55% 100% Rroken/Ma Location Location Other Obs Location Other Obs Location Other Obs Location	5% 5% Now Cracking/Crumbling, Location: Room Bit Exposed Reinforceme Location: Room Bit Water Penetration, E. Location: Room Bit 10% 15% Now Broken/Missing Elem Location: 3rd Floo 55% 100% Now Broken/Missing Elem Location: Missing Elem Location: Missing Elem Location: Courtyan Explanation: This is 100% Other Observation, E Location: Courtyan Explanation: Courtyan Explanation: These	5% 5% Now \$47,000 Cracking/Crumbling, Extent: Moderate, Location: Room B10-b S Exposed Reinforcement, Extent: Moderate, Location: Room B10-b S Water Penetration, Extent: Moderate, A Location: Room B10-b S Water Infiltre, 10% 15% Now \$14,300 Broken/Missing Elements, Extent: Mode, Location: 3rd Floor Landing Above M 55% 100% 100% Now \$4,100 Broken/Missing Elements, Extent: Mode, Location: Missing Baluster On East S. Other Observation, Extent: N/A, Area A, Location: Courtyard Explanation: This Is Actually A Preca. 100% Other Observation, Extent: N/A, Area A, Location: Courtyard Explanation: These Are Actually Preca.	5% Now \$47,000 LIFE Cracking/Crumbling, Extent: Moderate, Area Ag Location: Room B10-b S Exposed Reinforcement, Extent: Moderate, Area Location: Room B10-b S Water Penetration, Extent: Moderate, Area Affect Location: Room B10-b S Water Infiltration At 10% LIFE 15% Now \$14,300 LIFE Broken/Missing Elements, Extent: Moderate, Are Location: 3rd Floor Landing Above Main Stain 55% LIFE 100% 2052 100% Now \$4,100 2052 Broken/Missing Elements, Extent: Moderate, Are Location: Missing Baluster On East Side Of Co Other Observation, Extent: N/A, Area Affected: Location: Courtyard Explanation: This Is Actually A Precast Concre 100% 2052 Other Observation, Extent: N/A, Area Affected: Location: Courtyard Explanation: These Are Actually Precast Concre	5% Now \$47,000 LIFE ** 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 10% LIFE ** 15% Now \$14,300 LIFE ** Broken/Missing Elements, Extent: Moderate, Area Affected: 1% Location: 3rd Floor Landing Above Main Stair 55% LIFE ** 100% Now \$4,100 2052 ** 100% Now \$4,100 2052 ** 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. 100% 2052 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: These Are Actually Precast Concrete Blocks	5% Now \$47,000 LIFE ** 5 5% Now \$47,000 LIFE ** 5 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 10% LIFE ** 15% Now \$14,300 LIFE ** 5 Broken/Missing Elements, Extent: Moderate, Area Affected: 1% Location: 3rd Floor Landing Above Main Stair 55% LIFE ** 5 100% Now \$4,100 2052 ** 100% Now \$4,100 2052 ** 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. 100% 2052 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: These Are Actually Precast Concrete Blocks	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 10% LIFE ** 15% Now \$14,300 LIFE ** 5 \$10,800 Broken/Missing Elements, Extent: Moderate, Area Affected: 1% Location: 3rd Floor Landing Above Main Stair 55% LIFE ** 5 \$39,700 100% 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. 100% 2052 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: These Are Actually Precast Concrete Blocks

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements On-Site Walkways									
Cast in Place Concrete	25%	Now	\$21,700	2045	* *				
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%								
	Location	ı : Areaway	Slab On Schuyler	Street					
Pavers/Stone	25%	Now	\$172,800	2041	* *				
	Broken/M	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	Cur	rent Repair	Future	Replacement	M	Maintenance	
system Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cost ears)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	100% 4	4-,	2052	* *	5	\$200	
	Enclosure Corr	oded, Extent : Moderate	, Area Affed	cted : 10%			
	Location : Ele	ectrical Room					
	Other Observat	ion, Extent : N/A, Area	Affected : 10	00%			
	Location : Ele	ectrical Room					
	Explanation:	Low Voltage Power Cir	cuit Breake	r Rated At 4,000	Amperes	ï	
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	
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	
	Other Observat	tion, Extent : N/A, Area	Affected : 10	00%			
	Location: 1st	Floor Electrical Room					
	Explanation:	Ground Bar Observed					

Stand-by Power

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

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

Asset #: 2042

Electrical	Current Repair	Future Replaceme	nt N	Naintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	Cost Cycle (Yrs)		Priority
Stand-by Power					
Transfer Switches					
Automatic	100%	2045	** 1	\$19,400	
ighting					
Interior Lighting					
Fluorescent	85%	2032 \$887,	700 10	\$49,300	
	T-8 Lamps And Fixtures, Extent: Location: Throughout	Light, Area Affected : 100%			
Fluorescent	10%	2027 \$104,4	400 10	\$5,800	
	T-12 Lamps And Fixtures, Extent . Location : Throughout			. ,	
Incandescent	5%	2027 \$57,8	300 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 Outsid	e			
	Explanation: CCTV Surveilland	e Cameras			
Fire/Smoke Detection					
No Component	70%				
Generic, Analog	30%	2037	* * 1-3	\$11,700	
	Other Observation, Extent: N/A,				
	Location : Throughout The Build	O .			
	Explanation : Strobe Lights, Ma	nual Pull Station, Horns And	Smoke Dete	ectors	

Current Repair	Future Replac	cement	Maintenance				
% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY			Priority			
100%	2042	** 1					
Other Observation, Extent: N/A	1, Area Affected : 100%						
Location: Basement							
Explanation : Steam Provided From Adjacent Borough Hall Building							
100%	2042	* *					
Other Observation, Extent: N/A, Area Affected: 100%							
Location : Throughout							
Explanation : Steam Traps Ins	stalled In 2020.						
	% of Fail Date Estimate Total (Years) 100% Other Observation, Extent: N/A Location: Basement Explanation: Steam Provided 100% Other Observation, Extent: N/A Location: Throughout	% of Fail Date Estimated Cost Total (Years) 100% 2042 Other Observation, Extent: N/A, Area Affected: 100% Location: Basement Explanation: Steam Provided From Adjacent Borough 100% 2042 Other Observation, Extent: N/A, Area Affected: 100%	% of Fail Date Estimated Cost FY Estimated Cost (Years) 100% 2042 ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Basement Explanation: Steam Provided From Adjacent Borough Hall Building 100% 2042 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Throughout	% of Total Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs) Estimated Cost Total 100% 2042 ** 1			

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

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

Asset #: 2042

Mechanical	Current Repa	ir Futur	Replacement	M	aintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
leating								
Terminal Devices								
Convector/Radiator	70%	2030	\$392,900	1	\$14,300			
No Component	30%							
	Other Observation, Extend		0%					
	Location: Basement, Me		4: 11 11 11	.,	I.C. F			
	Explanation : See Air Co Heating.	onaitioning Section For	Air Hanaiers. Uni	us Ounze	ea Steam For			
Air Conditioning	meung.							
Energy Source								
Electricity	100%	2040	* *	1				
Conversion Equipment								
Split Unit	5%	2040	* *					
	Other Observation, Extend	t : N/A, Area Affected :	100%					
	Location: Room 207							
	Explanation: Unit Insta	lled 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				
1	Other Observation, Extend	t : N/A, Area Affected :	100%					
	Location: Basement, Mezzanine And Attic							
	Explanation: 5 Units In	Attic. 3 Units In Mezza	nine. 1 Unit In Th	e Baseme	ent.			
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%	2032	\$44,700	2	\$13,200			
	Other Observation, Extend		100%					
	Location: Roof And Cou Explanation: 3 Units In	•	Mazzanina O I Inita	. On The	$D \circ \circ f$			
N. C.		Courtyara. 1 Onti On 1	viezzanine, o Oniis	on The	KOOJ.			
No Component	70%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	30%	LIFE	* *	2-5	\$10,600			
No Component	70%	LIFE		2-3	φ10,000			
Exhaust Fans	7070							
Interior	20%	2032	\$60,900	2	\$400			
Roof	10%	2032	\$13,300	2	\$200			
Wall Unit	1%	2032	\$300	2	+			
	Other Observation, Extend							
	Location : Basement Wa	**						
	Explanation: 1 Unit							
No Component	69%							

Plumbing

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

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

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

Asset #: 2042

Mechanical	Current Repair	Future Replacer	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	70%		7,100	1		
	Other Observation, Extent: N/A, Area Location: Throughout Explanation: Domestic Hot Water Pr		et Doug	uah Hall	Duilding	
G 1 ' 10' 1					bullaing.	
Galvanized Steel	30%	2030 \$26	2,900	1		
Water Heater With Tanks Electric	1% Other Observation, Extent: N/A, Area Location: Attic		\$300	4		
N. C.	Explanation: 1 Small Unit Serving O	пе ванноот Опіу.				
No Component	99%					
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Storm Drain Piping Cast Iron	99%	LIFE	* *	1		
Cast Iron	1% Now \$1,500	LIFE	* *	1 1		
	Other Observation, Extent : Severe, Are Location : Basement Custodian Suppl Explanation : Cracked And Leaky Pip	ea Affected : 100% ly Room B10-b		-		
Backflow Preventer						
Generic	100% Other Observation, Extent: N/A, Area L Location: Basement Water Main Services Explanation: 2 Water Main Services	vice Room, Ladies Lo			\$3,900	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100% Other Observation, Extent: N/A, Area Location: Basement To 3rd Floor Explanation: 2 Units	LIFE Affected : 100%	* *			
Fire Suppression	*					
Standpipe						
Generic	100%	2042	* *	1-5	\$31,900	
Sprinkler						
No Component	75%					
Generic	25% Other Observation, Extent: N/A, Area L Location: Basement		* *	1-2	\$4,400	
	Explanation : Sprinkler System Serve.	s Basement.				

