Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$395,800	\$3,478,300
Interior Architecture	\$3,344,100	\$26,713,700
Electrical	\$138,900	\$12,521,200
Mechanical	\$7,346,400	\$51,584,100
Total	\$11,225,200	\$94,297,300
Importance Code A	\$395,800	\$4,038,500
Importance Code B	\$9,342,900	\$89,528,800
Importance Code C	\$1,486,500	\$730,000
Total	\$11,225,200	\$94,297,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,400			
Interior Architecture	\$212,500		\$38,800	\$242,900
Electrical	\$192,900	\$119,200	\$128,300	\$137,500
Mechanical	\$417,600	\$420,100	\$422,100	\$445,900
Site Enclosure	\$1,900			
Site Pavements	\$28,100			
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$987,300	\$628,100	\$678,000	\$915,200
Importance Code A	\$109,700	\$64,300	\$64,300	\$64,300
Importance Code B	\$835,600	\$563,800	\$601,900	\$850,900
Importance Code C	\$42,000		\$11,800	
Total	\$987,300	\$628,100	\$678,000	\$915,200



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

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

Asset #: 13453

Architecture	Current R	lepair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls Cast in Place Concrete	30% Now Cracking/Crumbling, Location: Penthous	e			5	\$743,200			
	Recent Repair Eviden Location: Penthous		rea Affec	iea : 5%					
Concrete Masonry Unit	5% Recent Repair Eviden Location: Penthous	t, Extent : Light, A	LIFE rea Affec	* * ted : 10%	5	\$31,000			
Metal Coiling Doors	2%		2039	* *	5	\$31,000			
Pre-Cast Concrete	5% Staining/Discoloring, Location: Penthous	5% LIFE ** 5 \$161,000 ining/Discoloring, Extent: Light, Area Affected: 5%							
Window Wall	58%	-	2044	* *	5	\$1,077,600			
Windows						4-,011,000			
Metal Louvers	10% 0-2 Deteriorated Finish, I Location: Ground I	_	2037 a Affected	* * d : 10%					
No Component	90% Other Observation, E. Location:	_			1				
Parapets	Explanation : Glass	Facaae Is Fixea.	inere Are	e No Operable Wir	iaows.				
Cast in Place Concrete Metal Rail	10% 90%		LIFE 2039	* *	5 5-10	\$145,600 \$1,146,900			
Roof									
Cast in Place Concrete IRMA/Protected Membrane	10% 90%		LIFE 2039	* *	10 10	\$66,200 \$357,400			
	Gravel/Stone Ballast, Extent : Light, Area Affected : 95% Location : Throughout Paver Block Ballast, Extent : Light, Area Affected : 5%								
	Location : Above 9th	_	і Ајјестес	ı. J70					
Soffits									
Cement - Fiber Panel	100% Other Observation, E. Location: Front En. Explanation: Peelin	trance	2034 Affected	: 10%	10				

Interior

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

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

Asset #: 13453

ASSet # 1 13433								
Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior	•			•				•
Floors								
Carpet	35%			2030	\$6,622,800	3	\$755,800	
Cast in Place Concrete	10%		\$455,000	LIFE	* *	5	\$236,200	
			Extent : Moderate	, Area Af	fected : 5%			
			t To Loading Dock					
			t : Light, Area Affec					
	Location	ı : Through	out Penthouse And	Basemen	ıt			
Ceramic Tile	5%			2037	* *	5	\$54,000	
Terrazzo	10%			LIFE	* *	5	\$168,700	
Vinyl Tile	40%		\$591,100	2034	\$11,822,400	3	\$162,000	
			ents, Extent : Mod		ea Affected : 5%			
		_	out Basement Corr					
	_	_	Extent : Moderate		fected : 20%			
		_	out Basement Corr					
			: Moderate, Area A	Iffected :	50%			
	Location	i : Through	out					
Interior Walls	20/			2027	* *	_	¢22.500	
Ceramic Tile	2%		¢429.700	2037	* *	5	\$23,500	
Concrete Masonry Unit	20%		\$438,700 Extent : Moderate	LIFE		5	\$94,200	
	_	crumonng, 1 : Basemer		, агеи ај	Jeciea . 270			
C D				LIFE	* *	5 10	¢1 401 100	
Gypsum Board Travertine Panels	70% 5%			LIFE	* *	5-10	\$1,401,100 \$23,500	
Wood	3% 3%			LIFE	* *	10 5	\$23,300	
Ceilings	370			LIFE		3	\$282,000	
AcousTileSusp.Lay-In	75%			2032	\$13,341,400	5	\$809,800	
Acous The Susp. Lay-III			, Extent : Light, Are			3	\$607,600	
	_	ı : Through	0	11,70000				
AcousTileSusp.Lay-In	5%			2047	* *	5	\$54,000	
Exposed Struc: Concrete				LIFE	* *	5-10	\$202,400	
Gypsum Board	5%			LIFE	* *	5-10	\$185,600	
Site Enclosure	370			- LII L		3 10	Ψ103,000	
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,900	2054	* *			
	Cracking/	Crumbling	Extent : Moderate	, Area Af	fected : 25%			
	Location	ı : Loading	Dock On North Sid	de				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$9,600	2039	* *			
			Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : 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.

<sup>\*\*</sup> 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Exten					
	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		<b>#2.000</b>	
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 <b>2</b> 1 400	1		
Conduit	70%	2034	\$1,021,400	1		
Conduit	20%	2044	* *	1		
Conduit	10%	2060	* *	1		
Panelboards	100/	2022	<b>#120.700</b>	-	<b>#1.700</b>	
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.

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

Asset #: 13453

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$21,500	
	Other Observation, Extent : 1		00%	Ü	Ψ=1,000	
	Location: Basement	, 33				
	Explanation: Connected To	Metal Water Pipe.				
Stand-by Power	•	•				
Transfer Switches						
Automatic	100%	2039	* *	1	\$225,100	
Generators						
Diesel	100%	2030	\$79,800	1	\$283,300	
	Other Observation, Extent: 1		00%			
	Location: Basement - Gene					
<del>-</del>	Explanation: Two 1,750 Ki	lowatt Diesel Genera	tors.			
Batteries	1000/	2027	<b>#2 400</b>	-	<b>#27.100</b>	
Lead/Acid	100%	2027	\$2,400	5	\$27,100	
Fuel Storage Day Tank	50%	2033	\$12,700	5		
Day Tank	Other Observation, Extent : 1		\$12,700	5		
	Location: Basement - Gene		7070			
	Explanation : Rated Capac					
Main Tank	50%	2037	* *	5		
Maili Talik	Other Observation, Extent: 1			3		
	Location: Basement	v/л, лгеи лујескей . To	7070			
	Explanation : Rated Capac	itv: Two 1 200 Gallon	s Fach			
Lighting	Empression : Ruice Cupuc	1.10 1,200 Guilon	. Duen			
Interior Lighting						
Fluorescent	19%	2029	\$2,317,400	10	\$125,700	
	T-8 Lamps And Fixtures, Exte				. ,	
	Location: Throughout The	Building				
Fluorescent	2%	2029	\$243,900	10	\$13,200	
	Compact Fluorescent Light, I				, ,, ,,	
	Location : Corridors					
Fluorescent	61%	2042	* *	10	\$403,600	
	T-12 Lamps And Fixtures, Ex		cted : 100%	- •	Ţ.02,000	
	Location: Throughout The					
LED	18%	2042	* *			
	Other Observation, Extent : 1		00%			
	Location: Basement, 3rd F			Chiller I	Room	
	Explanation : LED Lights					

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Asset #: 13453

Electrical	Current Repair Future R		re Replacement	M	Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost   Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 During Daytime, Extent : Light, Area Affected : 2%							
	Location : North Entra	nce						
Incandescent	12%	2029	\$466,300	2	\$100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Ground Floo	or Entrance						
	Explanation : Soffit Mo	ounted Fixtures						
No Component	85%							
Alarm								
Security System								
Generic	100%	2029	\$1,361,000	1	\$273,300			
	Other Observation, Exten	nt : N/A, Area Affected	: 100%					
	Location : Lobby, Hall	ways, Exterior Walls - E	Building Perimeter					
	Explanation: CCTV St	ırveillance Cameras						
Fire/Smoke Detection								
Generic, Digital	100%	2029	\$1,870,200	1-3	\$464,500			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Throughout	The Building						
	Explanation: Strobe Li	ghts, Manual Pull Stat	ions, Horns And Sm	oke Dete	ectors			

Mechanical	Current Repair	Futu	Future Replacement		aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2044	* *	1		
	Other Observation, Extent	· N/A. Area Affected	100%			
`	Location : Basement	. 11/11, 11/04 11/Jecteu .	10070			
	Explanation: Number 2 (	Oil. Two 5,000 Gallor	n 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	* *		•	

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

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

Asset #: 13453

Mechanical	Current Repair		Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices	4007		<b>440- 600</b>	• • • •	<b>4.5.0</b> 00.000		04.60.600	
Air Handler	40%		\$107,600	2029	\$5,380,600	1	\$160,600	
		) Malfuncti 1 : Penthou	oning, Extent : Sev	ere, Area	i Affected : 100%			
			se Extent : N/A, Area A	ffected :	100%			
		ervanon, 1 : Penthou		ујестеи .	100/0			
			Handlers And 4 As	sociated	' Inline Return Fan	s. Units l	Provide Cooling.	
Air Handler	20%		\$53,800	2029	\$2,690,300	1	\$80,300	
7th Handier			oning, Extent : Sev			1	ψου,5ου	
		: Basemer	0		55			
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Basemer	nt					
	Explana	tion : 3 Air	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			2012				
Centrifugal, Elec Chiller	90%			2037	* *	1	\$702,600	
8 7		frigerant,	Extent : Light, Area	Affected	d : 95%		**** ,***	
	Location	: Penthou	se					
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	Othan Oha	amation I	Extent : N/A, Area A	ffootod :	1000/			
		ervation, E 1 : Penthou		ујестеи .	100/0			
			se 1denser Water Pum	ns. 3 Pri	mary Chilled Wate	r Pumns	3 Secondary	
			os And 2 Dual Temp					
Ductwork/Diffusers	50%			LIFE	* *	2	\$586,600	

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

Asset #: 13453

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Terminal Devices	400/	2020	Φ5.54 <del>7</del> .000		<b>#170 400</b>	
Air Handler/Cool/Ht	40%	2029	\$5,547,900	1	\$178,400	
	Other Observation, Extent: N/A Location: Penthouse	, Area Affectea : 1	00%			
	Explanation: 6 Air Handlers A	and 4 Inline Retur	n Fans See Heat	inα		
Air Handler/Cool/Ht	20%	2029	\$2,774,000		\$89,200	
Air Handler/Cool/Ht	Other Observation, Extent: N/A			1	\$89,200	
	Location: Basement	, Агей Ајјестей . 1	00/0			
	Explanation: 3 Air Handlers A	and 1 Inline Retur	n Fan See Heatir	10		
Air Handler/Cool/Ht	30%	2029	\$4,160,900	1 1	\$133,800	
All Handler/Cool/Ht	Other Observation, Extent: N/A			1	\$155,600	
	Location: Floors 1 Through 5		0070			
	Explanation: 4 Booster Coolin		Floor 20 Total			
Induction Unit	10%	2029	\$386,100	1	\$23,300	
Heat Rejection	1070	2029	\$360,100	1	\$23,300	
Dry Cooler	5%	2034	\$164,000	2	\$25,100	
Water Cooling Tower	95%	2032	\$3,430,000	2	\$689,700	
Ventilation	2370	2032	ψ5,150,000		Ψ009,700	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$636,900	
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	1000/		<b>* -</b> 0 0 0 0	_		
Gas Fired	100%	2029	\$50,800	2		
	Other Observation, Extent: N/A Location: Penthouse	, Агеа Ајјестеа : 1	00%			
	Explanation: 250 Gallon Cap	aaitu				
UW Heat Evaluation	Explanation : 250 Gation Cap	исиу				
HW Heat Exchanger Steam Fired	100%	2044	* *	4	\$71,300	
Steam I fied	Other Observation, Extent: N/A		00%	7	\$71,500	
	Location: Basement	, 11/04/19/00/04 . 1	0070			
	Explanation: Back Up To Gas	Fired Heater At I	Penthouse			
Sanitary Piping	r					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$145,100	4	\$23,200	
Sewage Ejector(s)						
Electric	100%	2029	\$379,600	4	\$43,700	
Backflow Preventer						
Generic	100%	2034	\$319,200	1	\$44,200	

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

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

Asset #: 13453

Mechanical	Current F	Current Repair Future Replacement		M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E.	xtent : N/A, Area Ą	ffected :	100%			
	Location: 4 Units F	From 1st To 6th Flo	or, 5 Un	its From 1st To 9th	h Floor		
	Explanation: Nine	Units					
Fire Suppression							
Standpipe							
Generic	100%		2044	* *	1-5	\$363,700	
Sprinkler	_				•		
Generic	100%		2044	* *	1-2	\$202,100	

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,900			\$86,800
Interior Architecture	\$46,200	\$38,900	\$12,100	\$75,300
Electrical	\$9,700	\$12,900	\$10,200	\$53,100
Mechanical	\$77,600	\$13,200	\$49,800	\$19,400
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
Total	\$251,300	\$138,900	\$146,100	\$308,700
Importance Code A	\$52,400			\$87,400
Importance Code B	\$198,900	\$138,900	\$146,100	\$221,300
Total	\$251,300	\$138,900	\$146,100	\$308,700