Maintenance \$ are aggregated over a 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 : SUN BUILDING

Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.

Area Sq Ft : 294,218 Project Type : REAL PROPERTY

Date of Survey : 22-Nov-2022 Landmark Status : EXTERIOR LANDMARK

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

Block : 153 Lot : 1 BIN : 1079215

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$3,381,800	\$3,001,800
Importance Code A	\$154,700	\$798,300
Importance Code B	\$2,562,400	\$2,062,400
Importance Code C	\$664,600	\$141,200
Total	\$3,381,800	\$3,001,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$361,400	\$290,900	\$254,900	\$252,600
Importance Code A	\$52,800	\$10,900		\$22,200
Importance Code B	\$308,500	\$279,900	\$254,900	\$230,400
Importance Code C				
Total	\$361,400	\$290,900	\$254,900	\$252,600



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

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

Asset #: 2055

chitecture	Current Repair	Future Repla	acement	M	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Cast Iron	3% 0-2 \$	517,400 LIFE	* *			
	Corrosion/Rusting, Extent: M Location: Storefront Facade Deteriorated Finish, Extent: 1 Location: Storefront Facade	es Moderate, Area Affected : es	25%			
Copper/Terne	Deformed/Dented, Extent : Mo Location : Courtyard Facado	е				
	Other Observation, Extent : Li		Ó			
	Location : 6th And 7th Floor					
	Explanation: Located In Inte	<u> </u>				
Fiberglass Panel	2%	2047	* *	5	\$14,900	
Masonry: Brick	10% 4+ \$	35,500 LIFE	* *	5	\$19,800	
	Water Penetration, Extent : M	oderate, Area Affected : 5	%			
	Location: Sub-basement Ch	iller Room At Foundation	Wall			
Masonry: Marble	71%	LIFE	* *	5	\$105,600	
Metal Panel	3%	2054	* *	5-10	\$40,900	
	Deformed/Dented, Extent : Lig Location : Interior Courtyan Other Observation, Extent : Li	d	.		. ,	
	Location : Reade Street Elev Explanation : Basement Win	ration	,			
Metal Coiling Doors	3%	2039	* *	5	\$18,600	
Windows	370	2037			Ψ10,000	
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	
	92/0	2030			\$304,200	
Parapets Masonry: Brick	10%	LIFE	* *	5	\$1,200	
Metal Cornice		2062	* *			
Metal Panel	15% 5%	2054	* *	10 5	\$5,900 \$2,300	
	70%	2034	* *	5-10		
Metal Rail	/0%	2047		3-10	\$153,100	
Roof Copper/Terne	15%	2062	* *	10	\$34,200	
Copper/Terrie	Recent Replace Evident, Exten Location : Roof			10	\$34,200	
Modified Bitumen	75% Recent Installation, Extent : N. Location : Roof	2042 //A, Area Affected : 100%	* *	10	\$68,300	
Skylight, Metal/Glass	10% Recent Installation, Extent : N. Location : Roof Area	2060 /A, Area Affected : 100%	* *	10	\$30,400	

Interior

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

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

Asset #: 2055

Architecture		Current F	Repair	Futur	Future Replacement Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	20%			2033	\$1,691,900	3	\$132,100	
Cast in Place Concrete	10%		\$203,400	LIFE	* *	5	\$96,300	
	_	_	Extent : Moderate ment, Basement	e, Area A <u>f</u>	fected : 15%			
Ceramic Tile	5%			2037	* *	5	\$22,000	
Marble Panels	5%	0-2	\$157,400	LIFE	* *	5	\$16,500	
	Cracking/Cr	umbling,	Extent : Moderate	, Area Aj	fected : 10%		•	
	Location:	1st Floor	Corridors And Lo	bby				
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/Delan	n Surface	, Extent : Severe, A	lrea Affe	cted : 10%			
	Location:	Chiller R	oom, Sub-level Ga	ırage				
	Water Penet Location :		ctent : Moderate, A Vault	lrea Affec	cted : 25%			
	Other Obser Location :		xtent : Moderate, A Vault	Area Affe	cted : 25%			
	Explanatio	on : Corro	sion On Steel Coli	umns				
Glazed Ceramic Panel	20%			LIFE	* *			
Gypsum Board	60%			LIFE	* *	5	\$141,200	
Masonry: Brick	10%	Now	\$405,600	LIFE	* *		,	
J			ere, Area Affected					
					ault At Reade Stree	et .		
			tent : Moderate, A					
					ault At Reade Stree	et		
Plaster	5%			LIFE	* *	5	\$5,900	
Plaster	3%			LIFE	* *	5	\$3,500	

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

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

Asset #: 2055

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
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	
	Location Loose/Del	ı : Basemen	e, Extent : Severe, A		•			
Masonry: Vault Struct	Joint Mor Location Loose Uni	ı : Vault Un its, Extent :	\$84,100 rod, Extent : Severe ider Sidewalk. Read Severe, Area Affec ider Sidewalk. Read	de Street ted : 10%	,			
			xtent : Moderate, A k Vault. Reade Stree	00	cted : 20%			
Plaster	Water Pen		\$43,600 xtent : Severe, Area nt Corridor Leading			5	\$41,300	
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway Cast in Place Concrete	100%			2047	* *			

lectrical	Curre	nt Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2054	* *	5	\$1,300		
	Other Observation Location : Elect	n, Extent : Light, Area rical Room	Affected	: 100%				
	Explanation : Or Disconnect Swit	ne 4,000 Ampere, One ch.	2,000 Ai	mpere And One 1,6	00 Ampe	ere Main		
Transformers								
Dry Type	100%		2047	* *	5	\$1,100		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Mech	anical Room						
	Explanation: Th	iree 45 Kilovolt Ampe	re 208 H	igh Voltage 208/12	20 Low V	lage oltage		
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	\$319,900	1			

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

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

Asset #: 2055

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards	1000/	20.50	* *	_	47.7 00	
Molded Case Bkrs	100%	2050	* *	5	\$7,700	
Wiring Thermoplastic	100%	2054	* *	1		
Motor Controllers	700/	20.47	* *	-	#1 400	
Locally Mounted	70% 30%	2047 2047	**	5	\$1,400	
Variable Frequency Drive	3070	2047				
Drive	Other Observation, Extent: Location: Engineers Office	ce		16		
Constant	Explanation: Most Of The	e Controllers Are Monitored	d By Building	g Manage	ement System	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$4,300	
Stand-by Power	10070	LIFE		3	\$4,300	
Transfer Switches						
Automatic	100%	2047	* *	1	\$90,500	
Generators)	
Diesel	100%	2043	* *	1	\$113,900	
	Other Observation, Extent: Location: Generator Roo Explanation: One 562 Ki					
Batteries	Explanation . One 302 Kil	ovou imperes, 150 knowa				
Lead/Acid	100%	2028	\$2,700	5	\$10,900	
Fuel Storage					·	
Day Tank	50%	2050	* *	5		
	Other Observation, Extent: Location: Generator Roo	m Sub-basement	%			
	Explanation: The Tank Co		* *			
Main Tank	50% Other Observation, Extent: Location: Sub-basement Explanation: The Tank Is	-		5		
Lighting	•					
Interior Lighting						
Fluorescent	60%	2039	* *	10	\$161,900	
	Other Observation, Extent: Location: Throughout Th		%			
LED	Explanation: T-8 Lamps	20.42	* *			
LED	40% Other Observation, Extent: Location: Throughout The Explanation: LED Lights					
Egress Lighting	7					
Emergency, Service	60%	2039	* *	1		
Exit, Service	40%	2039	* *	1		