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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	
etem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
rior	'							
Floors								
Carpet	15%			2029	\$1,119,900	3	\$87,500	
Cast in Place Concrete	10%		\$718,100	LIFE	* *	5	\$85,000	
	_	_	Extent : Severe, A		ted : 20%			
			it And Sub-baseme					
			Extent : Severe, Are		d : 80%			
			nt And Sub-basemen					
		tion : Expo	sed Rebars Corrod					
Ceramic Tile	5%			2036	* *	5	\$19,400	
Mosaic Tile	5%			2038	* *	5	\$48,600	
Terrazzo	10%			LIFE	* *	5	\$30,400	
Vinyl Tile	15%		\$1,749,300	2043	* *	3	\$21,900	
		0	ents, Extent : Seve		Affected : 50%			
	Location	: 15th, 16t	th, And 17th Floors	1				
Vinyl Tile	25%			2033	\$2,915,500	3	\$36,400	
Vinyl Tile 9" X 9"	15%			2028	\$5,064,200	3	\$29,100	
Interior Walls								
Gypsum Board	25%			LIFE	* *	5	\$112,200	
Masonry: Brick	10%		\$3,095,500	LIFE	* *			
	T - : 4 M	11. /F	1		20 1 0 /			
			od, Extent : Severe		fected: 75%			
	Location	: Basemen	nt And Sub-basemen	ıt	fected : 75%			
	Location Spalling, I	: Basemen Extent : Sev	nt And Sub-basemen vere, Area Affected	nt : 75%				
	Location Spalling, I Location	: Basemen Extent : Sev : This Is A	nt And Sub-basemer vere, Area Affected  ctually Terra Cotto	nt : 75% n. Basemo	ent, Sub-basement,	15th And	d 16th Floors	
	Location Spalling, I Location Water Pen	: Basemen Extent : Sev : This Is A etration, E	nt And Sub-basemen vere, Area Affected actually Terra Cotto extent: Severe, Arec	nt : 75% n. Basemo n Affected	ent, Sub-basement,	15th And	d 16th Floors	
	Location Spalling, I Location Water Pen	: Basemen Extent : Sev : This Is A etration, E	nt And Sub-basemer vere, Area Affected  ctually Terra Cotto	nt : 75% n. Basemo n Affected	ent, Sub-basement,	15th And	d 16th Floors	
Marble Panels	Location Spalling, I Location Water Pen	: Basemen Extent : Sev : This Is A etration, E	nt And Sub-basemen vere, Area Affected actually Terra Cotto extent: Severe, Arec	nt : 75% n. Basemo n Affected	ent, Sub-basement,	15th And	d 16th Floors	
Marble Panels Plaster	Location Spalling, I Location Water Pen Location	: Basemen Extent : Sev : This Is A etration, E. : Basemen	nt And Sub-basemen vere, Area Affected actually Terra Cotto extent: Severe, Arec	nt : 75% i. Basemo i Affected nt	ent, Sub-basement, l : 75%	15th And	\$33,700	
	Location Spalling, I Location Water Pen Location 5% 15%	: Basemen Extent : Sev : This Is A etration, E. : Basemen	nt And Sub-basemen vere, Area Affected lctually Terra Cotto extent : Severe, Area nt And Sub-basemen	nt : 75% n. Basemo n Affected nt LIFE LIFE	ent, Sub-basement, ! : 75% ** **			
	Location Spalling, I Location Water Pen Location 5% 15% Broken/Ma	: Basemen Extent : Sev : This Is A etration, E. : Basemen Now issing Elem	nt And Sub-basement vere, Area Affected lctually Terra Cotta extent: Severe, Area at And Sub-basement \$1,483,000	nt : 75%  I. Basema I. Affected int  LIFE  LIFE  LIFE  re, Area 1	ent, Sub-basement, ! : 75% ** **			
	Location Spalling, I Location Water Pen Location 5% 15% Broken/Ma	: Basemen Extent : Sev : This Is A etration, E. : Basemen Now issing Elem	nt And Sub-basement were, Area Affected lctually Terra Cotto extent: Severe, Area at And Sub-basement \$1,483,000 ments, Extent: Seven	nt : 75%  n. Basema n. Affected nt  LIFE  LIFE re, Area 1	ent, Sub-basement, ! : 75% ** **			
Plaster	Location Spalling, I Location Water Pen Location 5% 15% Broken/Ma	: Basemen Extent : Sev : This Is A etration, E. : Basemen Now issing Elem	nt And Sub-basement were, Area Affected lctually Terra Cotto extent: Severe, Area at And Sub-basement \$1,483,000 ments, Extent: Seven	nt : 75% I. Basema I. Affected nt LIFE LIFE tre, Area	ent, Sub-basement, ! : 75% * * * * Affected : 20%	5	\$33,700	
Plaster Plaster	Location Spalling, I Location Water Pen Location 5% 15% Broken/Ma	: Basemen Extent : Sev : This Is A etration, E. : Basemen Now issing Elem	nt And Sub-basement were, Area Affected lctually Terra Cotto extent: Severe, Area at And Sub-basement \$1,483,000 ments, Extent: Seven	nt : 75% I. Basema I. Affected nt LIFE LIFE tre, Area	ent, Sub-basement, ! : 75% * * * * Affected : 20%	5	\$33,700	
Plaster  Plaster  Ceilings	Location Spalling, I Location Water Pen Location 5% 15% Broken/M Location 45%	: Basemen Extent : Sev : This Is A etration, E. : Basemen Now issing Elem	nt And Sub-basement were, Area Affected lctually Terra Cotto extent: Severe, Area at And Sub-basement \$1,483,000 ments, Extent: Seven	nt : 75% : 8asema g Affected nt LIFE LIFE re, Area	ent, Sub-basement, 1 : 75%  **  **  Affected : 20%	5	\$33,700 \$101,000	
Plaster  Plaster  Ceilings AcousTileConcealSpLn	Location Spalling, I Location Water Pen Location 15% Broken/M Location 45% 15% 20%	: Basemen Extent : Sev : This Is A etration, E. : Basemen Now issing Elem	nt And Sub-basement were, Area Affected lctually Terra Cotto extent: Severe, Area at And Sub-basement \$1,483,000 ments, Extent: Seven	nt : 75% a. Basema a Affected nt LIFE LIFE re, Area	ent, Sub-basement, 1 : 75%  **  **  Affected : 20%  **	5 5 5	\$33,700 \$101,000 \$72,900	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn AcousTileSusp.Lay-In	Location Spalling, I Location Water Pen Location 15% Broken/M Location 45% 15% 20%	: Basemen Extent : Sev : This Is A etration, E. : Basemen Now issing Elem	nt And Sub-basement were, Area Affected lctually Terra Cotto extent: Severe, Area at And Sub-basement \$1,483,000 ments, Extent: Seven	nt : 75% a. Basema a Affected nt LIFE LIFE c, Area 2 2038 2050	ent, Sub-basement, 1 : 75%  **  **  Affected : 20%  **  **	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location  5% 15% Broken/M Location 45%  15% 5% 15% 15%	Extent: Sevent : Sevent : Sevent : Sevent : Sevent : This Is A cetration, E. a : Basement : Basement : South :	at And Sub-basement vere, Area Affected letually Terra Cotto extent: Severe, Area at And Sub-basement \$1,483,000 ments, Extent: Seventh, And 17th Floors	nt : 75% i. Basema i. Affected nt LIFE LIFE 2038 2050 LIFE LIFE LIFE	**  **  **  Affected: 20%  **  **  **  **  **  **	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location 5% 15% Broken/M Location 45% 20% 5% 15% Broken/M Broken/M	Extent: Basement: Extent: Sevent: This Is A etration, E. etration, E. etration, E. et assement Now issing Elem  Now  Now  issing Elem	at And Sub-basement Pere, Area Affected Vere, Area Affected Vetually Terra Cotto Extent: Severe, Area at And Sub-basement \$1,483,000 Pents, Extent: Seventh, And 17th Floors \$2,227,500	that 1: 75% 1: Rasema 2: Affected 1: LIFE LIFE 2038 2050 LIFE LIFE LIFE re, Area 2	**  **  **  Affected: 20%  **  **  **  **  **  **	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location 5% 15% Broken/M Location 45% 5% 15% 5% 15% Broken/M Location Location	Extent: Several Extent: Several Extent: Several Extent: Several Extent Several Ex	at And Sub-basement Pere, Area Affected Ictually Terra Cotto Extent: Severe, Area At And Sub-basement And Sub-basement States, Extent: Seventh, And 17th Floors  \$2,227,500 Seents, Extent: Seventents, Extent: Seventents, Extent: Seventents, Extent: Seventents, Extent: Seventents, Extent: Seventents, Extent: Seventents	that 1: 75% 1: Rasema 2: Affected 1: Affected 1: LIFE LIFE 2038 2050 LIFE LIFE 2re, Area 1: LIFE 2re, Area 2nt	**  **  Affected: 20%  **  **  **  **  **  Affected: 50%	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location 15% Broken/M Location 45% 15% 5% 15% Broken/M Location Under Pen Water Pen Water Pen	Extent: Several Services Servi	at And Sub-basement Pere, Area Affected Ictually Terra Cotto Extent: Severe, Area at And Sub-basement Sub-basement Sevent, Extent: Seventh, And 17th Floors \$2,227,500 Pents, Extent: Sevent And Sub-basement And Sub-basement Seventh And Sub-basement Seventh Sevent	tt : 75% i. Basema i. Affected it LIFE LIFE 2038 2050 LIFE LIFE te, Area in the Affected it the Affected it the Affected	**  **  Affected: 20%  **  **  **  **  **  Affected: 50%	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location 15% Broken/M. Location 20% 5% 15% Broken/M. Location Water Pen Location Water Pen Location	Extent: Sevent : Sevent: This Is A etration, E. et a sement : Basement : Basement : I5th, 16th : Basement : Ba	st And Sub-basement Pere, Area Affected Ictually Terra Cotto Extent: Severe, Area at And Sub-basement St., 483,000 Sents, Extent: Sevent And Sub-basement Sevent And Sub-basement And Sub-basement Sevent And Sub-basement Severe, Area Severe,	nt : 75% : Rasema : Affected nt LIFE LIFE 2038 2050 LIFE LIFE LIFE te, Area and te Affected nt	**  **  Affected: 20%   **  **  Affected: 50%  1: 50%	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location 15% Broken/M Location 45% 15% 5% 15% Broken/M Location Under Pen Location Water Pen Location Other Obs	Extent: Sevent : Sevent : Sevent : Sevent : Sevent : This Is A cetration, E. a: Basement : Basement : 15th, 16th : Basement : Basement : Easement : Easeme	at And Sub-basement Pere, Area Affected Ictually Terra Cotto Extent: Severe, Area at And Sub-basement St.,483,000 In the Sub-basement Sevent And 17th Floors Sevent And Sub-basement Sevent And Sub-basement And Sub-basement And Sub-basement And Sub-basement And Sub-basement And Sub-basement Severe, Area at And Sub-basement Severe Area at And	nt : 75% : Rasema : Affected nt LIFE LIFE 2038 2050 LIFE LIFE LIFE to Affected nt a Affected nt a Affected	**  **  Affected: 20%   **  **  Affected: 50%  1: 50%	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location  5% 15% Broken/M Location  45%  15% 5% 15% Broken/M Location Under Pen Location Under Obs Location	Extent: Sevent: This Is A cetration, E. a: Basement  Now issing Elemant: 15th, 16th  Now issing Elemant: Basement: Basement  et a: Basement: Basem	st And Sub-basement eree, Area Affected letually Terra Cotto extent: Severe, Area than Sub-basement \$1,483,000 ents, Extent: Sevent And 17th Floors extent; Extent: Sevent And Sub-basement extent: Severe, Area extent: Se	nt : 75% : Rasema : Affected nt LIFE LIFE 2038 2050 LIFE LIFE to Affected nt Affected nt a Affected nt	**  **  Affected: 20%   **  **  Affected: 50%  1: 50%	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Ceilings    AcousTileConcealSpLn    AcousTileSusp.Lay-In    Exposed Struc: Concrete    Masonry: Vault Struct	Location Spalling, I Location Water Pen Location 15% Broken/M Location 45% 15% Some Some Some Location Water Pen Location Under Pen Location Other Obs Location Explana	Extent: Sevent: This Is A cetration, E. a: Basement  Now issing Elemant: 15th, 16th  Now issing Elemant: Basement: Basement  et a: Basement: Basem	st And Sub-basement eree, Area Affected letually Terra Cotto extent: Severe, Area than Sub-basement St., Extent: Seventh, And 17th Floors ents, Extent: Seventh And Sub-basement	that  1. 75%  2. 8 Basema  3. Affected  LIFE  LIFE  2038  2050  LIFE  LIFE  2050  LIFE  LIFE  4. Affected  at a Affected  at a Affected  at a Second	**  **  Affected: 20%   **  **  Affected: 50%  1: 50%	5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700 \$3,000	
Plaster  Plaster  Ceilings  AcousTileConcealSpLn  AcousTileSusp.Lay-In  Exposed Struc: Concrete	Location Spalling, I Location Water Pen Location 15% Broken/M Location 45% 15% Broken/M Location Water Pen Location Water Pen Location Cother Obs Location Explana 15%	Now issing Elem i: Basemen Now issing Elem i: 15th, 16d  Rasemen i: Basemen i: Basemen i: Basemen i: Basemen etration, E. i: Basemen etration, E. i: Basemen i: Basemen i: Corre	st And Sub-basement Pere, Area Affected Ictually Terra Cotto Extent: Severe, Area at And Sub-basement St., Extent: Severe, And 17th Floors of the And Sub-basement And Sub-basement Severe, Area at An	nt : 75% i. Basema i. Affected it LIFE LIFE 2038 2050 LIFE LIFE i. Area i. i. Affected it i. Affected it i. Affected it i. Affected it i. LIFE	**  **  Affected: 20%   **  **  **  Affected: 50%  1: 50%  d: 70%	5 5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700	
Plaster  Ceilings    AcousTileConcealSpLn    AcousTileSusp.Lay-In    Exposed Struc: Concrete    Masonry: Vault Struct	Location Spalling, I Location Water Pen Location 15% Broken/M. Location 45% 15% Spalling, I Location 15% Location Under Pen Location Under Pen Location Under Obs Location Explana 15% Broken/M. Broken/M.	Now issing Elem i: Basemen Now issing Elem i: 15th, 16th i: Basemen	st And Sub-basement eree, Area Affected letually Terra Cotto extent: Severe, Area than Sub-basement St., Extent: Seventh, And 17th Floors ents, Extent: Seventh And Sub-basement	nt : 75% : Basema : Affected nt LIFE LIFE 2038 2050 LIFE LIFE te, Area and the Affected nt a Affected nt LIFE te, Area and the LIFE te, Area and	**  **  Affected: 20%  **  **  **  Affected: 50%  d: 70%  **  Affected: 50%	5 5 5 5 5	\$33,700 \$101,000 \$72,900 \$77,700 \$3,000	

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

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

Asset #: 49

Architecture	Current Repair	Future Replaceme	ent	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting	(00/	2022	#2 007 500	10	Ф1 <b>42</b> 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%			
<b>Under Construction</b>	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						
<b>Under Construction</b>	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.