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

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

Asset #: 2055

Electrical	Current Repair	Future Replace	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
HID	20%	2039	* *	10	\$200		
No Component	80%						
Alarm							
Security System							
Generic	100%	2039	* *	1	\$109,900		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Exterior						
	Explanation: Cameras Security System						
Fire/Smoke Detection			•	•	_		
Generic, Digital	100%	2039	* *	1-3	\$181,300		

lechanical	Current Repair		Futur	Future Replacement		aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Utility Steam	100%		2054	* *	1		
Conversion Equipment							
Heat Exchanger, Shell &	60%		2043	* *			
Tube							
Pres. Reducing Valve/LP	40%		2037	* *	5	\$7,000	
Steam							
Distribution							
Hot Wtr Piping/Pump	80%	0-2 \$28,000	2050	* *	4	\$11,600	
	Corroded,	Extent : Moderate, Area Affe	cted : 109	%			
	Location	: Basement. Corroded Stean	i 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%						
		ervation, Extent : N/A, Area A : Throughout The Building	Affected :	0%			
		tion : Fan Coil Units At Each ir Conditioning	Window	Provide Heating A	nd Cooli	ng. Covered	
No Component	18%						
	Other Obs	ervation, Extent : Light, Area	Affected	: 0%			
	Location	: Mechanical Rooms On Eac	ch Floor				
	Explana	tion : Air Handlers Are Cover	ed Under	Air Conditioning	System		
Conditioning							
Energy Source							
Electricity	100%		2050	* *	1		

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

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

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

Asset #: 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 Chille				2037	**	1	\$318,400	
			Extent : Light, Area	Affected	d : 100%			
		: Basemen		CC . 1	1000/			
			Extent : N/A, Area A	ffected :	100%			
		: Basemen						
Distribution	Ехріапа	tion : 2 Un	us					
CW & CHW Wtr	100%			2054	* *	4	\$21,800	
Pipe/Pump	10070			2034		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	0070			_00/			\$70,000	
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		
			Extent : Light, Area	Affected	: 100%			
		: Basemen		6 TF	50 6 11			
IIW IIA E 1	Explana	non : Multi	iple Units Range Fi	om 6 To	50 Gallons Each.			
HW Heat Exchanger No Component	80%							
<u> </u>	80% 20%							
No Component Sanitary Piping	20%							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LILE		1		
Cast Iron	90%			LIFE	* *	1		
Cast Iron	10%	Now	\$5,600	LIFE	* *	1		
Cust 11011			ere, Area Affected :			1		
		: Basemen						
Sump Pump(s)								
Submersible	100%			2027	\$9,800	4	\$9,300	
Backflow Preventer				-	4- 7- 7-		+-)- · ·	
Generic	100%			2034	\$142,700	1	\$18,000	
Fixtures					· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Generic	100%							

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 SUN BUILDING

Mechanical	Current Repair	Future Rep	placement	Ma		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Esti FY	mated 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 : Li	ght, Area Affected : 100	0%			
	Location : Freight Unit Fron Floor	n Sub-basement To 8th F	Tloor, Passeng	er Unit I	From 1st To 7th	
	Explanation : One Freight U	nit And 5 Passenger Un	uits			
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	

Maintenance \$ are aggregated over a 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 : SURROGATE'S COURT MUNICIPAL ARCHIVES

Address : 31 CHAMBERS STREET @ CENTRE ST.

 Borough
 : MANHATTAN
 Agency's Number
 : 312-105

 Program / Asset #
 : DGS0007.000 / 2052
 Yr Built/Renovated
 : 1899 / 2010

Area Sq Ft : 202,210 Project Type : REAL PROPERTY

Date of Survey : 22-Nov-2022 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,7,8

Block : 153 Lot : 24 BIN : 1001670

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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
Total	\$13,928,500	\$4,188,300
Importance Code A	\$914,600	\$615,400
Importance Code B	\$11,117,600	\$3,420,800
Importance Code C	\$1,896,200	\$152,100
Total	\$13,928,500	\$4,188,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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
Total	\$270,700	\$110,700	\$130,400	\$191,100
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	
Total	\$270,700	\$110,700	\$130,400	\$191,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Architecture	Current Repair Future Replacement			M			
System Component Type	% of Fail Date Total (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 Joint Mortar Miss/En Location: Decorate Staining/Discoloring, Location: Interior	ive Elements. Interi . Extent : Moderate	or Court	yard	5	\$135,400	
Masonry: Granite	23%		LIFE	* *	5	\$43,300	
Windows						\$ 12,200	
Wood	100% 4+ Air Infiltration, Exter Location: Various		2050 Affected	**	5	\$332,300	
	Ctrwt/Balnc Not Fun Location: Various Deteriorated Finish, Location: Various	Locations Extent : Moderate,					
Parapets							
Masonry: Granite Metal Panel	40% 60%		LIFE 2044	* *	5 5	\$7,600 \$34,900	
Roof							
Copper/Terne	5% Now Gut/DS Non Func/M Location: 6th Floo Water Penetration, E.	r Cornice					
	Location : 5th Floo	r Courtrooms Fron	6th Flo	or Cornice			
Metal Panel	3% Now Water Penetration, E. Location: 7th Floo Other Observation, E. Location: 7th Floo	r Throughout Extent : Light, Area					
	Explanation : Dorn	ier Windows					
Modified Bitumen	30% 2-4 Blisters, Extent: Mod Location: Through	\$3,200 derate, Area Affecte	2029 ed : 10%	\$161,300			
Skylight, Metal/Glass	27%		2054	* *	10	\$40,800	
Slate	35%		LIFE	* *			
Soffits							
Masonry: Granite	70%		LIFE	* *	5		
Pre-Cast Concrete	30%		LIFE	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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	
	Location Worn/Ero	ı : Stair Tre ded, Extent	xtent : Light, Area eads, Various Locat : Moderate, Area A eads, Various Locat	ions Iffected :				
					ale ale			
Terrazzo			\$92,200 Extent : Light, Area r Hallway	LIFE Affected	**	5	\$35,500	
Vinyl Tile	15%			2042	* *	3	\$17,000	
Interior Walls							·	
Ceramic Tile	3%			2043	* *	5	\$22,000	
Masonry: Brick	10%	Now	\$440,800	LIFE	* *			
	Location Water Pen	n : Basemer netration, E.	od, Extent : Moder at Wall Along Cente xtent : Moderate, A at Wall Along Cente	er Street Frea Affed				
Metal Panel	5%			LIFE	* *			
Marble Panels		Now	\$1,372,900	LIFE	* *			
	Broken/M Location Cracking/	issing Elem 1 : Perimete Crumbling,	eents, Extent : Mode er Radiators In Cor Extent : Moderate ive Treatments At L	erate, Ar ridors, C , Area A <u>j</u>	Offices, Judges Cha ffected : 15%		el	
Plaster	Location Water Pen	Crumbling, 1 : 7th Floo netration, E	\$82,500 Extent : Moderate r Storage And Toild xtent : Moderate, A r Storage And Toild	ets, 5th F Irea Affed	· loor Mezzanine Ar cted : 10%		\$37,500	
Plaster	52%			LIFE	**	5	\$114,600	
1 105101	3470			LILE	·	J	φ114,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 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%		\$18,100	2039	* *	5	\$13,000		
		_	ents, Extent : Mode	erate, Ar	ea Affected : 2%				
		n : 1st Floor	r Office						
AcousTileSusp.Lay-In	5%			2047	* *	5	\$25,900		
Mosaic Tile	5%	1		LIFE	* *	1			
Plaster	20%	Now	\$85,600	LIFE	* *	5	\$64,800		
			xtent : Moderate, A		cted : 5%				
	Location	n : 5th Floo	r Court Room Ceili	ing					
Plaster	55%	Now	\$188,300	LIFE	* *	5	\$178,200		
	Water Per	etration, E.	xtent : Moderate, A	rea Affec	cted : 15%				
	Location	n : 7th Floo	r Storage And Toile	ets					
Under Construction	10%	ı							
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2054	* *				
Retaining Walls									
Masonry: Fieldstone	100%			2044	* *				
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%				
	Location	n : Area Wa	ys Throughout						
	Explana	tion : Mate	rial Is Granite						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		Now	\$33,800	2039	* *				
	_	_	Extent: Moderate	, Area A <u>j</u>	fected : 15%				
	Location	n : Elk And	Reade Streets						
On-Site Walkways									
Masonry: Granite		Now	\$3,400	LIFE	* *				
			od, Extent : Moder	ate, Area	a Affected : 20%				
	Location	n : Entrance	e Stairs						

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 R	oom				
	Explanation: Two 2,000 Ampere Mail	n Disconn	nect Switches In Sa	itisfactor	y Condition.	
Transformers						
Dry Type	100%	2039	* *	5	\$700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	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 Location: Sub-l	n, Extent : Light, Area basement	Affected	: 100%				
	Explanation : O	bsolete Switchboard E	quipmen	t.				
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	0070			* · · · - ; - · · ·		ψ.,εσσ		
Thermoplastic	100%		2054	* *	1			
Motor Controllers	10070		2031					
Locally Mounted	30% 4+	\$10,100	2032	\$202,700	5	\$200		
Locally Woulded		tent : Moderate, Area			3	Ψ200		
	Location : Roof	iem : moderaie, med	rijjecieu	. 2070				
M 1			2022	Φ.C.1.C. 7.0.0		Ф2 (00		
Motor Control Center	65%		2032	\$616,500 * *	5	\$3,600		
Variable Frequency	5%		2051	* *				
Drive	0.1 01	T	1.00 . 1	1000/				
		n, Extent : Light, Area	Affected	: 100%				
		odian Engineer Office			~			
	Explanation : A	ll Controllers Are Mon	itored By	y Building Manage	ment Sys	tem		
Ground								
Grounding Devices	1000/			* *	_	** • • • •		
Generic	100%		LIFE	* *	5	\$3,000		
ighting								
Interior Lighting	1000/		20.42	ماد ماد				
Interior Lighting LED	100%	T	2042	**				
	Other Observatio	n, Extent : Light, Area						
	Other Observatio Location : Thro	ughout The Building						
LED	Other Observatio	ughout The Building						
LED Egress Lighting	Other Observatio Location : Thro Explanation : L	ughout The Building	Affected	: 100%				
LED Egress Lighting Emergency, Battery	Other Observation Location: Thro Explanation: L.	ughout The Building	Affected 2029	<i>: 100%</i> \$184,300	10	\$24,400		
Egress Lighting Emergency, Battery Exit, Battery	Other Observatio Location : Thro Explanation : L	ughout The Building	Affected	: 100%	10 10	\$24,400 \$6,800		
Egress Lighting Emergency, Battery Exit, Battery Exterior Lighting	Other Observation Location: Throi Explanation: Li 50% 50%	ughout The Building	2029 2029	\$184,300 \$155,600				
Egress Lighting Emergency, Battery Exit, Battery	Other Observation Location: Throis Explanation: Li 50% 50%	ughout The Building ED Observed	2029 2029 2029	\$184,300 \$155,600 \$235,400				
Egress Lighting Emergency, Battery Exit, Battery Exterior Lighting	Other Observatio Location: Throi Explanation: Li 50% 50% 20% Other Observatio	ughout The Building ED Observed n, Extent : Light, Area	2029 2029 2029	\$184,300 \$155,600 \$235,400				
Egress Lighting Emergency, Battery Exit, Battery Exterior Lighting	Other Observatio Location: Throi Explanation: Li 50% 50% 20% Other Observatio Location: Main	ughout The Building ED Observed n, Extent : Light, Area Entrance	2029 2029 2029	\$184,300 \$155,600 \$235,400				
Egress Lighting Emergency, Battery Exit, Battery Exterior Lighting	Other Observatio Location: Throi Explanation: Li 50% 50% 20% Other Observatio Location: Main	ughout The Building ED Observed n, Extent : Light, Area	2029 2029 2029	\$184,300 \$155,600 \$235,400				

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Electrical	Current Repair	Futui	re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2034	\$412,300	1	\$75,500	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: Cameras Security System	em				
Fire/Smoke Detection						
Generic, Digital	100%	2029	\$566,500	1-3	\$128,400	

Mechanical	Curren	t Repair	Future	Replacement	M	aintenance			
ystem Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating	•						•		
Energy Source									
Utility Steam	80%		2044	* *	1				
HTHW/HW	20%		2044	* *	1				
	Other Observation,	Extent : Light, Area	Affected :	100%					
	Location: Basem	ent, 2nd Floor And 5	th Floor						
	Explanation : Ho	t Water Supplied Fro	m Nearby .	Building On Cent	tre Street				
Conversion Equipment	art.			-					
Pres. Reducing Valve/LP Steam	80%		2037	* *	5	\$9,600			
No Component	10%								
_	Other Observation,	, Extent : N/A, Area A	ffected : 0)%					
	Location : Sub-ba	asement							
		· Handlers Are Equipp As A Heating Coil.	ped With S	Steam Heating Co	il Howev	er, The Chilled			
No Component	10%								
1	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Basem	ent, 2nd Floor And 5	th Floor						
	Explanation : Ho	t Water From Centre	Street Fee	eding Fan Coils. N	Vo Conve	ersion Equipment			
Distribution						* *			
Hot Wtr Piping/Pump	20% 0-2	\$8,600	2042	* *	4	\$2,000			
1 5 1	Broken, Extent : M	oderate, Area Affecte	d : 20%						
	Location : Sub-ba	asement, Condensate	Pump Is λ	Not Working					
Central Plant Steam	80%		2044	* *	4	\$8,000			
Piping/Pmp	0070		2011		•	ψο,σσσ			
Terminal Devices									
Air Handler	5%		2039	* *	1	\$6,300			
Air Handler	10%		2029	\$372,000	1	\$12,500			
7111 Handiel		Extent : Moderate, Ai			1	Ψ12,500			
	Location: Sub-ba		in rijjecie	. 10/0					
Convector/Radiator	80%		2039	* *	1	\$52,300			
Fan Coil Unit/Heat	80% 5%		2039	* *	1	\$3,300			
ran Con Omit neat	J70		2039		1	\$3,300			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

Mechanical	Current Re	pair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating									
Controls									
Digital	100% 0-2	\$2,838,500	2029	\$5,677,000					
	Malfunctioning, Extent Location : Throughou								
ir Conditioning	Location , Intoughor	ii. Dejective Temp	ber attare s	<i>ystem</i>					
Energy Source									
District Chilled Water	20%		2044	* *	1				
	Other Observation, Ex	tent : Light, Area	Affected .	: 100%					
	Location: From Centre Street Building								
	Explanation: Serves	2nd Floor Air Ha	ındling U	nit Only And Chill	ers Cool	ing Towers			
	Abandoned In Place								
Electricity	80%		2050	* *	1				
Conversion Equipment									
Exterior Pkg Unit -	2%		2034	\$48,200	2	\$300			
Cooling		*. * .		••					
	Other Observation, Ex	ent : Light, Area	Affected .	: 2%					
	Location: Roof	7. D 10.1							
	Explanation: Unit Fo	reding Partial 8th		****					
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 : Throughou		0.1						
	Explanation: Equipm	ient Serviced By	Others						
No Component	60%	37//		00/					
	Other Observation, Ex		ffected :	0%					
	Location : Sub-basen		.1. D. :	D	<i>a</i> .	G :			
	Explanation: Chillea	Water Is Present	tly Being	Provided From Or	ie Centre	Street			
No Component	18%								
Distribution				de de		*			
CW & CHW Wtr	30%		2054	* *	4	\$4,500			
Pipe/Pump									
	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								
	Explanation : System Pumps	serves 10 Keject	Ana Abso	эго пеат From Fir	si Ana F	ıjın r wor Heat			
No Component	70%								
No Component	/U70								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

lechanical	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ir Conditioning								
Heat Rejection	120/ 2.4	\$26,600	2022	¢52.200	2	¢10.500		
Water Cooling Tower	12% 2-4 Other Observation, Ex Location : Roof	\$26,600 tent : Moderate, 2	2032 Area Affed	\$53,300 cted: 20%	2	\$19,500		
	Explanation: The Co	ooling Tower Is Pi	resently N	Not In Service				
Water Cooling Tower	8% Other Observation, Ex Location: Roof			\$35,500	2	\$16,300		
	Explanation: Coolin	g Tower Is Not In	Service					
No Component	80%							
entilation Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$112,800		
Exhaust Fans	10070		LIIL			ψ112,000		
Roof	10% 0-2 On Extended Life, Extended Location: Roof	\$42,600 ent : Severe, Area	2044 Affected	**	2	\$500		
No Component	90%							
umbing H/C Water Piping Brass/Copper	100% No Water Meter, Exten Location : Sub-baser		2044 ected : 10	* *	1			
HW Heat Exchanger								
Steam Fired	100%		2044	* *	4	\$20,000		
Sanitary Piping								
Cast Iron	5%		LIFE	* *	1			
Cast Iron	95% On Extended Life, Extended Location: Througho		LIFE ea Affect	* * red : 100%	1			
Storm Drain Piping								
Cast Iron	95% On Extended Life, Ext Location : Througho		LIFE ea Affect	* * red : 100%	1			
Cast Iron	5% Now Damaged, Extent : Sev Location : Sixth Floo			* * f Drains	1			
Sump Pump(s) Submersible	100%		2026	\$6,800	4	\$6,400		
Sewage Ejector(s) Electric	100% Other Observation, Ex Location : Sub-baser Explanation : Duple:	nent	2034 Affected	\$115,000 : 100%	4	\$12,100		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Fixtures	4000/							
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 Ele	vator 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							

Maintenance \$ are aggregated over a 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

EXPENSE

Importance Code C

Total

Block : 122 Lot : 1 BIN : 1079146

FY 2026

\$6,500

\$280,600

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	
Total	\$8,021,000	\$9,709,900
Importance Code A	\$1,544,100	\$252,200
Importance Code B	\$5,627,500	\$9,405,800
Importance Code C	\$849,400	\$51,800
Total	\$8,021,000	\$9,709,900

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
Total	\$280,600	\$102,600	\$195,000	\$1,254,700
Importance Code A	\$74,500		\$25,700	
Importance Code B	\$199,700	\$102,600	\$169,300	\$1,254,700