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

Asset #: 49

<b>lechanical</b>		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Conversion Equipment								
Pres. Reducing Valve/LP	100%	2-4	\$8,500	2036	* *	5	\$7,700	
Steam								
			oderate, Area Affe				0. 5.	
			t, Steam Leak Fron	n Utility	Vault Above Room	Leaking	Onto Piping	
Distribution	Causing	Corrosion						
Steam Piping/Pump	100%	Now	\$112,900	2033	\$2,258,600			
Steam 1 iping/1 ump			evere, Area Affected		\$2,230,000			
		ı : Sub-base	**	. 2070				
Terminal Devices	Locuitor	i . Suo ouse						
Convector/Radiator	70%			2031	\$1,614,400	1	\$58,700	
Under Construction	30%			2031	\$1,014,400	1	\$30,700	
Older Collstraction			xtent : N/A, Area A	ffected ·	0%			
			ement, 2nd, 11th-13					
			r Construction	111 1 1001	S			
r Conditioning	Ехрини	iion . Onue	r construction					
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment	10070			2041		- 1		
Interior Pkg Unit -	30%			2027	\$1,338,200	2	\$4,800	
Cooling	3070			2027	ψ1,330,200	_	Ψ 1,000	
Split Unit	20%			2033	\$1,339,500			
Window/Wall Unit	20%			2028	\$213,700	1		
Under Construction	30%			2020	Ψ213,700	•		
Chaci Construction			Extent : N/A, Area A	ffected ·	0%			
		ı : 11 <b>-</b> 13th 1		jjecica .	0,0			
			Cooling Tower, Ch	illers Pu	mps And Controls	Under C	onstruction	
Distribution	2. prunu		20011118 10111011, 2111				onstruction.	
CW & CHW Wtr	30%			2043	* *	4	\$3,800	
Pipe/Pump	2070			_5.5		•	Ψ2,000	
CW & CHW Wtr	10%			2053	* *	4	\$1,900	
Pipe/Pump	1070					•	42,500	
No Component	60%							
Terminal Devices	0070							
No Component	70%							
Under Construction	30%							
Heat Rejection								
Water Cooling Tower	30%			2031	\$427,400	2	\$78,400	
No Component	70%			2001	Ψ127,100	-	Ψ70,100	
entilation	, 0 / 0							
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$101,400	
Under Construction	30%			-11 L		_ 3	Ψ101,π00	
Charl Combination			Extent : N/A, Area A	ffected ·	0%			
			ement, 2nd, 11th-13					

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

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

Asset #: 49

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Interior	98% Now \$490,400		51,225,900	2	\$6,200	
	Malfunctioning, Extent : Severe, Area 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 \$144,000		\$720,100	1		
	Corroded, Extent : Severe, Area Affec	eted : 10%				
	Location: Basement					
	Leak Evident, Extent : Moderate, Are	**				
	Location: Water Main And At Boos	ter Pump				
HW Heat Exchanger	1000/	2022	2 62 000		<b>#20.500</b>	
Steam Fired	100%	2033	51,363,800	4	\$38,500	
Sanitary Piping	1000/	LIDE	ala ala			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIDE	* *			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	500/ 0.2 0.20	2042	* *		<b>#2.7</b> 00	
Non-Submersible	50% 0-2 \$28,200		* *	4	\$2,700	
	Malfunctioning, Extent : Severe, Area Location : Sub-basement Units	a Affected : 100%				
		1000	,			
	On Extended Life, Extent : Light, Are Location : Sub-basement					
	Other Observation, Extent : Light, Ar	ea Affected : 1009	%			
	Location : Sub-basement					
	Explanation: Building 253					
Non-Submersible	50%	2028	\$28,200	4	\$2,700	
	Other Observation, Extent : Light, Ar	ea Affected : 1009	%			
	Location : Sub-basement					
	Explanation: Building 256					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/	LIDE	* *			
Geared Traction	100%	LIFE				
	Other Observation, Extent : N/A, Are. Location : Two Units From Baseme. One Unit From Sub-basement, Base Explanation : Five Units	nt To 14th Floor,	Two Units F	rom 1st T	To 14th Floor,	
Fire Suppression	,					
Standpipe						
Generic	100% 2-4 \$259,700	2043	* *	1-5	\$92,100	
	Other Observation, Extent: Moderate		20%			
	Location : House Tank					
	Explanation: House Tank Piping N	eeds Replacemen	t Due To Sca	le Buildu	ıp	

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

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

Page: 17

### 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Page: 18

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,509,000	\$595,300
Interior Architecture	\$21,642,000	\$62,020,700
Electrical	\$857,900	\$1,106,800
Mechanical	\$7,709,400	\$5,634,900
Total	\$31,718,300	\$69,357,700
Importance Code A	\$2,006,500	\$658,900
Importance Code B	\$29,588,100	\$68,698,800
Importance Code C	\$123,700	
Total	\$31,718,300	\$69,357,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$73,700			\$8,800
Interior Architecture	\$1,171,500			\$940,800
Electrical	\$42,300	\$29,200	\$25,800	\$30,300
Mechanical	\$196,600	\$132,900	\$188,400	\$127,400
Site Pavements	\$11,600			
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
Total	\$1,602,300	\$268,600	\$320,800	\$1,214,000
Importance Code A	\$76,000	\$30,100	\$30,100	\$38,900
Importance Code B	\$1,498,600	\$238,500	\$290,700	\$1,175,000
Importance Code C	\$27,700			
Total	\$1,602,300	\$268,600	\$320,800	\$1,214,000



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

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

Asset #: 2043

rchitecture		Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$138,100	
Masonry: Brick	78%	Now	\$449,900	LIFE	* *	5	\$275,700	
		0	ts, Extent : Mod		00			
			Floor Window O					
			ent : Moderate, A					
	Location:	8th And 9th	h Floors West Sid	le And Th	ıroughout			
Masonry: Limestone	10%	Now	\$206,900	LIFE	* *	5	\$26,500	
,	Joint Morta	r Miss/Erod	l, Extent : Light,	Area Affe	ected : 10%			
	Location: Throughout							
	Vertical Cra	cks, Extent	: Moderate, Ared	a Affected	d : 5%			
	Location:	At Southea	st And Southwes	t Corners	1			
Metal Panel	2%			2050	* *	5-10	\$48,600	
Granite Panels	2%	Now	\$43,100	LIFE	* *	5	\$5,300	
	Cracking/Cr	umbling, E	xtent : Moderate	, Area A <u>f</u>	fected : 10%			
	Location : Along South And East Side							
	Joint Morta	r Miss/Eroa	l, Extent : Moder	ate, Area	Affected: 10%			
	Location:	Throughou	t Base Of Buildin	ng				
	Loose Units, Extent : Moderate, Area Affected : 5%							
	Location: Building Base On West Facade							
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10%							
	Location: Building Base On West Facade							
	Caulking De	eteriorated,	Extent : Modera	te, Area .	Affected : 20%			
	Location:	West Facad	de					
Stucco Cement	2%			20.42	* *	5	Ø17.700	
	2/0			2043		5	\$17,700	
Window Wall	1%			2043	* *	5	\$17,700 \$13,300	
Window Wall	1%	Now	\$609,200					
Window Wall Windows	1% 90% Air Infiltrati	on, Extent	Moderate, Area	2050 2046	**	5	\$13,300	
Window Wall Windows	1% 90% Air Infiltrati Location:	on, Extent Throughou	Moderate, Area t	2050 2046 Affected	**  ** : 10%	5	\$13,300	
Window Wall Windows	1% 90% Air Infiltrati Location:	on, Extent Throughou	Moderate, Area	2050 2046 Affected	**  ** : 10%	5	\$13,300	
Window Wall Windows	1% 90% Air Infiltrati Location: Ctrwt/Balnc Location:	on, Extent Throughou Not Funct, Throughou	· Moderate, Area t Extent : Light, A t	2050 2046 Affected Irea Affec	* *  * *  10%  cted: 30%	5	\$13,300	
Window Wall Windows	1%  90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri	on, Extent Throughou Not Funct, Throughou p Missing,	Moderate, Area t Extent : Light, A t Extent : Modera	2050 2046 Affected Irea Affec	* *  * *  10%  cted: 30%	5	\$13,300	
Window Wall Windows	1%  90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri	on, Extent Throughou Not Funct, Throughou	Moderate, Area t Extent : Light, A t Extent : Modera	2050 2046 Affected Irea Affec	* *  * *  10%  cted: 30%	5	\$13,300	
Window Wall Windows	1%  90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri	on, Extent Throughou Not Funct, Throughou p Missing, Throughou	Moderate, Area t Extent : Light, A t Extent : Modera	2050 2046 Affected Irea Affec	* *  * *  10%  cted: 30%	5	\$13,300	
Window Wall Windows Aluminum	90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri Location: 10% Corrosion/R	on, Extent Throughou Not Funct, Throughou p Missing, Throughou Now usting, Exte	Moderate, Area t Extent: Light, A t Extent: Modera t \$106,700 ent: Moderate, A	2050  2046 Affected  Area Affected  2038 Area Affected  2038	* *  * *  1: 10%  cted : 30%  Affected : 10%  * *  cted : 20%	5 5	\$13,300 \$32,200	
Window Wall Windows Aluminum	90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri Location: 10% Corrosion/R	on, Extent Throughou Not Funct, Throughou p Missing, Throughou Now usting, Exte	Moderate, Area t Extent: Light, A t Extent: Modera t \$106,700 ent: Moderate, A	2050  2046 Affected  Area Affected  2038 Area Affected  2038	* *  * *  : 10%  cted : 30%  Affected : 10%	5 5	\$13,300 \$32,200	
Window Wall Windows Aluminum	90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri Location: 10% Corrosion/R Location: Water Penet	on, Extent Throughou Not Funct, Throughou p Missing, Throughou Now usting, Extending, Extending	t Moderate, Area t Extent: Light, A t Extent: Modera t \$106,700 ent: Moderate, A Level And Groun	2050  2046 Affected  Area Affected  te, Area A  2038 Area Affected  Level Affected  Af	* *  * *  10%  cted: 30%  Affected: 10%  * *  cted: 20%  Along Pearl Street  cted: 10%	5 5	\$13,300 \$32,200	
Window Wall Windows Aluminum	90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri Location: 10% Corrosion/R Location: Water Penet	on, Extent Throughou Not Funct, Throughou p Missing, Throughou Now usting, Extending, Extending	t Moderate, Area t Extent: Light, A t Extent: Modera t \$106,700 ent: Moderate, A Level And Groun	2050  2046 Affected  Area Affected  te, Area A  2038 Area Affected  Level Affected  Af	* *  * *  1: 10%  Cted : 30%  Affected : 10%  * *  Cted : 20%  Along Pearl Street	5 5	\$13,300 \$32,200	
Window Wall Windows Aluminum  Steel	1%  90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri Location: 10% Corrosion/R Location: Water Penet Location:	on, Extent Throughou Not Funct, Throughou p Missing, Throughou Now usting, Extending, Extending	t Moderate, Area t Extent: Light, A t Extent: Modera t \$106,700 ent: Moderate, A Level And Groun	2050  2046 Affected  (rea Affect te, Area A  2038 (rea Affect and Level a  rea Affect and Level a	* *  * *  10%  cted: 30%  Affected: 10%  * *  cted: 20%  Along Pearl Street  cted: 10%	5 5	\$13,300 \$32,200 \$44,800	
Windows Aluminum  Steel  Parapets Cast Stone/Terra Cotta	1%  90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri Location: 10% Corrosion/R Location: Water Penet Location:	on, Extent Throughou Not Funct, Throughou p Missing, Throughou Now usting, Extending, Extending	t Moderate, Area t Extent: Light, A t Extent: Modera t \$106,700 ent: Moderate, A Level And Groun	2050  2046 Affected trea Affect te, Area A  2038 trea Affect ad Level Affect trea Affect trea Affect trea Affect trea Affect trea Affect trea Level Affect t	**  **  : 10%  cted : 30%  Affected : 10%  **  cted : 20%  Along Pearl Street  cted : 10%  Along Pearl Street  **	5 5 5	\$13,300 \$32,200 \$44,800 \$11,300	
Windows Aluminum  Steel	1%  90% Air Infiltrati Location: Ctrwt/Balnc Location: Weather Stri Location: 10% Corrosion/R Location: Water Penet Location:	on, Extent Throughou Not Funct, Throughou p Missing, Throughou Now usting, Extending, Extending	t Moderate, Area t Extent: Light, A t Extent: Modera t \$106,700 ent: Moderate, A Level And Groun	2050  2046 Affected trea Affect te, Area A  2038 Trea Affect trea	**  **  : 10%  cted : 30%  Affected : 10%  **  cted : 20%  Along Pearl Street  tted : 10%  Along Pearl Street	5 5	\$13,300 \$32,200 \$44,800	

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

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

Asset #: 2043

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Roof						
Cast in Place Concrete	5%	LIFE **				
Copper/Terne	75% 0-2 \$81,800					
••	Corrosion/Rusting, Extent : Light, Area	a Affected : 20%				
	Location : Throughout					
	Water Penetration, Extent: Moderate,	Area Affected : 10%				
16 1'0' 1D'	Location: Into Penthouse	2020 #101 500				
Modified Bitumen	20% Now \$54,400 Blisters, Extent: Moderate, Area Affec	-				
	Location: Throughout	nea . 2070				
	Miss/Damaged Flashings, Extent: Mo	derate, Area Affected : 5%				
	Location: 10th Floor Roof					
	Worn/Eroded, Extent : Moderate, Area	Affected : 100%				
	Location : Throughout					
nterior						
Floors Carpet	30% 0-2 \$1,143,700	2029 \$22,875,000	3	\$1,957,800		
Carper	Worn/Eroded, Extent : Moderate, Area		3	\$1,937,000		
	Location: Throughout	33				
Cast in Place Concrete	10%	LIFE **	* 5 \$951,700			
	Paint Peeling, Extent : Light, Area Aff	ected : 10%				
	Location : Basement					
Ceramic Tile	3% Now \$364,600		5	\$65,300		
	Cracking/Crumbling, Extent: Light, A	rea Affected : 10%				
M 11 D 1	Location: Throughout	TIEE **		Φ.(7, 200		
Marble Panels Terrazzo	2% 2%	LIFE ** LIFE **	5 5	\$65,300 \$68,000		
Terrazzo	Horizontal Cracks, Extent : Light, Area		3	\$08,000		
	Location: Entrance					
Vinyl Tile	43% 0-2 \$1,024,300	2030 \$51,212,500	3	\$701,500		
•	Cracking/Crumbling, Extent : Light, A					
	Location: Throughout					
	Patching Evident, Extent : Light, Area	Affected: 5%				
	Location: Throughout					
Vinyl Tile 9" X 9"	10% Now \$689,600		3	\$163,100		
	Adhesion Failure, Extent: Moderate, A Location: Basement	Area Affectea : 10%				
	Broken/Missing Elements, Extent: Mo	derate. Area Affected : 5%				
	Location: Basement	,, , , , , , , , , , , ,				
	Cracking/Crumbling, Extent : Modera	te, Area Affected : 5%				
	Location: Basement					
	Worn/Eroded, Extent : Moderate, Area	Affected: 100%				
	Location: Basement					

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

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

Asset #: 2043

Architecture		Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	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	* *		<b>,</b> , , , , , , , , , , , , , , , , , ,		
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.