FY 2027

\$102,600

FY 2028

\$195,000

\$1,254,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls			4			_		
Masonry: Brick	2%		\$5,700	LIFE	**	5	\$3,200	
			od, Extent : Moder ll To Basement	ate, Area	Affected: 100%			
Maranan Limantan	85%			LIEE	* *		¢101 200	
Masonry: Limestone			\$865,600 Extent : Light, Are	LIFE		5	\$101,200	
	_	Crumbung, 1 : Through	-	га Ајјесте	za : 10%			
Mad Comment	2%		Ош	20.42	* *	1		
Metal, Corrugated Metal Panel	2% 1%			2043 2043	* *	1 5-10	\$10,900	
Granite Panels	10%		\$159,200	LIFE	* *	5-10 5	\$10,900	
Granice Fancis			od, Extent : Moder		Affected · 10%	3	\$11,900	
			acade And Cheek W		**			
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%		\$19,500	LIFE	* *			
			xtent : Severe, Area					
			t Over Steam Room					
Metal, Corrugated	75%			2038	* *	1		
Metal Panel	5%			2038	* *	10	\$9,800	
Skylight, Metal/Glass		Now	\$368,300	2043	* *			
			xtent : Light, Area .	Affected .	: 10%			
G. C.	Location	i : Over Ro	tunaa					
Soffits Cast Stone/Terra Cotta	100%			LIFE	* *	5		
	100%			LIFE				
Interior Floors								
Carpet	25%			2029	\$1,126,300	3	\$117,300	
Cast in Place Concrete	10%	0-2	\$108,300	LIFE	**	5	\$51,300	
			Extent : Light, Are		ed : 20%	C	\$61,600	
	_	-	r Mechanical Room					
Ceramic Tile	5%			2036	* *	5	\$11,700	
Glass Block	5%			2048	* *	1	Ψ11,700	
Mosaic Tile	5%			2038	* *	5	\$29,300	
Marble Panels	25%			LIFE	* *	5	\$44,000	
Vinyl Tile	25%			2033	\$1,759,300	3	\$22,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
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%		¢525 000	LIFE	**			
Masonry: Brick	5%		\$535,800	LIFE				
			: Light, Area Affec r Mechanical Room		0			
			od, Extent : Moder		Affected : 20%			
			r Mechanical Room		i Ajjecieu . 2070			
Constant Provide			r Meenanicai Roon		* *			
Granite Panels Plaster	5% 10%			LIFE LIFE	* *	5	¢7 900	
Plaster Plaster	35%			LIFE	* *	5 5	\$7,800 \$27,200	
Wood	55% 5%			LIFE	* *	5	\$27,200	
Ceilings	370			LIFE		3	\$31,000	
AcousTileSusp.Lay-In	15%			2038	* *	5	\$33,700	
Exposed Struc: Concrete			\$182,900	LIFE	* *	5	\$1,800	
Exposed Strue. Concrete			xtent : Moderate, A		cted : 10%	3	Ψ1,000	
			teps At Main Entra					
			Extent : Moderate, A		cted : 20%			
			teps At Main Entra					
			oded Steel Angle					
Exposed Struc: Steel	2%	Now	\$23,500	LIFE	* *			
			xtent : Moderate, A		cted : 10%			
		_	oom And Outside T					
Exposed Struc: Steel	8%			LIFE	* *			
Glass: Susp Panels	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$14,000	
Masonry: Infill Arch	5%		\$89,600	LIFE	* *	-	4,	
J			xtent : Moderate, A		cted : 15%			
	Location	ı : Steam R	oom And Adjacent	To Trash	Elevator			
Metal Panel	2%	Now	\$133,400	LIFE	* *	5	\$5,600	
Wiedl I dilei			xtent : Moderate, A		cted : 100%	J	ψ2,000	
			Main Stairs	55				
Plaster	53%			LIFE	* *	5	\$74,500	
ite Enclosure	2270			LII L			ψ71,200	
Fence/Gates								
Chain Link	40%			2043	* *			
Iron Picket	60%			2053	* *			
ite Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$127,600	2042	* *			
	Other Obs	servation, E	Extent : Moderate, A	lrea Affe	cted : 50%			
	Location	ı : Sidewalk	k Along Chambers I	Street				
	Explana	tion : Loos	e Stone Panels					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	80%			2042	* *			
Pavers/Stone	20%	Now	\$313,600	2042	* *			
	Joint Mort	ar Miss/Er	od, Extent : Moder	ate, Area	a Affected : 100%			
	Location	: Front Sta	airs					

Electrical	Cu	rrent Repair	Futu	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2043	* *	5	\$700	
		tion, Extent : N/A, Area A	Affected :	100%			
		ectrical Room					
	Explanation .	: Main Service Switch Ra	ted At 4,	000 Amperes			
Switchgear / Switchboard							
Air Circuit Breaker	5%		2043	* *	5		
Fused Disc Sw	15%		2043	* *	5	\$100	
Molded Case Bkrs	80%		2043	* *	5	\$3,300	
Raceway							
Busway	5%		2038	* *	1		
Conduit	95%		2043	* *	1		
Panelboards							
Molded Case Bkrs	100%		2041	* *	5	\$4,100	
Wiring							
Busway	5%		2038	* *	1		
Thermoplastic	95%		2043	* *	1		
Motor Controllers							
Locally Mounted	50%		2038	* *	5	\$500	
Variable Frequency	50%		2038	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,300	
Stand-by Power							
Transfer Switches							
Automatic	100%		2038	* *	1	\$48,200	
		tion, Extent : N/A, Area A	1ffected :	100%			
	Location: Basement						
	Explanation .	: One Of The Transfer Sw	ritches Is	Dedicated To Serv	e The Ci	ty Hall Building	
Generators							
Diesel	100% N		2036	**	1	\$54,600	
		Extent : Moderate, Area					
		enerator Number Two Is					
	Charger And	Batteries Not Operation	at. Gener	ator Koom And Ro	of Enclo	sure	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Electrical	Current Repair	ent Repair Future Rep		M	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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 : N Location : Generator Roo		l : 2%			
Fuel Storage	Document Concrete Tito	I.v. Busemeni				
Day Tank	50%	2041	* *	5		
,	Other Observation, Extent .	· N/A, Area Affected : 1	00%			
	Location : Generator Roo	om				
	Explanation: Two 100 Ge	allon Capacity				
Main Tank	50%	2048	* *	5		
	Other Observation, Extent .	· N/A, Area Affected : 1	00%			
	Location: Basement					
	Explanation: 10,000 Gal	lon Capacity				
Lighting						
Interior Lighting	0.007	2022	ФФ 222 100	1.0	#117 000	
Fluorescent	80%	2033	\$2,323,100	10	\$115,000	
	T-8 Lamps And Fixtures, Ex Location : Throughout Th		nea : 100%			
DI .			Φ. 7. 0.0.0.0.0	1.0	#20 700	
Fluorescent	20%	2033	\$580,800	10	\$28,700	
	Compact Fluorescent Light Location : Throughout Th		јјества : 100%			
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	
Generic				1	\$38,300	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Interior And Exterior Spaces					
	Explanation : Surveillanc	•				
Fire/Smoke Detection	Suprandition : Surveillance					
Generic, Digital	100%	2033	\$439,000	1-3	\$96,600	
, 8	Other Observation, Extent .			-		
	Location : Throughout Th	***				
	Explanation : Smoke Dete	ectors, Manual Pull Sta	tions, Horns, Str	be Light	ts, Alarm Bells	

Mechanical	Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Utility Steam	30% Other Observation, Location : Througi Explanation : Stea	· · · · · · · · · · · · · · · · · · ·		**	1		
HTHW/HW	70% Other Observation, Location: Baseme	Extent : N/A, Area A	2053 Iffected :		1		
	100% Now Leak Evident, Exten Location: Baseme Other Observation, Location: Baseme Explanation: 2 He	nt Flash Tank Extent : N/A, Area A	Iffected :	100%	5	\$4,700	
Distribution Hot Wtr Piping/Pump	100% Now Corroded, Extent : M Location : Baseme		2049 cted : 1%	**	4	\$7,700	
Terminal Devices Air Handler Fan Coil Unit/Heat Controls	60% 40%		2033 2033	\$1,921,600 \$1,687,800	1	\$58,100 \$20,200	
Digital	100% 0-2 Other Observation, Location : Baseme Explanation : Soft	nt	2028 a Affected	\$4,887,900 d : 100%			
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Location : Baseme Explanation : Fron				1 ling		
Conversion Equipment Window/Wall Unit No Component	2% 98%		2028	\$12,900	1		
Distribution CW & CHW Wtr Pipe/Pump	100%		2043	* *	4	\$11,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	80% 20%		2033 2033	\$52,800 \$20,800	1 1	\$77,500 \$10,100	
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$87,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E	Estimated Cost	-	Estimated Cost	Priority
-	Total (Years)			-		
Туре		1.1		(Yrs)		
7						
Ventilation Exhaust Fans						
Interior	100%	2038	* *	2	\$4.900	
	100%	2038			\$4,800	
Plumbing H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
HW Heat Exchanger	10070	2033		1		
Steam Fired	100%	2053	* *	4	\$15,500	
Sanitary Piping	10070	2033			\$15,500	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	100/0	LILE		1		
Non-Submersible	100% 0-2	\$34,100 2043	* *	4	\$3,300	
Non-Suomersiole	On Extended Life, Extent :		00%	7	ψ3,300	
	Location: Basement	Bigin, mea nyjeetea . T	,0,0			
Backflow Preventer	Decution : Dusement					
Generic	100%	2038	* *	1	\$9,600	
Generic	Other Observation, Extent		00%	•	Ψ2,000	
	Location : Basement					
	Explanation: 3 Services,	One Domestic And Two	Fire Protection			
Fixtures	7					
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected : .	100%			
	Location: Three Units Fr		One Unit From 1	st To 4th	Floor, One Unit	
	From Basement To 4th Flo	oor				
	Explanation: Four Units					
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent	**	100%			
	Location: Basement To G					
	Explanation : One Freigh	t Unit. Hydraulic Fluid	Leaking From T	he Pump	Room In	
Eiro Cunnyaggian	Basement					
Fire Suppression Standpipe						
Generic	100%	2053	* *	1-5	\$81,900	
Sprinkler	10070	2033		1-3	ψ01,900	
No Component	40%					
Generic	60%	2053	* *	1-2	\$26,300	
Generic	Other Observation, Extent			1.2	Ψ20,500	
	Location: Basement, Firs					
	,,,,,,,,,,,					
	Explanation · No Sprinkle	er For Second And Third	d Floors			
Fire Pump	Explanation : No Sprinkle	er For Second And Third	d Floors			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

 $Program \, / \, Asset \, \# \quad : \, \, DCAS004.000 \, / \, 14020 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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
Total		\$188,100
Importance Code B		\$188,100
Total		\$188.100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$2,300			
Total	\$2,300			
Importance Code A				
Importance Code C	\$2,300			
Total	\$2,300			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 PIER AT 44TH DRIVE

Piers		Current R	epair	Futur	e Replacement	M	aintenance	
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			
	_	oating, Exte : Isolated A	ent : Light, Area A <u>j</u> Areas	fected : .	5%			
Electrical								
Lighting Fixture								
Incandescent	100%			2026				
	Other Obs	ervation, Ex	xtent : N/A, Area A	ffected :	100%			
	Location	: 6 Light F	ixtures					
	Explanat	ion : Other						

Maintenance \$ are aggregated over a 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

 $Program \, / \, Asset \, \# \quad : \, \, DCAS001.000 \, / \, 14015 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 1,376 Project Type : REAL PROPERTY

Date of Survey : 09-Apr-2024 Landmark Status : NONE

Areas Surveyed :

Block : 16109 Lot : 47 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$123,200	\$355,300
Total	\$123,200	\$355,300
Importance Code A	\$123,200	
Importance Code B		\$355,300
Total	\$123,200	\$355,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$3,000			\$50,200
Total	\$3,000			\$50,200
Importance Code A Importance Code B	\$1,700			\$42,300 \$7,900
Importance Code C	\$1,300			
Total	\$3,000			\$50,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCRETE BULKHEAD

Bulkheads	Current Rep	air F	uture	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Coping/Curb							
Concrete	100%		IFE	* *	5-10	\$2,600	
	Cracking, Extent : Light,						
	Location : Intermittent	Shrinkage Cracks I	n Cop	ing			
Gravity Wall							
Concrete	30%	Ll	IFE	* *	5-10	\$3,300	
	Discolor & Bleeding, Ex						
	Location : Below Joint	Between Coping Ar	nd Gra	vity Wall			
Concrete	5% 4+	\$123,200 LI	IFE	* *	5	\$300	
	Erosion, Extent : Severe,	Area Affected: 2%					
	Location: Band Of Ero		Reinfo	rcement Approxi	mately 2.	5 Feet Long,	
	1,300 Feet From West I						
	Spalling, Extent : Moder						
	Location : Along Mean Feet From West End, A						
Not Accessible	65%				-		
Backfill							
Fill							
Not Accessible	100%						
Surface							
Concrete	100%	20)44	* *	5	\$15,700	
Deck Elements							
Railing							
Aluminum	100%	20)33	\$355,300			
Electrical							
Lighting Fixture							
Incandescent	100%	20)29	\$42,300			
	Other Observation, Exte	nt : N/A, Area Affec	ted : 1	00%			
	Location : 19 Lights Al	ong Walkway					
	Explanation : Light Co	unt					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2025 Print Date: 15-Aug-2024

: DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE **Asset Name**

Address : 390 KENT AVE. BETWEEN S 6TH ST. AND BROADWAY

Borough Agency's Number : BROOKLYN : N/A Yr Built/Renovated

Program / Asset # : DGS0025.010 / 14652

Linear Ft : 500 **Project Type** : REAL PROPERTY

Date of Survey : NONE : 05-Mar-2024 **Landmark Status**

Areas Surveyed

BIN Block : 2467 Lot

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$583,500	
Total	\$583,500	
Importance Code B	\$198,700	
Importance Code C	\$384,800	
Total	\$583,500	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$41,800		\$600	\$100
Total	\$41,800		\$600	\$100
Importance Code A	\$200			
Importance Code B	\$41,500		\$600	\$100
Importance Code C				
Total	\$41,800		\$600	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE

Asset #: 14652

Bulkheads	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural						
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 Afj Location : Top Of Revetment Is Gene Throughout		igh Wate	er, And Li	ight Stone	
Backfill						
Fill						
Topsoil	80% Now \$87,400	2075	* *			
	Erosion, Extent : Severe, Area Affected	l : 50%				
	Location: Throughout Asset					
	Sinkhole, Extent : Severe, Area Affecte			****		
	Location : At Northern End Of Asset Through Failed Sheet Pile Bulkhead		inkhole	With Acti	ve Fill Loss	
Not Accessible	20%					
Surface						
Asphalt	20%	2038	* *	5	\$1,100	
Asphalt	80% Now \$111,300	2050	* *	5	\$2,300	
	Erosion, Extent : Severe, Area Affected					
	Location : Western 8 Feet Of Surface					
	Sinkhole, Extent : Severe, Area Affecte					
	Location: At Northern End Of Asset		inkhole	With Acti	ve Fill Loss	
Deck Elements	Through Failed Sheet Pile Bulkhead	On Asset 1/90				
Railing						
Fencing	88% Now \$34,500	2040	* *	3	\$200	
reneing	Broken, Extent : Severe, Area Affected			3	\$200	
	Location : Along Entire Asset Due To		rement			
	Progressing Scour, Extent: Severe, Art		cmeni			
	Location : Foundations Exposed And	**	Souther	n 440 Fo	et	
C41				11010		
Steel	+ - ,		35,300			
	Corrosion, Extent : Moderate, Area Af Location : At The Bases And Lower 1		a Nouth	own 60 F.	ant Of Assat	
	Location : At The bases And Lower	inira Oj Fence At Th	e worth	ern oo re	cei Oj Assei	

Maintenance \$ are aggregated over a 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

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
Total		\$314,500
Importance Code B		\$314,500
Total		\$314.500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads			\$14,200	
Total			\$14,200	
Importance Code A			\$11,100	
Importance Code B			\$3,100	
Total			\$14,200	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY RETAINING WALL

Bulkheads	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I 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 : 10	00%			
	Location : Five Light Pole.	s Along Length Of Asse	et			
	Explanation : Lighting Fix	ture				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

 $Program \, / \, Asset \, \# \quad : \, \, DCAS005.000 \, / \, 14025 \qquad \qquad Yr \, Built/Renovated \quad : \,$

Linear Ft : 903 Project Type : REAL PROPERTY

Date of Survey : 22-Feb-2024 Landmark Status : NONE

Areas Surveyed :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$1,845,500	\$76,300
Total	\$1,845,500	\$76,300
Importance Code A	\$1,233,000	\$68,900
Importance Code B	\$149,200	\$7,500
Importance Code C	\$463,300	
Total	\$1,845,500	\$76,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$140,800			\$4,400
Total	\$140,800			\$4,400
Importance Code A	\$400			
Importance Code B	\$138,100			\$4,400
Importance Code C	\$2,300			
Total	\$140,800			\$4,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Asset #: 14025