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

Asset #: 2043

Electrical		Current Repair Future Replacement Maintenance			aintenance			
System Component Type		ail Date l (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 2043

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Generators							
Diesel	100% Now	\$8,000	2039	* *	1	\$111,500	
		Extent : Light, Area		: 100%			
		Pump Room Baseme					
	Explanation : On	e 41 Kilovolt-ampere	Unit				
Batteries	1000/		2025	¢2 400	_	¢11 000	
Lead/Acid	100%		2025	\$2,400	5	\$11,900	
Fuel Storage	500/		2020	¢12.700	5		
Day Tank Main Tank	50% 50%		2029 2033	\$12,700 \$38,100	5 5		
Lighting	30%		2033	\$30,100			
Interior Lighting							
Fluorescent	100%		2035	* *	10	\$293,500	
Tuorescent		tures, Extent : Light,		ected : 100%	10	Ψ275,500	
	Location : Throug	-	33				
Egress Lighting							
Emergency, Service	10%		2030	\$19,500	1		
Exit, LED	90%		2058	* *	1		
Exterior Lighting							
HID	20% Now	\$148,000	2030	\$295,900			
		Extent : Light, Area	Affected	: 100%			
	Location : Perimo						
		t 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	
		Extent : Moderate,	4rea Affe	ected : 20%			
	Location: Through		16 1 5	# D ( = = = = =			
	Explanation : Sys	tem Stays In Trouble	Mode D	ue 10 Battery Faili	ıre		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2050	* *	1		
Fuel						
	Other Observation, Extent: Light, A	rea Affected	: 100%			
	Location : Vault					
	Explanation: One 10,000 Gallon	Tank				

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

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

Asset #: 2043

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 1 : Basemen tion : 3 Uni		Affected	: 100%			
Distribution	T							
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 matic Control Systo		\$1,193,400 cted: 3%	1	\$35,600	
Air Handler	10%			2035	* *	1	\$19,800	
Convector/Radiator	50%			2035	* *	1	\$51,700	
Fan Coil Unit/Heat	20%			2030	\$1,572,400	1	\$20,700	
Air Conditioning Energy Source	1000/			2016	* *			
Electricity	100%			2046	**	1		
Conversion Equipment Centrifugal, Elec Chiller	90% R-22 Refr		tent : Light, Area A	2039 ffected :	**	1	\$311,700	
	Location Other Obs Location	i : Basemen	t Extent : Light, Area t					
Exterior Pkg Unit - Cooling	5%	0-2	\$17,400	2030	\$173,800	2	\$800	
e e	Not in Service, Extent : Severe, Area Affected : 100% Location : 1 Out Of 2 Units Not Working In The Roof							
	R-22 Refr. Location	-	tent : Light, Area A	ffected :	100%			
Split Unit	5%			2035	* *			
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.

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

Asset #: 2043

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	90% Now Noisy/Vibrating, Exte Location : 6th Floo		2025 a Affecte	\$5,537,500 ed: 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, E 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	0.007		2020	Ф1 1 <b>27</b> 100	2	<b>#7</b> 000	
Interior	80%		2030	\$1,125,100	2	\$7,800	
Roof	20%		2025	\$123,100	2	\$2,000	
Plumbing H/C Water Piping Galvanized Steel	100% 0-2 Corroded, Extent : So	**	2035 l : 5%	* *	1		
	Location: Basemer	1t					
Water Heater With Tanks	20/		2025	¢500	4		
Electric	2% Other Observation, E Location: 12th Flo Explanation: 40 G	or		\$500 1: 2%	4		
Gas Fired	98%		2028	\$16,600	2		
	Other Observation, E Location : Basemen Explanation : One	ıt					
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, Ex Location : Through		Affected	! : 100%			

Vertical Transport

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

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

Page: 26

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

Asset #: 2043

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected: 100	%			
	Location: Six Units From	1st To 12th Floor, One Ur	iit From Base	ment To	13th Floor,	
	Two Units From 1st To 6th	Floor				
	Explanation: 9 Units					
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$161,300	
Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$4,500	
Fire Pump						
Generic	100%	2039	* *	1	\$59,800	

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

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

Page: 27

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$296,700	
Interior Architecture	\$1,471,900	\$1,798,900
Electrical	\$134,400	\$846,600
Mechanical	\$882,200	\$530,900
Site Pavements		\$171,200
Total	\$2,785,200	\$3,347,600
Importance Code A	\$296,700	
Importance Code B	\$2,280,900	\$3,176,400
Importance Code C	\$207,600	\$171,200
Total	\$2,785,200	\$3,347,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,600			
Interior Architecture	\$78,000			\$18,100
Electrical	\$35,200	\$1,200	\$1,400	\$47,700
Mechanical	\$114,500	\$5,800	\$9,900	\$5,900
Site Enclosure	\$9,000			
Site Pavements	\$3,700			
Total	\$279,900	\$7,000	\$11,300	\$71,700
Importance Code A	\$43,800	\$4,200	\$4,200	\$4,200
Importance Code B	\$223,700	\$2,800	\$7,200	\$67,500
Importance Code C	\$12,400			
Total	\$279,900	\$7,000	\$11,300	\$71,700



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

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

Asset #: 14539

rchitecture		Current	Repair	Futu	<b>Future Replacement</b>		Maintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$36,800	
Masonry: Brownstone	15%		\$59,000	LIFE	* *	5	\$5,900	
		0	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
			nd West Facades					
			: Moderate, Area A	Affected :	20%			
	Location	n : South Ai	nd West Facades					
Masonry: Fieldstone		Now	\$26,700	LIFE	* *	5	\$2,000	
			od, Extent : Moder	ate, Ared	a Affected : 25%			
		n : Foundat						
			xtent : Moderate, A	lrea Affe	cted : 20%			
	Location	n : Foundat	ion					
Masonry: Limestone	5%	Now	\$4,100	LIFE	* *	5	\$2,000	
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Ared	a Affected : 5%			
	Location	n : Window	Head Lintels					
Metal Panel	5%	Now	\$8,600	2040	* *	5	\$4,900	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	n : Exterior	Fire Escapes At E	ast Faça	de			
		-	xtent : Moderate, A					
	Location	n : Exterior	Fire Escapes At E	ast And V	West Facades			
Windows								
Aluminum		Now	\$237,700	2046	* *	5	\$12,600	
			ct, Extent : Moderd	ite, Area	Affected : 50%			
	Location	n : Through	out					
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%	l		2043	**	5		
Roof	500/			2022	φ1 100	10		
Asphalt Shingle	50%			2033	\$1,100 * *	10	<b>#100</b>	
Modified Bitumen	35%			2035	* *	10	\$100	
Skylight, Metal/Glass	10%			2050	* *	10	\$100	
Skylight, Plastic	5%	l		2043	***	1		

Interior

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

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

Asset #: 14539

Architecture	Current R	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior								
Floors		*			_			
Cast in Place Concrete	15% Now	\$19,200	LIFE	**	5	\$25,000		
	Broken/Missing Eleme		erate, Ar	ea Affectea : 5%				
	Location : Boiler Room  Drains Clogged, Extent : Moderate, Area Affected : 5%							
	Location: Boiler Room							
	Water Penetration, Ext		raa Affa	etad · 50/				
	Location : Boiler Ro		теи Ајјес	nea . 5/0				
Mosaic Tile	5%		2043	* *	5	\$9,500		
Quarry Tile	5% 5%		2043	* *	5	\$9,300 \$5,700		
Slate	5%		LIFE	* *	5	\$4,000		
State	Other Observation, Ex	tent : Light Area		. 100%	3	\$4,000		
	Location : Main Stail		Пуссиси	. 100/0				
	Explanation : Stone							
Vinyl Tile	15% Now	\$6,200	2035	* *	3	\$4,300		
vinyr riic	Cracking/Crumbling, I			fected : 10%	5	Ψ1,500		
	Location : Main Cafe							
	Worn/Eroded, Extent:							
	Location : Main Cafe		55					
Vinyl Tile 9" X 9"	15% Now	\$18,100	2025	\$904,500	3	\$4,300		
,	Broken/Missing Eleme				-	4 - 7=		
	Location : Classroon							
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%							
	Location : Classroon	ns Located On Flo	oors 4 An	nd 5				
	Loose Units, Extent : Moderate, Area Affected : 15%							
	Location: Classroom	ns Located On Flo	ors 4 An	nd 5				
Wood	40% Now	\$359,800	2033	\$1,798,900	5	\$28,500		
	Deteriorated Finish, E	xtent : Moderate,	Area Aff					
	Location: 4th And 5		33					
	Worn/Eroded, Extent:	Moderate, Area A	Affected :	30%				
	Location: 4th And 5	th Floors						

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

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

Asset #: 14539

Architecture	Current Repair			e Replacement	М		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls	50/		2020	* *	_	¢£ 000	
Ceramic Tile Gypsum Board	5% 15%		2039 LIFE	* *	5 5	\$5,800 \$10,500	
Masonry: Brick	10% Now	\$109,600	LIFE	* *	3	\$10,500	
Widsomy. Brick	Spalling, Extent : Mo			, )			
	Location : Baseme						
	Worn/Eroded, Extent	: Moderate, Area A	Affected :	25%			
	Location: Baseme	nt					
Plaster	70% Now Broken/Missing Elen Location: 5th Floo		LIFE erate, Ar	* * ea Affected : 2%	5	\$24,400	
	Cracking/Crumbling Location: 4th & 5th		, Area A <u>j</u>	fected : 10%			
	Deteriorated Finish, Location: Through		Area Aff	ected : 50%			
	Paint Peeling, Exten Location : Through		Affected .	: 50%			
Ceilings							
AcousTileSusp.Lay-In	20%		2043	* *	5	\$15,200	
Embossed Metal	45%	Entant Madanata	LIFE	* *	5	\$15,400	
	Deteriorated Finish, Location: Through		Area Ajj	ectea : 1%			
	Paint Peeling, Exten		Affected .	. 5%			
	Location : Through		-9,5				
Gypsum Board	5%		LIFE	* *	5	\$4,800	
Plaster	30% Now Cracking/Crumbling Location: 4th And	5th Floor	LIFE , Area A <u>j</u>		5	\$14,300	
	Paint Peeling, Exten Location: 4th And		Ајјестеа .	: 3%			
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2065	* *			
Free Standing Walls Masonry: Brick	100% Now Joint Mortar Miss/E. Location: Rear Ya. Spalling, Extent: Mo	rd oderate, Area Affect					
	Location : Rear Ya	rd					
Site Pavements							
Public Sidewalk Cast in Place Concrete	100% Now	\$300	2035	* *			
Cast in Place Concrete	Broken/Missing Elen	· ·					
	Location : By Hydr			55			
	Cracking/Crumbling			fected : 2%			
	Location : Mulberr	y Street Side					

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

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

Asset #: 14539

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

Electrical		Current Re	pair	Futu	re Replacement	Maintenance		nent Maintenance		
System Component Type	% of 1 Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2040	* *	5	\$200			
	Location .	: Basement	ent : N/A, Area A							
Dogoway	Explanali	on : 1wo 400	) Ampere Main I	nsconne	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% On Extende	4+ ed Life, Exter	\$134,400 nt : Moderate, An	2055 rea Affec	* * ted : 100%	1				
		: Throughou		55						
Motor Controllers Locally Mounted	100%			2028	\$46,400	5	\$300			
Ground					, -,		*			
Grounding Devices										
Generic		2-4 ervation, Exte : Basement	\$10,300 ent : Moderate, 2	LIFE Area Affe	* * ected : 100%	5	\$600			
	Explanati	on : Corrode	ed							
Lighting										

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.

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

Asset #: 14539

Electrical	Current Repair	Future Replacement	M	Maintenance						
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority					
Lighting										
Interior Lighting										
Fluorescent	40%	2030 \$284,10	0 10	\$15,400						
	_	Other Observation, Extent: Light, Area Affected: 50%								
	Location: Throughout									
	Explanation: T-12 Lamps									
Fluorescent	50%	2030 \$355,10	0 10	\$19,300						
	Other Observation, Extent: N/A, Area Affected: 50%									
	Location: Throughout									
	Explanation : Compact Fluore	scent Lamps								
LED	10%	2035 *	*							
	Other Observation, Extent : N/A	, Area Affected : 100%								
	Location : Main Stairwell									
	Explanation : LED Observed									
Egress Lighting										
Emergency, Battery	50%	2030 \$34,90		\$5,100						
Exit, Battery	50%	2030 \$29,50	0 10	\$1,400						
Exterior Lighting										
HID		9,400 2030 \$38,80	0							
	Not in Service, Extent : Moderate, Area Affected : 100%									
	Location : Exterior Egress Sta	irs								
No Component	80%									
Alarm										
Security System										
No Component	70%									
Generic	•	4,700 2035 *	* 1	\$4,200						
	Malfunctioning, Extent : Modera	ute, Area Affected : 100%								
	Location: Throughout									
Fire/Smoke Detection										
No Component	70%									
Generic, Digital	30%	2030 \$32,20	0 1-3	\$7,800						

<b>Nechanical</b>	Current Repair	Futu	re Replacement	M		
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Steam Boiler	100%	2035	* *	1	\$41,600	
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100% Now	\$66,700 2030	\$333,300			
	Leak Evident, Extent : Severe, Area Affected : 30%					
	Location: 5th Floor And	Basement Return Lin	e			

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

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

Asset #: 14539

Mechanical	Current Rep	oair I	Future Replacement			Maintenance			
System Component Type	% of Fail Date E Total (Years)		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating	•								
Terminal Devices									
Convector/Radiator	100%	2	2028	\$340,300	1	\$13,600			
Air Conditioning									
Energy Source	1000/	2	020	* *	1				
Electricity	100%	2	2038	* *	1				
Conversion Equipment Interior Pkg Unit - Cooling	25%	2	2028	\$164,600	2	\$600			
-	Other Observation, Extent: Light, Area Affected: 10%								
	Location: 1st Floor								
	Explanation: 2 Units								
Exterior Pkg Unit - Cooling	10%		2030	\$45,600	2	\$300			
		Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor Extension Roof							
		-							
O PATE S	Explanation: 1 Unit F		020	Φ107.70°					
Split Unit	20%		2030	\$197,700					
	Other Observation, Exte Location : 1st Floor Ro			: 20%					
	Explanation : Serves 3								
Window/Wall Unit	25%		2025	\$39,400	1				
No Component	20%	2	.023	\$59,700	1				
Distribution	2070								
Ductwork/Diffusers	20%	L	IFE	* *	2	\$10,900			
No Component	80%					* - 7			
/entilation									
Distribution									
Ductwork/Diffusers	50%	L	IFE	* *	2-5	\$11,700			
No Component	50%								
Exhaust Fans									
Roof	25%	2	2030	\$20,200	2	\$300			
No Component	75%								
Plumbing									
H/C Water Piping	50/	2	0.50	* *	1				
Brass/Copper Galvanized Steel	5% 95% 4+		2050	* *	1 1				
Garvanized Steel	95% 4+ On Extended Life, Exten			ed · 95%	1				
	Location : Risers Orig		11jjeci	си . ЭЭ/0					
Water Heater With Tanks	Bocamon . Risers Orig	10 Danuings							
Gas Fired	100%	2	2025	\$16,900	2				
Sanitary Piping	10070		.023	Ψ10,200					
Cast Iron	100% 4+	\$209,700 L	IFE	* *	1				
<b></b>	On Extended Life, Exten			ed : 80%	-				
	Location : Risers Orig								

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

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

Asset #: 14539

Mechanical	Current Repair	Future Replace	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimato FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing								
Storm Drain Piping								
Cast Iron	100% 4+ \$44,0	00 LIFE	* *	1				
	On Extended Life, Extent : Moderat	e, Area Affected : 80%						
	Location : Risers Original To Bui	dings						
Sump Pump(s)								
Non-Submersible	100% 4+ \$8,3	00 2040	* *	4	\$900			
	On Extended Life, Extent : Moderat	e, Area Affected : 20%						
	Location: Basement							
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
No Component	99%							
Generic	1%	2025	\$200	1-3	\$800			
	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.