Bulkheads	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Coping/Curb				** -**	
Concrete	89% Displaced Elements, Extent : Modera Location : Above Tilting Stone Wall		5-10	\$1,500	
Concrete	1% Now \$1,000 Missing Part, Extent : Severe, Area A Location : Northern 5 Feet Of Asse	ffected : 100%	5		
No Component	10%				
Gravity Wall					
Concrete	10% Cracking, Extent : Light, Area Affecto Location : Southern 70 Feet Of Ass		5-10	\$700	
Stone	45% 4+ \$411,000 Missing Block Seal, Extent: Severe, 2 Location: Widespread Other Observation, Extent: Severe, 2 Location: Trees Growing Out Of The Explanation: Vegetation	Area Affected : 80% Area Affected : 2%	5 From The	\$34,400	
Stone	45% Now \$822,000 Missing Part, Extent: Severe, Area A Location: 70 To 90, 370 To 390, 52 South End Tilting, Extent: Moderate, Area Affect Location: 570 To 761 Feet From Se	ffected : 50% 5 To 540, 580 To 750, And 84. cted : 50%	5 5 To 903	\$34,400 Feet From	
Revetment					
Stone	80% Now \$463,300 Missing Part, Extent: Severe, Area A Location: Inadequate Stone Coverd And 840 Feet From The South	ffected : 50%	5 y Wall E	\$4,300 except Between 760	
Stone	10%	LIFE **	5	\$1,100	
No Component	10%			. ,	
Backfill Fill					
Topsoil	15% Now \$29,600 Sinkhole, Extent: Moderate, Area Afg Location: Voids Around Approxima Other Observation, Extent: Severe, A Location: At Failed Gravity Wall L And 845 To 903 Feet From South Ex Explanation: Fill Loss	Tected: 100% ntely Half Of Rail Posts Area Affected: 75% ocations 70 To 90, 370 To 390), 525 To	540, 580 To 750,	
Not Accessible					
Not Accessible	85%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Bulkheads	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 Parkw	ay				
Asphalt	15% 0-2 \$37,700	2050	* *	5	\$800	
•	Other Observation, Extent: Severe, Are	ea Affected	! : 75%			
	Location : At Failed Gravity Wall Loc	00				
	Explanation : Undermining					
Deck Elements						
Railing						
Timber	95% 4+ \$70,900	2029	\$141,700			
	Not Plumb, Extent : Moderate, Area Af	fected : 10	0%			
	Location : Several Areas In Northern	Half Total	ing 200 Feet			
	Rotting/Splitting, Extent : Light, Area A	Affected: 7	5%			
	Location : Widespread Missing Coati					
Timber	5% Now \$7,500	2030	\$7,500			
	Broken, Extent : Severe, Area Affected	: 75%				
	Location: Various Connections Thro	ughout				

Maintenance \$ are aggregated over a 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 : FOOT OF LIPSETT AVE. EAST

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0066.000 \, / \, 13943 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 595 Project Type : REAL PROPERTY

Date of Survey : 10-May-2023 Landmark Status : NONE

Areas Surveyed :

Block : 6392 Lot : 1 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$747,800	\$59,300
Total	\$747,800	\$59,300
Importance Code B	\$137,300	\$59,300
Importance Code C	\$610,600	
Total	\$747,800	\$59,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
Total				
Importance Code B				
Importance Code B Importance Code C				

Total



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	50% Now	\$381,600	LIFE	* *	5	\$1,800	
	Erosion, Extent : Severe	, Area Affected :	100%				
	Location : Inadequate	Stone Western 2	50 Feet	Of Asset And Isola	ted Loca	tions Throughout	
Stone	50% 4+	\$229,000	LIFE	* *	5	\$1,800	
	Erosion, Extent : Moder		ed : 100%	6		. ,	
	Location : Inadequate				t		
Backfill		· · · · · · · · · · · · · · · · · · ·		<u> </u>			
Fill							
Topsoil	60% Now	\$78,000	2074	* *			
•	Erosion, Extent : Severe	, Area Affected :	80%				
	Location : Mostly Alor Cliffing Throughout B			Intermittent Locat	ions Thro	oughout, Soiling	
Not Accessible	40%						
Surface							
Topsoil	50% Now	\$29,600	2034	\$29,600	5	\$700	
-	Erosion, Extent : Severe	, Area Affected :	100%				
	Location : Embankme 250 Feet Of Asset	nt Failure Behin	d Revetm	nent And Progressi	ng Scour	Mainly Western	
Topsoil	50% 4+	\$29,600	2034	\$29,600	5	\$700	
1	Erosion, Extent : Moder	. ,			-	* . * *	
	Location : Intermitten	**			ment		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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	-
Total	\$56,400	\$700	\$300	
Importance Code B	\$15,300	\$700	\$300	
Importance Code C	\$41,000			
Total	\$56,400	\$700	\$300	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current Re	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	90%		LIFE	* *	5	\$1,700	
	Recent Repair Evident, Location : New Reve						
Stone	10% 4+	\$41,000	LIFE	* *	5	\$200	
	Missing Part, Extent:	Light, Area Affect	ed : 50%				
	Location : Missing St	tone On Eastern 5	0 Feet O	f Asset			
Backfill							
Fill							
Topsoil	15% 4+	\$10,500	2074	* *			
	Erosion, Extent: Mode						
	Location : Erosion A	long The Eastern	50 Feet C	Of Asset			
Not Accessible	85%						
Surface							
Asphalt	40%		2047	* *	5	\$1,500	
	Recent Replace Eviden Location : Western 17		rea Affeci	ted : 100%			
Topsoil	45%		2033	\$14,300	5	\$700	
Topsoil	15% 4+	\$4,800	2034	\$4,800	5	\$100	
•	Erosion, Extent : Mode	erate, Area Affecte	ed : 100%	Ó			
	Location: Last 50 Fe	eet Of Asset From	The Sout	th			
Deck Elements Railing							
Fencing	100%		2038	* *	3	\$200	
-	Recent Replace Eviden	t, Extent : N/A, A	rea Affeci	ted : 60%			
	Location : Replaceme	ent Of Fence For	First 220	Feet From The W	estern E	nd Of Asset	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0063.000 \, / \, 13929 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 450 Project Type : REAL PROPERTY

Date of Survey : 05-Apr-2023 Landmark Status : NONE

Areas Surveyed :

Block : 2 Lot : 778 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$346,300	
Total	\$346,300	
Importance Code C	\$346,300	
Total	\$346,300	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$62,600			\$22,900
Total	\$62,600			\$22,900
Importance Code B Importance Code C	\$62,600			\$22,900
Total	\$62,600			\$22,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT #3

Bulkheads	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	50% 2-4	\$173,200	LIFE	* *	5	\$1,300	
	Other Observation, Ex Location : Intermitte		00				
	Explanation : Insuffi		s neveime				
Stone	50% Now	\$173,200	LIFE	* *	5	\$1,300	1
	Missing Part, Extent:	Severe, Area Affe	cted : 1009	%			
	Location : Missing S	tone At Western H	alf Of Ass	et			
Backfill Fill							
Topsoil	50% Now	\$49,200	2074	* *			
	Erosion, Extent : Seven Location : Behind Re	. 55	100%				
Not Accessible	50%						
Surface							
Topsoil	50% Now	\$13,500	2033	\$22,400	5	\$500	
•	Erosion, Extent : Seven	re, Area Affected :	100%				
	Location : At Wester						
Topsoil	50%		2029	\$22,400	5	\$1,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

 $Program \, / \, Asset \, \# \quad : \, \, DCAS013.000 \, / \, \, 15218 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 192 Project Type : REAL PROPERTY

Date of Survey : 19-Jan-2021 Landmark Status : NONE

Areas Surveyed :

Block : 6491 Lot : 412 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$60,100	
Total	\$60,100	
Importance Code C	\$60,100	
Total	\$60,100	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$16,900			
Total	\$16,900			
Importance Code B	\$13,400			
Importance Code C	\$3,500			
Total	\$16,900			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT NORTH OF SW BKLYN MTS

Bulkheads		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	50%	Now	\$3,500	LIFE	* *	5	\$100	
	Erosion, E	xtent : Sev	ere, Area Affected :	100%				
	Location	: Across E	ntire Asset					
Concrete	50%	Now	\$60,100	LIFE	* *			
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d: 100%			
	Location	: Across E	ntire Asset					
	Explana	tion : Erosi	on					
Backfill								
Fill								
Topsoil	25%	Now	\$10,500	2072	* *			
-	Erosion, E	xtent : Sev	ere, Area Affected :	100%				
	Location	: Across E	ntire Asset					
Not Accessible	75%							
Surface								
Topsoil	25%	Now	\$2,900	2032	\$4,800	5	\$100	
-	Erosion, E	xtent : Sev	ere, Area Affected :	100%				
	Location	: Across E	ntire Asset					
No Component	75%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

 $Program \, / \, Asset \, \# \quad : \, \, DOS0009.030 \, / \, 14948 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 700 Project Type : REAL PROPERTY

Date of Survey : 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
Total	\$301,800	\$28,800
Importance Code A	\$188,100	
Importance Code B	\$32,900	\$28,800
Importance Code C	\$80,800	
Total	\$301,800	\$28,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$29,400			
Total	\$29,400			
Importance Code A Importance Code B Importance Code C	\$29,400			
Total	\$29,400			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Asset #: 14948