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$66,100			
Interior Architecture	\$78,600		\$3,700	\$6,200
Electrical	\$3,800	\$3,900	\$4,600	\$19,000
Mechanical	\$50,100	\$18,600	\$30,600	\$99,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$208,400	\$32,400	\$48,700	\$134,300
Importance Code A	\$68,100	\$2,000	\$2,000	\$2,100
Importance Code B	\$128,000	\$30,400	\$43,000	\$132,200
Importance Code C	\$12,300		\$3,700	
Total	\$208,400	\$32,400	\$48,700	\$134,300



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Exterior Walls	100/					_	001000		
Cast in Place Concrete	10%	<b>N</b> T	671 200	LIFE	* *	5	\$34,900		
Masonry: Brick	25%	Now	\$71,300	LIFE		5	\$17,500		
	_	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Bulkhead							
	Location : Bulkhead Water Penetration, Extent : Moderate, Area Affected : 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	Location : Bulkhead And Rear Of Building							
		-	, 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%				
	Location: Throughout  Caulling Detaylorated Extent: Moderate Area Affected: 50%								
	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 Cracks, Extent : Moderate, Area Affected : 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.

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

Asset #: 13411

Architecture	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior Roof						
Metal, Corrugated	5% Now \$400 Gut/DS Non Func/Miss, Extent : Moder Location : Roof Over Play Area	2038 ** rate, Area Affected : 10%	1			
Modified Bitumen	10% Now \$3,900  Vegetation Growth, Extent: Moderate, Location: West Roof Over Second Flow Worn/Eroded, Extent: Light, Area Affect Location: West Roof Over Second Flow Other Observation, Extent: Moderate, Location: Penthouse Roof  Explanation: Fascia Damage	oor cted : 25% oor				
Play Surface	85% 2-4 \$5,800  Punct/Tear/Impact Damage, Extent : M  Location : Throughout	2033 \$115,100 Toderate, Area Affected : 5%	,			
Soffits Cement - Fiber Panel	100% Other Observation, Extent: N/A, Area A Location: 2nd Floor Balcony Explanation: Not Accessible	2038 ** Affected : 100%	10			
Interior Floors						
Cast in Place Concrete Ceramic Tile	5% 5% Now \$3,200 Broken/Missing Elements, Extent: Mod Location: Basement Bathrooms	LIFE ** 2042 ** lerate, Area Affected : 5%	5 5	\$6,300 \$1,500		
Quarry Tile	5% 4+ \$4,200 Cracking/Crumbling, Extent: Light, Art Location: Main Lobby	2046 ** ea Affected : 5%	5	\$2,200		
Vinyl Tile Vinyl Tile	65% 20% Now \$9,500 Broken/Missing Elements, Extent: Mod Location: Basement Cracking/Crumbling, Extent: Moderate Location: Room 402, Basement Corre Worn/Eroded, Extent: Moderate, Area Location: Room 402, Basement Corre	e, Area Affected : 25% idor Affected : 25%	3 3	\$18,900 \$4,400		
Interior Walls	Locution : Room 402, Busement Corre	1401				
Ceramic Tile Gypsum Board	5% 6% Now \$12,300 Cracking/Crumbling, Extent: Light, Art Location: Basement Corridor		5 5	\$7,400 \$5,300		
	Water Penetration, Extent: Moderate, A Location: Basement	чгеи Ајјесіва : 5%				
Gypsum Board Plaster	79% 10%	LIFE ** LIFE **	5 5	\$70,000 \$4,400		

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

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

Asset #: 13411

Architecture	Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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 : Through	-					
	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, I	Extent : N/A, Area A	ffected :	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	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 13411

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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 T	he 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	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	100% R-22 Refri	gerant Fx	ent : 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	\$3,000		
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	10070			DII E		2 3	Ψ22,000		
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 oderate, Area Affec sing. Basement	2025 cted : 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		xtent : N/A, Area A rom Basement To 6 its			ment To .	5th Floor		
Fire Suppression Sprinkler Generic	100%			2033	\$555 100	1.2	¢11 200		
Fire Pump Generic	100%			2036	\$555,100 * *	1-2	\$11,300 \$7,600		

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

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

Page: 41

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

Asset #: 13411

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

Chemical System

100% Wet 2028 \$32,300 1-3 \$185,800

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.

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

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$89,000	\$237,100
Interior Architecture	\$245,300	\$76,700
Electrical		\$71,800
Mechanical	\$236,000	\$3,054,800
Total	\$570,300	\$3,440,400
Importance Code A	\$89,000	\$237,100
Importance Code B	\$294,400	\$3,126,600
Importance Code C	\$187,000	\$76,700
Total	\$570,300	\$3,440,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$119,300		\$12,200	
Interior Architecture	\$230,200		\$3,400	\$20,900
Electrical	\$10,600	\$5,600	\$6,100	\$5,100
Mechanical	\$50,000	\$10,300	\$25,800	\$11,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$419,900	\$25,800	\$57,400	\$47,700
Importance Code A	\$120,000		\$13,500	
Importance Code B	\$250,000	\$25,800	\$43,900	\$47,700
Importance Code C	\$49,900			
Total	\$419,900	\$25,800	\$57,400	\$47,700



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

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

Asset #: 13870

\$5,700 \$7,300 \$40,300 \$16,800 \$24,400 \$8,600	Priorit
\$7,300 \$40,300 \$16,800 \$24,400 \$8,600	
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	\$2,400 \$5,400 \$21,700 \$1,500 \$20,000

Interior

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

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

Asset #: 13870

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	50%			2030	\$961,400	3	\$83,400	
Cast in Place Concrete	10%		\$15,400	LIFE	* *	5	\$18,200	
	0	_	Extent : Light, Are out Basement	a Affecte	ed : 15%			
Mosaic Tile	10%	2-4	\$42,500	2039	* *	5	\$10,400	
	_	_	Extent : Moderate r And Basement Co		fected : 10%			
Marble Panels	15%			LIFE	* *	5	\$18,800	
Vinyl Tile	5%			2039	* *	3	\$1,600	
Wood	10%	2-4	\$13,500	2049	* *	5	\$7,800	
		ted Finish, i : 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 aneis	Cracking/		Extent : Light, Are		ed : 10%			
Plaster	40%			LIFE	* *	5-10	\$26,100	
Wood	25%			LIFE	* *	5	\$153,400	

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

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

Asset #: 13870

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings					_		
AcousTileSusp.Lay-In	7%	<b>#16300</b>	2047	* *	5	\$5,800	
Exposed Struc: Concrete		\$16,300	LIFE	**	5	\$800	
	Cracking/Crumbling, Location: Sub-base						
	Worn/Eroded, Extent						
	Location : Sub-base						
	Other Observation, E.						
	Location : Sub-base						
	Explanation : Temp	orary Supports In I	Place				
Glass: Susp Panels	10% Now	\$35,300	LIFE	* *			
1	Other Observation, E.	•		cted : 100%			
	Location : Courtroo	m Dome					
	Explanation : Louis	Tiffany Dome. Ulti	ra Premi	um.			
Gypsum Board	32%		LIFE	* *	5-10	\$91,800	
Masonry: Marble	10%		LIFE	* *	1		
Masonry: Vault Struct	5% Now	\$6,400	LIFE	* *			
	Cracking/Crumbling,		ea Affeci	ed : 10%			
	Location : Sub-base						
Plaster	30% Now	\$20,700	LIFE	**	5	\$15,600	
	Cracking/Crumbling,		Area Af	fected: 5%			
C'. E 1	Location : Sub-base	ment Area					
Site Enclosure Free Standing Walls							
Masonry: Fieldstone	100%		2044	* *			
wasomy. I leidstone	Other Observation, E	xtent : N/A. Area A		100%			
	Location : Through		0				
	Explanation : Actua	l Material Is Marb	le				
Retaining Walls							
Cast in Place Concrete	5%		2069	* *			
Masonry: Fieldstone	95%		2044	* *			
	Other Observation, E		ffected :	100%			
	Location: Through		,				
C'. D	Explanation : Actua	l Material Is Marb	le				
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2047	* *			
	10070		2011				
On-Sile Walkways							
On-Site Walkways  Cast in Place Concrete	60%		2047	* *			

Electrical	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 13870

Electrical	Current	Current Repair Future Replaceme				aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2054	* *	5	\$200	
	Other Observation, I	-	Affected	: 100%			
	Location : Electrica						
g : 1	Explanation: Two	3,000 Ampere Swite	ches				
Switchgear / Switchboard Fused Disc Sw	100%		2054	* *	_	\$200	
	100%		2054		5	\$200	
Raceway Conduit	100%		2054	* *	1		
Panelboards	100%		2034		1		
Fused Disc Sw	10%		2050	* *	5	\$100	
Molded Case Bkrs	90%		2050	* *	5 5	\$1,300	
	9070		2030			\$1,300	
Wiring Thermoplastic	100%		2054	* *	1		
Motor Controllers	10070		2034		1		
Locally Mounted	25%		2051	* *	5	\$100	
Motor Control Center	70%		2051	* *	5	\$1,000	
Variable Frequency	5%		2051	* *	3	\$1,000	
Drive	370		2031				
Diive	Other Observation, I	Extent · Light, Area	Affected	. 100%			
	Location : Enginee		11,500000	. 100/0			
	Explanation : All C		ed Bv Bu	ilding Managemen	t Svstem.		
Ground			<u> </u>				
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,600	
Stand-by Power						•	
Transfer Switches							
<b>Under Construction</b>	100%						
	Other Observation, I	Extent : N/A, Area A	ffected :	0%			
	Location: Basemen	ıt					
	Explanation : A Ne	w 2,500 Ampere Tro	ansfer Sv	witch Installation I	s Ongoin	g.	
Generators							
Under Construction	100%						
	Other Observation, I		ffected :	0%			
	Location : Basemen						
	Explanation : A Ne	w Generator Is Bei	ng Instal	lled On The Backyo	ard Area.		
Batteries							
Under Construction	100%						
	Other Observation, I		ffected :	0%			
	Location : Backyar						
F. 10:	Explanation : A Ne	w Generator System	n Is Bein	g Installed.			
Fuel Storage	1000/						
Under Construction	100%	Ford and a NI/A A	C 1	00/			
	Other Observation, E		jjected :	0%			
	Location : Basemen		on C	····ation			
Lighting	Explanation : New	Diesei Tank IS Una	er consi	ruction.			

### 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.

<sup>\*\*</sup> 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							
	Compact Fluorescent Light, Extent: Moderate, Area Affected: 20%										
	Location : Throughout The Bu	0									
	*	: Moderate, Area Affected : 30%									
	Location: Throughout The Building										
		: 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	, 55									
	Explanation : LED Fixtures										
No Component	80%										
Alarm											
Security System											
Generic	100%	2042 **	1	\$20,300							
	Other Observation, Extent : Moderate, Area Affected : 100%										
	Location: Throughout The Building										
	_	ty And Intrusion Alarm Systems									
Fire/Smoke Detection	-	· · · · ·									
Generic, Digital	100%	2042 **	1-3	\$33,500							

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

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

Asset #: 13870

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•			•				•
Distribution								
Central Plant Steam	100%			2044	* *	4	\$2,700	
Piping/Pmp								
Terminal Devices								
Air Handler	50%			2034	\$554,900	1	\$16,800	
Convector/Radiator	45%			2039	* *	1	\$7,900	
Fan Coil Unit/Heat	5%			2034	\$73,100	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%	0-2	\$174,000	2034	\$870,100	1	\$22,700	
•			nt : Moderate, Arec se. 5 Compressors					
	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	100%			
	Location	: Chillers.	Penthouse Mecha	nical Roc	om			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Multista	ge Chiller. Penthou	ise				
	Explana	tion : 2 Uni	its					
Distribution								
CW & CHW Wtr	100%			2044	* *	4	\$2,700	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	\$1,144,400	1	\$33,600	
Heat Rejection								
Water Cooling Tower		Now	\$14,900	2032	\$297,900	2	\$43,700	
			: Moderate, Area A		5%			
	Location	i : Roof. Sm	all Leak Observed					
Dehumidifier								
No Component	73%							
Generic	27%		\$62,000	2039	* *			
			Extent : Moderate, 2	Area Affe	cted : 100%			
		ı : Cellar						
	Explana	tion : 4 Uni	its Broken					
/entilation								
Distribution	10001			TIPE	عاب عاب	2.5	ф. <b>15</b> .000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,900	
Exhaust Fans	10001			2024	<b>011110</b>	2	<b>4.5</b> 00	
Roof	100%			2034	\$114,400	2	\$1,700	
Plumbing								
H/C Water Piping	2007			2054	* *	1		
Brass/Copper	20%			2054	**	1		
Galvanized Steel	80%			2047	ተ ች	1		

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

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

Asset #: 13870

Mechanical		Current Repair		Futur	e Replacement	M					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
lumbing											
Water Heater With Tanks					*						
Gas Fired	100%			2029	\$18,600	2					
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement									
			-								
<del></del>	Explanati	on : 100 G	Gallon Tank								
Sanitary Piping											
Cast Iron	100%			LIFE	* *	1					
Storm Drain Piping											
Cast Iron	100%	0-2	\$10,400	LIFE	* *	1					
			: Moderate, Area A	lffected :	5%						
	Location	: Leaks Or	n Outside Drain								
Sump Pump(s)											
Non-Submersible	100%			2039	* *	4	\$1,100				
Sewage Ejector(s)											
Electric	100%			2034	\$30,900	4	\$3,200				
Backflow Preventer											
Generic	100%			2034	\$26,300	1	\$3,300				
Fixtures											
Generic	100%										
ertical Transport											
Elevators											
Geared Traction	100%			LIFE	* *						
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%						
	Location: One Unit From Basement To Penthouse, One Unit From Basement To 4th Floor										
	Explanati	on : 2 Uni	ts								
ire 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.