Concrete	Bulkheads	Current	Repair	Future	Replacement	M	aintenance	
Concrete	Component		Estimated Cost		Estimated Cost	_	Estimated Cost	Priority
Concrete	Structural							
	•							
Location : Tidal Zone Spalling, Extent : Moderate, Area Affected : 30% Location : Isolated Locations	Concrete				* *	5	\$400	
No Component Spalling, Extent : Moderate, Area Affected : 30% Location : Isolated Locations			**	ed : 80%				
No Component S5%				1 2007				
Revetment Stone 70%				ed : 30%				
Stone 70%	No Component	85%						
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 Broken, Extent: Severe, Area Affected: 100% Location: Impact Damage Along Northern 50 Feet Of Railing	Revetment							
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 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	Stone	70%		LIFE	* *	5	\$2,900	
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 Revement 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 Surface Not Accessible Other Observation, Extent : Light, Area Affected : 0% Location : Limited Access To Top Of Revetment Explanation : Heavy Vegetation Deck Elements Railing Steel Steel Steel The Now \$17,300 2032 \$28,800 Broken, Extent : Severe, Area Affected : 100% Location : Impact Damage Along Northern 50 Feet Of Railing	Stone	15% Now	\$80,800	LIFE	* *	5	\$600	
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 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 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		Missing Part, Extent	: Severe, Area Affe	cted : 100)%			
Other Observation, Extent : Moderate, Area Affected : 100% Location : Trees Growing Through Revetment At Area Of Erosion Explanation : Vegetation No Component 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 Not Accessible Not Accessible 100% Other Observation, Extent : Light, Area Affected : 0% Location : Limited Access To Top Of Revetment Explanation : Heavy Vegetation Deck Elements Railing Steel 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			Of Erosion And Ins	ufficient S	Stone Coverage At	t South E	nd Of Mooring	
					1 1000/			
No Component 15%				vetment A	t Area Of Erosion			
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			tation					
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		15%						
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 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	Backfill							
Other Observation, Extent: Severe, Area Affected: 100% Location: South End Of Mooring Rack Explanation: Erosion Not Accessible 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						_	****	
Location : South End Of Mooring Rack Explanation : Erosion Not Accessible 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 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	Gravel					5	\$100	
Not Accessible 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 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					l : 100%			
Not Accessible 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 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				k				
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			ion					
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	Not Accessible	85%						
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	Surface							
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	Not Accessible							
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		Other Observation, I	Extent : Light, Area	Affected .	: 0%			
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		Location: Limited	Access To Top Of R	evetment				
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		Explanation: Heav	y Vegetation					
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	Deck Elements							
Steel 7% Now \$17,300 2032 \$28,800 Broken, Extent: Severe, Area Affected: 100% Location: Impact Damage Along Northern 50 Feet Of Railing	Railing							
Broken, Extent: Severe, Area Affected: 100% Location: Impact Damage Along Northern 50 Feet Of Railing	Steel	8%		2027				
Location: Impact Damage Along Northern 50 Feet Of Railing	Steel	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	·		\$28,800			
No Component 85%		Location : Impact I	Damage Along Nor	thern 50 I	Feet Of Railing			
	No Component	85%						

Maintenance \$ are aggregated over a 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	
Total	\$185,100	
Importance Code A	\$185,100	
Total	\$185,100	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$35,800	\$400		_
Total	\$35,800	\$400		
Importance Code A				
Importance Code B		\$400		
Importance Code C	\$35,800			
Total	\$35,800	\$400		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND TERMINAL LLC REVETMENT

Bulkheads		Current R	epair	Futur	e Replacement	M	aintenance	
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	
	•		Extent : Severe, Ar d At Eastern End (-	ed : 100%			
Revetment								
Stone	30%	0-2	\$35,800	LIFE	* *	5	\$300	
	Erosion, E	xtent : Seve	re, Area Affected :	100%				
	Location	: Isolated I	Locations Along W	est Side (Of Asset			
Stone	70%			LIFE	* *	5	\$700	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2032	\$15,400	5	\$700	
-	Settlement	, Extent : Li	ght, Area Affected	: 25%				
	Location	: Behind B	lock Wall					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

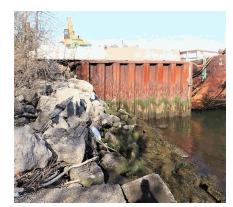
Date of Survey : 13-Apr-2023 Landmark Status : NONE

Areas Surveyed :

Block : 1107 Lot : 100 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$733,800	
Total	\$733,800	
Importance Code A	\$733,800	
Total	\$733,800	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$3,500		\$100	
Total	\$3,500		\$100	
Importance Code A				
Importance Code B	\$3,500		\$100	
Total	\$3,500		\$100	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD

System Component Type	Bulkheads	Current	Repair	Futur	e Replacement	М	aintenance	
Sheet Piles Steel	Component		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Steel								
Not Accessible 10%	Steel	,			* *			
Not Accessible 10%								
Pile Caps		Location : Tidal Zo	ne And Along Mudi	line With	Corrosion Holes			
Concrete	Not Accessible	10%						
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	Pile Caps							
Concrete 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	Concrete	75% 4+	\$144,400	LIFE	* *	5	\$300	
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 Surface		, .						
Not Accessible 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 Surface	Concrete	15% Now	\$28,900	LIFE	* *	5	\$100	
Backfill Fill Topsoil 5% Now \$1,400 2074 ** Sinkhole, Extent : Moderate, Area Affected : 50% Location : At Eastern End Of Asset Surface Surf				: 100%				
Fill Topsoil 5% Now \$1,400 2074 ** Sinkhole, Extent: Moderate, Area Affected: 50% Location: At Eastern End Of Asset Not Accessible 95% Surface	Not Accessible	10%						
Topsoil 5% Now \$1,400 2074 *** Sinkhole, Extent: Moderate, Area Affected: 50% Location: At Eastern End Of Asset Not Accessible 95% Surface	Backfill							
Sinkhole, Extent: Moderate, Area Affected: 50% Location: At Eastern End Of Asset Not Accessible 95% Surface								
Not Accessible 95% Surface	Topsoil	•	+ /					
Not Accessible 95% Surface				ed : 50%	ó			
Surface		Location : At Easte	rn End Of Asset					
	Not Accessible	95%						
Gravel 5% Now \$2,100 2049 ** 2-5	Surface							
· ·	Gravel	5% Now	\$2,100	2049	* *	2-5		
Sinkhole, Extent : Moderate, Area Affected : 20% Location : At Eastern End Of Asset				ed : 20%	Ó			
Gravel 95% 2043 ** 2-5 \$400	Gravel	95%		2043	* *	2-5	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

 $Program \, / \, Asset \, \# \quad : \, \, DCAS003.000 \, / \, 14018 \qquad \qquad Yr \, Built/Renovated \quad : \,$

Linear Ft : 3,240 Project Type : REAL PROPERTY

Date of Survey : 11-Apr-2024 Landmark Status : NONE

Areas Surveyed :

Block : 16241 Lot : 200 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$552,100	\$836,600
Total	\$552,100	\$836,600
Importance Code B	\$552,100	\$836,600
Total	\$552,100	\$836,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$76,700		\$2,800	\$12,900
Total	\$76,700		\$2,800	\$12,900
Importance Code A	\$9,400			
Importance Code B	\$65,300		\$2,800	\$12,900
Importance Code C	\$1,900			
Total	\$76,700		\$2,800	\$12,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD GRAVITY WALL

Asset #: 14018

Bulkheads	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural						
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	000/	LIDE	ماد ماد	_	015 600	
Concrete	90%	LIFE	* *	5	\$17,600	
	Spalling, Extent : Light, Area Location : Regularly Space		Pila Can Dua	To Form	work	
N. G		a Locations in Face Of	rue Cap Due .	to rorm	VOIK	
No Component	10%					
Backfill						
Fill	1000/					
Not Accessible	100%					
Surface	70%	2044	* *	5	£25.000	
Asphalt	Cracking, Extent : Light, Are			3	\$25,900	
	Location : Intermittently Al	**	•			
	Settlement, Extent: Light, Ar	-				
	Location : Intermittently Al	**	+			
			* *		#2 000	
Concrete	15% Now \$ Settlement, Extent: Severe, A	552,100 2050	4. 4.	5	\$2,800	
	Location : Multiple Location		2 900 Faat Ot	^ Assat		
	·		* * *			
Concrete	15%	2038	**	5	\$5,500	
Deck Elements						
Railing	0.50/	2022	Φ 7 04 000			
Aluminum	95%	2033	\$794,800			
Aluminum		\$41,800 2035	\$41,800			
	Corrosion, Extent : Moderate		Dalta At Wastow	. 2 000 1	Foot Of Assot	
	Location : Dissimilar Meta		30iis Ai wesieri	1 2,800 F	eet Of Asset	
	Missing Part, Extent: Severe		-4 I 14 255	1014 4	J 1 546 E4	
	Location : Missing Sections From West	Of Kaning Op 103 Fe	ei Long Ai 255,	1,014, A	na 1,540 reei	
Parapet	110m West					
Concrete	99%	2036	* *			
Concrete	Recent Replace Evident, Exte		: 100%			
	Location : From 2,870 Feet					
Congrata			**			
Concrete	1% 4+ Spalling, Extent : Moderate,	•				
	Location : Isolated Location	**	R Feet And 603	Feet To 3	709 Feet From	
	West End Of Asset	ns, 1410si 1401ubiy Ai 40.	1 1 cci Anu 093	1 661 10 /	O) TEEL TIOIL	

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 - 203			FY 2030 - 2035	
Miscellar	neous Buildings		243,500	240,400		240,400
EXPENSE		FY 2026	FY 2027		FY 2028	FY 2029
Miscellar	neous Buildings	6,000	4,400		4,600	5,600
ASSET#	NAME			SQFT	CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER			4,372	483,900	20,600

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.