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

Page: 50

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : APPELLATE COURT - 2ND DEPT.

Address : 45 MONROE PLACE @ PIERREPONT ST.

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

Date of Survey : 01-Apr-2021 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

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

Block : 237 Lot : 1 BIN : 3001881

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$977,800	\$496,900
Interior Architecture		\$385,200
Electrical	\$229,600	\$210,000
Mechanical	\$3,618,300	\$1,250,900
Total	\$4,825,700	\$2,343,000
Importance Code A	\$977,800	\$1,091,400
Importance Code B	\$3,847,900	\$1,148,400
Importance Code C		\$103,200
Total	\$4,825,700	\$2,343,000

Total	\$293,200	\$34,000	\$60,100	\$502,100
Importance Code C	\$66,200			
Importance Code B	\$154,800	\$27,700	\$53,800	\$495,900
Importance Code A	\$72,300	\$6,200	\$6,400	\$6,200
Total	\$293,200	\$34,000	\$60,100	\$502,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$99,800			
Site Enclosure	\$15,800			
Mechanical	\$52,600	\$18,300	\$45,900	\$29,200
Electrical	\$800	\$700	\$2,200	\$700
Interior Architecture	\$50,400	\$7,000	\$4,100	\$464,300
Exterior Architecture	\$66,000			
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 2036

Architecture	Current Repair			Futu	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
nterior								I.	
Floors									
Carpet	25%	)		2028	\$451,400	3	\$47,000		
Ceramic Tile	15%	1		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%	)		2052	* *	5	\$8,200		
Marble Panels	20%	1		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	lissing Elem n : Basemen	ents, Extent : Light at	t, Area Ą	ffected : 5%		*****		
		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%				
	Deteriora		Extent : Light, Ared	a Affecte	d : 10%				
	Location	n : Through	out						
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *				
Gypsum Board	10%			LIFE	**	5	\$7,700		
Marble Panels	15%			LIFE	**				
Plaster	45%			LIFE	**	5	\$17,400		
SGFT/Glazed Masonry	5%			LIFE	* *	_			
Wood	20%	)		LIFE	* *	5	\$103,200		
Ceilings	<b>=</b> 0.7			20.40	ناف بالق	-	<b>4.5</b> 00		
AcousTileSusp.Lay-In	5%			2049	**	5	\$4,700		
	Location	n : Personn	Extent : Light, Area el Office In Baseme	00	: 100%				
	Explana	tion : Recei	nt Installation						
Exposed Struc: Concrete				LIFE	* *	5	\$1,500		
Plaster	15%			LIFE	* *	5	\$8,800		
Plaster	70%	)		LIFE	* *	5	\$41,100		
te Enclosure									
Fence/Gates									
Iron Picket	100%	1		2067	* *				
Free Standing Walls Masonry: Brick			\$2,800 Extent : Moderate, A	2042 Area Affe	* * ected : 10%				
			-	an Finish					
	Explana	tion : Dame	aged Cement Plaste	er Finish	!				

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	Estimated C		Cycle (Yrs)	<b>Estimated Cost</b>	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)	<b>Estimated Cost</b>	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.

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

Asset #: 2036

Electrical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Raceway								
Conduit	50%			2032	\$63,000	1		
Conduit	40%			2058	**	1		
<b>Under Construction</b>	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.

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

Asset #: 2036

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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						
<b>Under Construction</b>	100%					

Mechanical	Current Repair		Futu	re Replacement	M			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 : Moderate, Area Affected : 5%							
	Location: Penthouse							
	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.

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

Asset #: 2036

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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: M	oderate, Area Affecte	d : 3%			
	Location: Penthouse		0171 000		<b></b>	
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 : M	\$2,600 2042		1		
	Location : Hot Water Circ		u . 5/0			
Duoga/Common	85%		* *	1		
Brass/Copper Water Heater With Tanks	8370	2042		1		
Electric	50%	2031	\$12,800	4		
Oil Fired	8% 0-2	\$200 2032	\$7,700	1		
On Fried	Not Energy Efficient, Exten	·		1		
	Location : Basement	1 . 1110000 010, 111 00 11,0	, 66.64. 10070			
	On Extended Life, Extent :	Moderate. Area Affec	ted : 100%			
	Location : Basement		. 10070			
Oil Fired	42%	2032	\$40,300	1		
Sanitary Piping	1270	2032	ψ10,500	•		
Cast Iron	15% 0-2	\$2,600 LIFE	* *	1		
Cust Iron	Blockage /Clogged, Extent		ected : 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, Exten	t : Moderate, Area Aff	fected : 100%			
	Location : Sump Pump. B	asement				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	**			
	Other Observation, Extent		100%			
	Location: Basement To 3.	ra Floor				
E'	Explanation: 2 Units					
Fire Suppression						
Standpipe Generic	100%	2058	* *	1-5	\$32,800	
Fire Pump	100/0	2038		1-3	\$52,000	
Generic	100%	2035	* *	1	\$11,700	
Generic	100/0	2033	-	1	\$11,700	

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

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

Page: 57

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,137,100	\$560,800
Interior Architecture	\$1,848,700	\$420,800
Electrical	\$403,900	\$308,800
Mechanical	\$1,710,200	\$1,371,600
Total	\$6,100,000	\$2,662,000
Importance Code A	\$2,137,100	\$877,700
Importance Code B	\$3,584,500	\$1,516,900
Importance Code C	\$378,400	\$267,400
Total	\$6,100,000	\$2,662,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,400		\$2,800	
Interior Architecture	\$264,600			\$9,600
Electrical	\$117,200	\$2,100	\$2,200	\$3,200
Mechanical	\$12,900	\$4,800	\$8,300	\$4,800
Site Pavements	\$46,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$456,700	\$10,800	\$17,300	\$21,600
Importance Code A	\$15,100	\$3,600	\$6,500	\$3,600
Importance Code B	\$392,500	\$7,200	\$10,800	\$18,000
Importance Code C	\$49,200			
Total	\$456,700	\$10,800	\$17,300	\$21,600



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

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

Asset #: 4223

rchitecture	Current	Current Repair		e Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls	0.50/ 3.1	<b>#1 255 500</b>			_	Φ <b>51 3</b> 00		
Masonry: Brick	85% Now Joint Mortar Miss/En Location: North An Other Observation, E Location: Entire B Explanation: Build	nd South Facades A Extent : N/A, Area A uilding Is Currently	Ind Chim ffected : Unoccu	ney 100% pied	5 ence Libi	\$51,300		
Masonry: Granite	4%		LIFE	* *	5	\$3,600		
Masonry: Limestone	8% Now	\$75,300	LIFE	* *	5	\$3,600		
	Joint Mortar Miss/Ei Location : At Windo	rod, Extent : Severe		fected : 30%		<i>\$2,000</i>		
Metal Coiling Doors	3%		2032	\$191,600	5	\$5,700		
Windows								
Metal Clad	80% Now Broken/Missing Elen Location: Through Deteriorated Finish, Location: Through Thermally Inefficient Location: Through	out Extent : Severe, Ar out ; Extent : Severe, A	ea Affect	ed : 100%	5	\$28,400		
Wood	20% Now Air Infiltration, Exter Location: Through Deteriorated Finish,	out			5	\$11,300	1	
	Location: Through Thermally Inefficient Location: Through Split/Cracked, Extend Location: Through	t, Extent : Severe, A out t : Severe, Area Affe						
Parapets								
Masonry: Brick	90% Now Diagonal Cracks, Ex Location: Front Fo Joint Mortar Miss/En Location: Through Painted Surfaces, Ex Location: Interior Spalling, Extent: Sey Location: Interior	ncing Parapet Wall rod, Extent : Severe out tent : Light, Area A Face vere, Area Affected	, Area A <u>f</u> ffected :	fected : 50%	5	\$5,400	1	
Pre-Cast Concrete	10% 0-2 Worn/Eroded, Extent Location: Coping	\$9,600 : Moderate, Area A	LIFE Affected :	**	5	\$3,800		

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

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

Asset #: 4223

Architecture		Current Repair Future Replacement		e Replacement	M			
System Component Type		ail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior Roof								
Modified Bitumen	Location : Patching Ev Location :	Flashing At ident, Exten Throughout tent : Severe	Perimeter Of R t : Moderate, A	oof rea Affect	\$317,900 ea Affected : 25% ed : 20%			1
nterior								
Floors Carpet	Location:	Impact Dam Offices d, Extent : M	\$192,500 age, Extent : Se doderate, Area		* * a Affected : 100%	3	\$16,500	
	Wrinkling, E Location :		erate, Area Affe	cted : 25%	%			
Cast in Place Concrete	10%			LIFE	* *	5	\$24,000	
Ceramic Tile	5%			2030	\$153,400	5	\$2,700	
Terrazzo	5%			LIFE	* *	5	\$4,300	
Vinyl Tile	Location : Loose Units, Location : Worn/Erode	Throughout Extent : Se Throughout	vere, Area Affec evere, Area Affe	ted : 20%	6	3	\$1,000	
Vinyl Tile 9" X 9"	Location : Worn/Erode	rumbling, Ex Throughout	evere, Area Affe			3	\$11,300	
Interior Walls								
Ceramic Tile	5%			2030	\$267,400	5	\$4,900	
Gypsum Board	15%	<b>3.</b> T	<b>0070 100</b>	LIFE	* *	5-10	\$25,000	
Plaster	Cracking/Cr Location: Deteriorated Location:	Throughout d Finish, Ext Throughout	ent : Severe, Ar	ea Affecte	ed : 50%	5	\$23,500	
		Throughout						

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

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

Asset #: 4223

Architecture		Current F	t Repair Future Replacem		e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	500/	N	¢427 000	2020	*	* 5	¢12.700	
AcousTile,Adhered		Now	\$437,800	2039		* 5	\$13,700	
		-	ents, Extent : Sever Floor Reading Room					
			: Severe, Area Affe		-			
		: Through		леи . 23	/0			
Exmand Stayer Company		. Imougn	<i>5111</i>	LIFE	*	* 5-10	\$10,300	
Exposed Struc: Concrete Plaster	_	Now	\$29,000	LIFE	*		\$10,300	
Taster			Extent : Severe, Ar		ted · 20%	3	\$12,000	
	_	_	Floor Reading Roor		ica . 2070			
			e, Extent : Severe, A		cted · 20%			
		-	t Workroom And Th					
			: Severe, Area Affe	_				
		: Through	***					
Site Enclosure								
Fence/Gates								
Chain Link	98%			2034				
Iron Picket	2%			2039	*	*		
Retaining Walls								
Cast in Place Concrete	100%			2054	*	*		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$16,000	2039	*	*		
	_	_	Extent : Moderate,	-	-			
-	Location	: Bainbria	ge Avenue And Ma	rion Ave	пие			
On-Site Walkways	1000/	3.7	<b>#20.500</b>	20.45	*	<b></b>		
Cast in Place Concrete		Now	\$30,500	2047		<b>ጥ</b>		
	_	_	Extent : Severe, Ar	ea Affec	tea : 30%			
	Locailon	: Through	oui					

Electrical	Current Repair	Future l	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2034	\$25,100	5	\$200		
	Enclosure Damaged, Extent : Modera	te, Area Affec	cted : 100%				
	Location: Basement						
	Other Observation, Extent: N/A, Area	Affected: 10	00%				
	Location: Basement						
	Explanation : Two Main Service Swi	tches Rated A	4t 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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	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 <u>( 200</u>				
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								
	Other Observation, Extent: N/A, Area A	Iffected : 100%							
	Location : Throughout	99							
	Explanation : Not In Service								
Air Conditioning	*								
Energy Source									
Electricity	100%	2042	* *	1					
	Not in Service, Extent : Light, Area Affect	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								
	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.

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

Asset #: 4223

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
entilation						
Distribution	1000/ 31	\$4 <b>5</b> 0.000 I.EE		2.5	<b>#20.500</b>	
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 : Ligh					
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.

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

Page: 64

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

Asset #: 4223

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

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.

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

Page: 65

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 : 30-Oct-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,6,7

Block : 2947 Lot : 18 BIN : 2009911

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,462,100	\$107,500
Interior Architecture	\$1,446,200	\$3,151,800
Electrical	\$2,627,500	\$1,002,800
Mechanical	\$1,229,000	\$2,492,500
Site Enclosure	\$53,300	
Total	\$10,818,100	\$6,754,500
Importance Code A	\$6,002,600	\$193,300
Importance Code B	\$4,194,700	\$6,561,300
Importance Code C	\$620,700	
Total	\$10,818,100	\$6,754,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$8,400		
Interior Architecture	\$134,300	\$21,100	\$164,200	\$18,700
Electrical	\$35,200	\$25,400	\$16,700	\$16,600
Mechanical	\$76,000	\$58,500	\$30,700	\$22,700
Site Enclosure	\$1,900			
Site Pavements	\$7,600			
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$289,400	\$147,900	\$246,100	\$92,600
Importance Code A		\$21,100	\$12,400	\$12,400
Importance Code B	\$232,100	\$126,800	\$233,700	\$80,300
Importance Code C	\$57,300			
Total	\$289,400	\$147,900	\$246,100	\$92,600



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

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

Asset #: 2059

chitecture	Current	Current Repair Future Replacement				Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
erior								
Exterior Walls Masonry: Brick	80% Now Cracking/Crumbling		LIFE , Area Aj	* * Gected : 25%	5	\$107,500		
	Location: Through Sidewalk Shed in Use Location: Corner ( Spalling, Extent: Mo Location: Through	e, Extent : Light, Ar Of Arthur Ave. And derate, Area Affect	E. Tremo	ont				
	Water Penetration, E Location: Through	xtent : Light, Area	Affected	: 20%				
Masonry: Granite	5% Now  Joint Mortar Miss/En  Location: Through		LIFE cate, Area	* * a Affected : 20%	5	\$5,000		
Masonry: Limestone	10% Now Cracking/Crumbling Location: Through		LIFE e, Area Aj	* * Gected : 10%	5	\$10,100		
Stucco Cement	5%		2036	* *	5	\$16,800		
Windows Aluminum	100% Now Air Infiltration, Exter Location : Through		2056 Affectea	* * ! : 50%	5	\$25,400		
	Broken/Missing Elen Location : Through	ents, Extent : Mod	erate, Ar	ea Affected : 20%				
Parapets Masonry: Brick	90% Now Cracking/Crumbling Location: Through		LIFE e, Area Aj	* * fected : 25%	5	\$10,600		
	Joint Mortar Miss/En Location : Through Water Penetration, E	od, Extent : Moder out						
	Location : Through							
Masonry: Limestone	10% Now Cracking/Crumbling Location: Through		LIFE ea Affecte	* * ed : 15%	5	\$1,500		
	Joint Mortar Miss/Ei Location : Through		ate, Ared	ı Affected : 10%				
Roof Modified Bitumen	100% Now	\$521,200	2041	* *				
Modified Bitumen	Blisters, Extent : Mod Location : Through	derate, Area Affecto out	ed : 40%					
	Miss/Damaged Flash Location: Through	out						
	Patching Evident, Ex Location : Through Water Penetration, E	out						
	Location : Through		пси Ајје	леи . 50/0				

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%		\$49,200	2027	\$164,200	3	\$14,000	
		r/Impact D 1 : Through	amage, Extent : Mo out	oderate, .	Area Affected : 30%	%		
Cast in Place Concrete	10%			LIFE	* *	5	\$41,000	
Ceramic Tile	5%			2034	\$523,300	5	\$9,400	
Mosaic Tile	5%			2036	* *	5	\$23,400	
Terrazzo	15%		\$130,200	LIFE	* *	5	\$22,000	
		Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
Vinyl Tile	50%			2031	\$2,564,100	3	\$46,800	
Vinyl Tile 9" X 9"	10%	Now	\$74,200	2041	* *	3	\$7,000	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 100%			
Interior Walls								
Ceramic Tile	3%			2040	* *	5	\$5,400	
Concrete Masonry Unit	10%		\$33,800	LIFE	* *	5	\$7,300	
	_	Crumbling, 1 : Basemer	Extent : Moderate nt	, Area Aj	ffected : 10%			
Gypsum Board	15%	Now	\$18,900	LIFE	* *	5	\$16,300	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 25%			
Metal Panel	15%	Now	\$139,500	LIFE	* *			
	-	/Dented, E n : Through	xtent : Moderate, A out	rea Affec	cted : 100%			
Marble Panels	2%			LIFE	* *			
Plaster		Now	\$481,200	LIFE	* *	5	\$29,900	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 25%		. ,	
	Location: Throughout							
		ted Finish, 1 : Through	Extent : Moderate, out	Area Afj	fected : 30%			
	Paint Peeling, Extent: Moderate, Area Affected: 10%							
	Location: Throughout							
		_	xtent : Moderate, A	rea Affe	cted : 30%			
		ı: Through						

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

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

Asset #: 2059

Architecture		Current I	Repair	Futur	e Replacement	acement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Ceilings	1.50/	0.0	<b>#17</b> 000	2026	* *	_	<b>014100</b>		
AcousTile,Adhered	15%		\$17,900	2036		5	\$14,100		
		issing Eiem 1 : Through	ents, Extent : Mode	eraie, Ar	ea Affectea : 10%				
		0	Extent : Moderate	Area A	ffected · 5%				
	_	ı : Through		, 111 ca 11 <sub>9</sub>	jeeled . 576				
AcousTileSusp.Lay-In	10%			2036	* *	5	\$18,700		
Exposed Struc: Concrete				LIFE	* *	5	\$5,900		
Plaster		Now	\$621,000	LIFE	* *	5	\$64,400		
	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 60%				
		ı : Through							
			xtent : Moderate, A	rea Affe	cted : 60%				
	Location	ı : Through	out						
Site Enclosure									
Fence/Gates Iron Picket	100%	0-2	\$1,900	2051	* *				
Holl I leket			xtent : Moderate, A		cted · 20%				
		i : Through		1104 11990	. 2070				
Retaining Walls									
Masonry: Fieldstone		Now	\$53,300	2041	* *				
·		d/Bulging, 1 : Rear Of	Extent : Severe, Ard Building	ea Affect	ed : 50%				
		servation, E 1 : Rear Of	Extent : Light, Area Building	Affected	: 50%				
		-	ning Wall Is Curre	ntly Shor	ed By Large Timbe	er Membe	ers		
Site Pavements	-		-	<u>,                                      </u>					
Public Sidewalk									
Cast in Place Concrete	100%		\$7,600	2036	**				
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%				
On-Site Walkways									
Cast in Place Concrete	100%			2036	* *				

Electrical	Current Repair	Future F	Replacement	placement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Sstimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	90%	2031	\$85,700	5	\$500	
	Other Observation, Extent : N/A, Area A	Iffected : 10	00%			
	Location : Electrical Room					
	Explanation: One Approximately 2,50	00 Ampere N	Main Disconnect	Switch		
Fused Disc Sw	10%	2041	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location : Electrical Room					
	Explanation: One 800 Ampere Main	Disconnect i	Switch			

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

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

Asset #: 2059

Electrical	Current Repair	Future	Replacement	M	aintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost   Priori
Under 600 Volts					
Transformers					
Dry Type	100%	2036	* *	5	\$500
	Other Observation, Extent : Light, Area		: 100%		
	Location: Roof Elevator Machine Ro	oom			
	Explanation : Eight Transformers				
Switchgear / Switchboard Molded Case Bkrs	100%	2031	\$322,200	5	\$3,300
Raceway					
Conduit	90%	2031	\$158,600	1	
Conduit	10%	2041	* *	1	
Panelboards					
Fused Knife Sw	5%	2030	\$12,900	5	\$100
Molded Case Bkrs	80%	2030	\$205,700	5	\$2,600
Molded Case Bkrs	10%	2039	* *	5	\$300
Molded Case Bkrs	5%	2047	* *	5	\$200
Wiring					
Braided Cloth	40%	2030	\$154,400	1	
Thermoplastic	60%	2041	* *	1	
Motor Controllers					
Locally Mounted	100%	2029	\$46,400	5	\$800
Ground					
Grounding Devices	1000/ 0.1		de de	_	44.000
Generic	100% 2-4 \$10,300	LIFE	* *	5	\$1,800
	Corroded, Extent : Moderate, Area Affe	ected : 100	%		
	Location: Basement Water Main				
Stand-by Power					
Transfer Switches	1000/	2020	¢10 000	1	¢29.500
Automatic	100%	2029	\$10,800	1	\$38,500
Generators	100%	2027	\$70,900	1	¢40.500
Diesel	Other Observation, Extent : Light, Area	2027	\$79,800	1	\$48,500
	Location: Backyard Generator Roon	00	100%		
	Explanation: One 82.5 Kilowatt Sing		125 Kilowatts 3 E	Phasa	
Batteries	Explanation . One 82.3 Kilowatt Sing	gie i nuse,	125 Kilowalis, 51	nuse	
Lead/Acid	100%	2025	\$2,400	5	\$4,600
Fuel Storage					
Main Tank	100%	2034	\$76,200	5	
	Other Observation, Extent : Light, Area		: 100%		
	Location : Backyard Generator Room	ı			
	Explanation: 250 Gallon Capacity				
Lighting	·				

Lighting

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

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

Asset #: 2059

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost   Yes		d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Interior Lighting								
Fluorescent	90%	202		04,600	10	\$103,300		
	T-12 Lamps And Fixture Location : Throughou	-	a Affected : 10	0%				
Fluorescent	5%	203	36	* *	10	\$5,700		
	T-8 Lamps And Fixtures Location : Throughou	-	Affected : 100	%				
Fluorescent	5%	203	36	* *	10	\$5,700		
	Compact Fluorescent Li Location : Throughou	-	rea Affected :	100%				
Egress Lighting								
Emergency, Battery	50% Now	\$2,100 203		* *				
	Other Observation, Exte		ted : 100%					
	Location : Boiler Room							
	Explanation : Two Fix							
Exit, Battery	50%	203	36	* *	10	\$4,200		
Exterior Lighting								
HID	60% Now	\$208,300 204		* *				
	Other Observation, Exte		Affected: 1009	%				
	Location: Roof Perim							
	Explanation : Lighting	-						
HID	40%	204		* *	10	\$200		
	Recent Installation, Exte		ed : 100%					
	Location: Rear Of Bu	ilding Perimeter						
Alarm								
Security System								
No Component	80%							
Generic	20%	203		* *	1	\$9,400		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Lobby And Second Floor							
	Explanation: CCTV S	urveillance System						
Fire/Smoke Detection								
Generic, Digital	100%	202	26 \$31	19,900	1-3	\$77,100		

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2051	* *	1		

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

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

Asset #: 2059

lechanical	Current Repair			Futur	e Replacement	Maintenance			
ystem Component Type		il Date Es Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
eating									
Conversion Equipment									
Steam Boiler	100%		\$540,500	2036	* *	1	\$111,600		
			Area Affected :		4 10 11 11 1				
	Location: Basement Boiler Room Vacuum Pump And Boiler No. 2								
	Leak Evident, Extent: Severe, Area Affected: 10%  Location: Basement Boilar Poom Vacuum Pump And Boilar No. 3								
	Location: Basement Boiler Room Vacuum Pump And Boiler No. 3 Malfunctioning, Extent: Severe, Area Affected: 30%								
	Location: Basement Boiler Room Boiler No. 3								
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Basement								
	Explanation: Three Dual Fuel Steam Boilers								
Distribution									
Steam Piping/Pump	100%			2031	\$993,200				
Terminal Devices									
Convector/Radiator	100%			2029	\$1,014,200	1	\$40,400		
r Conditioning									
Energy Source	1000/			2020	* *	1			
Electricity  Conversion Equipment	100%			2039		11			
Conversion Equipment Heat Pump Air Sourced	20%			2032	\$371,300	2	\$1,500		
Treat I amp / In Sourced		ation. Exte	nt : Light, Area			2	Ψ1,500		
	Location : S		-	33					
	Explanation	: 2 Water S	Sourced Heat P	umps					
Split Unit	10%			2036	* *				
Window/Wall Unit	70%	0-2	\$16,400	2026	\$328,900	1			
		-	Severe, Area A	ffected : :	35%				
	Location : T	hroughout							
Heat Rejection	• • • •			• • • • •	444	_	0.1 = .100		
Dry Cooler	20%			2031	\$113,800	2	\$17,400		
No Component ntilation	80%								
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$14,000		
No Component	80%			LIIL		2 3	Ψ11,000		
Exhaust Fans									
Roof	90%			2026	\$216,600	2	\$3,500		
Wall Unit	10%		\$2,100	2031	\$5,300	2	\$300		
	Other Observ	ation, Exte	nt : Severe, Are	a Affected	d : 20%				
	Location : I								
1.	Explanation	: Fans Are	Inadequate, M	alfunctio	n Often And Provi	de Entry	For Rodents		
umbing									
H/C Water Piping Galvanized Steel	100%	0-2	\$31,700	2036	* *	1			
Garvanized Steel			rate, Area Affe			1			
			Connects To W						
Water Heater With Tanks		11 / 1	<u> </u>						
Gas Fired	100%			2026	\$16,900	2			

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

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

Asset #: 2059

Mechanical	Current l	Future	Replacement	Maintenance						
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing										
Sanitary Piping										
Cast Iron	100% 0-2	\$78,100	LIFE	* *	1					
	Blockage /Clogged, I		a Affected	: 20%						
	Location: Basemer	nt .								
Storm Drain Piping										
Cast Iron	100%		LIFE	* *	1					
Sump Pump(s)										
Non-Submersible	50% 0-2	\$12,400	2041	* *	4	\$1,300				
	Malfunctioning, Exte		ffected : 20	0%						
	Location : Boiler Pit									
	Obsolete Equipment,		ea Affecte	d : 20%						
	Location : Boiler Pit									
	On Extended Life, Extent : Severe, Area Affected : 20%									
	Location : Boiler P	it								
Non-Submersible	50%		2031	\$12,400	4	\$1,300				
Sewage Ejector(s)										
Electric	100%		2026	\$64,900	4	\$7,500				
Backflow Preventer										
No Component	80%									
Generic	20%		2036	* *	1	\$1,500				
	Other Observation, Extent : Light, Area Affected : 10%									
	Location: Basement									
	Explanation : Dedi	cated To The Boiler	· Plant							
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	100%		LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor									
	Explanation: 5 Un	its								
Fire Suppression										
Standpipe						<b>.</b>				
Generic	100%	(0.1	2051	* *	1-5	\$63,100				
	Combination Sprinkler/Stdpipe, Extent: Light, Area Affected: 100%									
	Location : Westside Of Building Façade No Backflow Preventer, Extent : Light, Area Affected : 100%									
	-	_	lrea Affect	ed : 100%						
	Location: Basemer	nt .								
Sprinkler										
No Component	80%									
Generic	20%		2051	* *	1-2	\$7,000				
Fire Pump										
Generic	100%		2040	* *	1	\$23,400				

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

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

Page: 73

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$118,600	\$1,149,200
Interior Architecture	\$447,200	\$3,470,400
Electrical	\$1,197,800	\$107,900
Mechanical	\$969,200	\$8,182,500
Total	\$2,732,800	\$12,910,000
Importance Code A	\$118,600	\$1,149,200
Importance Code B	\$2,167,000	\$10,133,400
Importance Code C	\$447,200	\$1,627,400
Total	\$2,732,800	\$12,910,000

Importance Code B Importance Code C	\$990,000 \$24,000	\$1,175,800	\$1,309,700	\$1,145,800
Importance Code A	\$47,900	\$64,500	\$47,900	\$47,900
Total	\$1,061,800	\$1,240,300	\$1,357,600	\$1,193,700
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
Mechanical	\$326,900	\$500,400	\$449,400	\$482,800
Electrical	\$96,200	\$132,900	\$125,000	\$117,900
Interior Architecture	\$45,700		\$190,200	
Exterior Architecture		\$14,100		
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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				
		servation, E 1 : At Entry	Extent : N/A, Area A	ујества :	10070			
		•		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)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	_	<b>01.4.2</b> 00	
Generic	100%		LIFE	* *	5	\$14,200	
Stand-by Power							
Transfer Switches	1000/		2011	.a. •		<b>#205</b> 000	
Automatic	100%		2044	* *	1	\$297,900	
Generators							
Diesel	100%		2040	* *	1	\$374,900	
	Other Observation, Extent: Light, Area 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-	<b></b>	_	<b>^</b>	
Nickel Cadmium	100%		2026	\$2,400	5	\$215,800	

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	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 <b>2</b> 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		

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

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

Asset #: 13879

Electrical	Current Re	pair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30% Now	\$74,200	2036	* *	1-3	\$162,700	
	Malfunctioning, Extent	: Moderate, Area	a Affected	d : 100%			
	Location : Fire Smoke	e Dampers Are F	ailing Th	roughout The Buil	ding		
	Other Observation, Ext	ent : Light, Area	Affected .	: 100%			
	Location : Throughout The Building						
	Explanation: Strobe In Detectors	Lights, Manual P	ull Statio	ns, Alarm Bells, H	orns And	d Smoke	

Mechanical	Current Rep	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2051	* *	1		
Fuel						
	Other Observation, Exter	0 - 55	: 100%			
	Location : Basement Va	ult				
	Explanation: Two 10,0	00 Gallon Oil Tanks				
Conversion Equipment						
Hot Water Boiler	100%	2044	* *	1	\$478,700	
	Other Observation, Exter	0	: 100%			
	Location : 31st Floor B	Poiler Room				
	Explanation: 3 Dual F	uel Hot Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$47,700	
Terminal Devices						
Air Handler	20%	2036	* *	1	\$119,700	
Convector/Radiator	80%	2044	* *	1	\$250,100	
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location : Throughout					
	Explanation : Hot Wate	er Base Board Radiators	<u> </u>			
Air Conditioning						
Energy Source						
Electricity	100%	2053	* *	1		

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

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

Asset #: 13879

Mechanical	С	urrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		il Date F Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning	•			•				
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2040	* *	1	\$890,500	
			tent : Light, Ared		: 100%			
			Refrigeration Re					
			ent : Light, Area		: 100%			
			Refrigeration Ro					
		: 4 Rotar	y Scroll Compre.		lers And Plate Hed	at Exchar		
Interior Pkg Unit - Cooling	15%			2032	\$2,275,900	2	\$8,900	
			ent : Light, Area	Affected	: 100%			
			gh 30th Floors					
	Explanation	: Water S	ourced Package	d Air Con	ditioning Equipm	ent		
Distribution CW & CHW Wtr Pipe/Pump	100%			2057	* *	4	\$71,600	
			ent : Light, Area ion Equipment R		: 100%			
			s Condenser Wat		s And Piping			
Terminal Devices								
Air Handler/Cool/Ht	85%			2036	* *	1	\$508,900	
			ent : Light, Area h 25th Floors	Affected	: 100%			
	Explanation	: No Hea	ting Coils On Ai	r Handle	rs.			
No Component	15%							
Heat Rejection								
Water Cooling Tower	100%			2032	\$4,845,800	2	\$974,300	
/entilation								
Distribution	1000/	<b>.</b>	#0.4 <b>0</b> .700		יט יט	2.5	<b>4.52.</b> 0.000	
Ductwork/Diffusers	100% N		\$842,700	LIFE	**	2-5	\$539,800	
	Location: V		ent : Severe, Are	а Ајјестес	1:30%			
			h. On an Eina Sm	oko Dami	nous Ano Egilina I	n The Cle	and Position Dua	
					oers Are Failing II vare And Software		sea Position Due	
Exhaust Fans	10 1 anny D	MI	agement byste	114141	.a. o ma sojiware	Loones.		
Interior	10%			2036	* *	2	\$3,000	
Roof	10%			2036	* *	2	\$3,000	
No Component	80%							
1			ent : Light, Area t	Affected	: 0%			
		_		ady Accoi	ınted For Under T	he Cooli	ng Section Of	
lumbing	_							
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		

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

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

Asset #: 13879

Mechanical	Current Repa	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater With Tanks						
Electric	10%	2026	\$2,300	4		
	Other Observation, Exten		80%			
	Location : Lavatories A			20 T 2	0 C II D	
		Points Of Use Electric H			) Gallon Range.	
Gas Fired	90%	2026	\$15,200	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/		di di			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/		4404 400		<b>***</b> • • • • • • • • • • • • • • • • • •	
Non-Submersible	100%	2031	\$192,100	4	\$20,500	
Sewage Ejector(s)	1000/	2021	Φ <b>502 20</b> 0		<b>#20.500</b>	
Electric	100%	2031	\$502,300	4	\$38,500	
Backflow Preventer	1000/	2026	* *	1	Ø50.200	
Generic	100%	2036	* *	1	\$59,300	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators Gearless Traction	000/	LIEE	* *			
Gearless Traction	90% Other Observation, Exten	LIFE				
	Location: 10 Passenger					
		r, 2 Preigni, 4 Restricteu	10 Juages			
	Explanation: 16 Units	TIPE	* *			
Hydraulic	10%	LIFE				
	Other Observation, Exten		10%			
	Location : Prisoner Ele	vaiors				
F 1.4	Explanation: 2 Units					
Escalators Over 20' Rise	100%	LIFE	* *			
Over 20' Rise	0ther Observation, Exten					
	Location : 1st To 2nd Fl		100/0			
	Explanation: 2 Units	.007				
Fire Suppression	Explanation . 2 Ontis					
Standpipe						
Generic	100%	2051	* *	1-5	\$488,100	
Sprinkler	100/0	2031		1-5	ψπου,100	
Generic	100%	2051	* *	1-2	\$271,200	
Fire Pump	10070	2031		1 4	Ψ2/1,200	
	100%	2040	* *	1	\$180 800	
Generic	100%	2040	* *	1	\$180,800	

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

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,259,200	\$83,900
Interior Architecture	\$329,000	\$1,958,500
Electrical	\$90,800	\$2,317,400
Mechanical	\$3,447,500	\$7,596,000
Total	\$5,126,600	\$11,955,900
Importance Code A	\$1,259,200	\$83,900
Importance Code B	\$3,784,300	\$11,813,400
Importance Code C	\$83,000	\$58,600
Total	\$5,126,600	\$11,955,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$62,800			
Interior Architecture	\$425,900		\$7,500	\$23,300
Electrical	\$30,800	\$18,700	\$19,000	\$18,200
Mechanical	\$77,400	\$35,300	\$58,000	\$33,900
Site Enclosure	\$900			
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
Total	\$663,800	\$119,900	\$150,400	\$141,300
Importance Code A	\$67,700	\$4,900	\$4,900	\$4,900
Importance Code B	\$528,900	\$115,000	\$145,500	\$132,700
Importance Code C	\$67,200			\$3,700
Total	\$663,800	\$119,900	\$150,400	\$141,300



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

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

Asset #: 4374

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls	70/ 31	Ф1 <b>73</b> 000	LIDE	* *	-	Φ <b>7</b> 400	
Glass Block	7% Now	\$173,900	LIFE		5	\$5,400	
	Joint Mortar Miss/Ero Location : Througho		raie, Area A	ijjeciea : 30%			
	Water Penetration, Ex		a Affected ·	20%			
	Location : Rear East			-0,0			
Masonry: Brick Cavity	68% 0-2	\$362,000	LIFE	* *	5	\$83,900	
Masonly. Blick cuvity	Expansion Joint Failu			Affected : 20%	5	ψου,,, σο	
	Location : Bulkhead						
	Joint Mortar Miss/Ero	d, Extent : Moder	rate, Area A	Iffected : 20%			
	Location : North And	d South Facades,	Bulkhead				
	Rusting Masonry Supt		te, Area Afj	fected : 15%			
	Location : At Louver			1 150/			
	Staining/Discoloring, Location: Below Wi			cted: 15%			
N. C. 1.				* *		<b>#</b> 4.600	
Masonry: Sandstone	5% 0-2 Open Joints, Extent : 1	\$14,200	LIFE		5	\$4,600	
	Location: Bulkhead	Moueruie, Area Aj	јјестеа . 13	/0			
Metal/Glass Curt Wall	20% 0-2	\$412,000	LIFE	* *	5	\$46,300	
Wetai/Glass Curt Wall	Air Infiltration, Extent			á	3	\$40,300	
	Location : Througho						
	Glazing Clouded, Exte		rea Affectea	! : 20%			
	Location : North Fac	cade At Main Stai	r				
	Caulking Deteriorated		ate, Area A <u>j</u>	fected : 25%			
	Location : Througho						
	Water Penetration, Ex						
W' 1	Location : 5th Floor	At Main Stair In	North Face	ide			
Windows Aluminum	90% Now	\$235,500	2042	* *	5	\$12,500	
Alummum	Caulking Deteriorated			fected : 25%	3	\$12,500	
	Location : Upper Flo		, ,,	,			
	Water Penetration, Ex	tent : Moderate, A	Area Affecte	ed : 15%			
	Location: Various R	ooms On Upper H	Floors At N	orth And South F	Tacades,	10th Floor	
	Elevator Lobby	00.000	2012	di di			
Metal Louvers	10% 4+	\$3,000	2043	**			
	Corrosion/Rusting, Ex Location: Througho	-	Affectea : .	30%			
Parapets	Locuiton . Througho	ш					
Masonry: Brick Cavity	15%		LIFE	* *	5-10	\$3,700	
Masonry: Sandstone	5%		LIFE	* *	5-10	\$2,200	
Metal Rail	75% 4+	\$9,100	2047	* *	5	\$19,400	
	Corrosion/Rusting, Ex		Area Affecto	ed : 30%			
	Location : Througho						
	Misaligned/Bulging, E			ted : 5%			
	Location : Northwes	t Corner On The					
Stucco Cement	5%		2039	* *	5	\$500	

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

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

Asset #: 4374

Architecture		Current	Repair	Future	Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Roof									
IRMA/Protected Membrane	9%	Now	\$31,300	2039	* *				
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	ted : 25%				
	Location	i : 10th Flo	or Cooling Tower I	nto Stairv	way B				
Modified Bitumen	90%			2044	* *	10	\$26,700		
	Recent Ins	stallation, I	Extent : N/A, Area A	Iffected :	100%		•		
	Location	i: 6th And	10th Floor Roofs						
Skylight, Plastic	1%			2039	* *	1			
Soffits									
Glass: Special Gauge	100%	0-2	\$75,900	LIFE	* *	1			
-	Other Obs	ervation, E	Extent : Light, Area	Affected :	100%				
	Location	ı : At Main	Entrance						
	Explana	tion : Corr	oded Steel And Gla	ss Canopy	v				
nterior									
Floors					de de	_			
Carpet		Now	\$262,300	2036	**	3	\$22,500		
	_	_	, Extent : Light, Are	ea Affecte	d: 30%				
		i : Through		. 1 100	20/				
		aea, Extent 1 : Through	: Severe, Area Affe	ctea : 100	<i>)</i> %0				
G . I DI . G			<i>Oui</i>		* *		D C 7 7 0 0		
Cast in Place Concrete	10%			LIFE	* *	5	\$65,500		
Ceramic Tile	5%			2043	* *	5	\$7,500		
Granite Panels	10%			LIFE	* *	5	\$22,500		
Terrazzo	20%		¢104 400	LIFE 2034		5	\$46,800		
Vinyl Tile	45%		\$184,400		\$1,843,800	3	\$25,300		
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Basement Area And Throughout								
	Location : Basement Area Ana Inrougnout Uneven Substrate, Extent : Moderate, Area Affected : 10%								
		iostrate, E. 1 : Basemer		cu zijjeci	ca . 10/0				

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

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

Asset #: 4374

Architecture		Current	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior	1							1
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,700	
Glass: Single Pane	5%			LIFE	* *	5	\$11,000	
Gypsum Board	50%		\$20,300	LIFE	* *	5	\$44,000	
			xtent : Severe, Area					
	Location	: Stair B I	Bulkhead, Various I	Rooms Oi	n Upper Floors, 10	th Floor	Elevator Lobby	
Masonry: Brick	15%	4+	\$83,000	LIFE	* *			
	_	_	, Extent : Moderate	, Area A <u>j</u>	ffected : 20%			
	Location	: Main Sta	air					
Granite Panels	5%	4+	\$26,400	LIFE	* *			
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	cted : 25%			
		: Entrance	•					
	Explana	tion : Stain	ing/Coloring					
Wood		Now	\$8,200	LIFE	* *	5	\$58,600	
			xtent : Light, Area .	Affected .	: 5%			
	Location	: 5th Floo	r Courtroom					
Ceilings								
AcousTileSusp.Lay-In	50%	0-2	\$61,700	2039	* *	5	\$37,400	
			Extent : Light, Are	ea Affecte	ed : 10%			
		: Through						
	_		Extent : Moderate,		ected : 15%			
		: At Divid	ing Walls On Uppe	r Floors				
AcousTileSusp.Lay-In	10%			2047	* *	5	\$15,000	
			Extent : N/A, Area A	ffected :	100%			
		: Courtro						
		tion : Perfo	orated Metal Panel:					
Embossed Metal	2%			LIFE	* *	5	\$2,700	
Exposed Struc: Concrete	e 8%			LIFE	* *	5-10	\$15,000	
Gypsum Board	30%		\$15,600	LIFE	* *	5	\$56,100	
			xtent : Severe, Area					
	Location	: Various	Rooms On Upper F	Floors, 10	Oth Floor Elevator	Lobby		
Site Enclosure								
Fence/Gates								
Iron Picket	30%			2054	**			
			Extent : N/A, Area A		100%			
			nd Rear Alley Acces					
			Bars With Steel Me					
Steel Pipe Rail	70%	4+	\$900	2044	* *	5	\$3,400	
		_	xtent : Light, Area	Affected	: 100%			
	Location	: Roof						
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Site Pavements Public Sidewalk Cast in Place Concrete	100%			2047	* *			

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

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

Asset #: 4374

Electrical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment	1000/			2011	at. at.	_	<b>0.400</b>	
Fused Disc Sw	100%	.: F		2044	1000/	5	\$400	
			xtent : N/A, Area A t - Electrical Servi	-	100%			
					es: Two Rated At 3,	000 Amr	namas Ona 2 000	
			) Amperes And One			000 Amp	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								
Thermoplastic	100%			2044	* *	1		
Motor Controllers	40/				4.000	_		
Locally Mounted	1%			2032	\$2,900	5	Φ2.700	
Motor Control Center	99%			2032	\$160,600	5	\$2,700	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$2,900	
	100%			LIFE		3	\$2,900	
Stand-by Power Transfer Switches								
Automatic	100%			2032	\$13,600	1	\$30,800	
Generators	10070			2032	\$13,000	1	\$50,000	
Diesel	100%			2030	\$107,700	1	\$38,700	
210001		ervation, E	xtent : N/A, Area A			-	Ψ20,700	
			enerator Room					
			400 Kilowatts					
Batteries	*							
Nickel Cadmium	100%			2026	\$2,400	5	\$22,300	
Fuel Storage							·	
Day Tank	50%			2033	\$12,700	5		
			xtent : N/A, Area Ą	ffected :	100%			
		-	enerator Room					
	Explanat	tion : One 2	275 Gallons (Could	Not Ver	rify Capacity)			
Main Tank	50%			2037	* *	5		

Lighting

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

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

Asset #: 4374

Electrical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 Replace	ment	M	aintenance		
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 A	ffected : 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.

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

Asset #: 4374

Mechanical		Current Repair Future Replaceme			e Replacement	nent Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Terminal Devices								
Convector/Radiator	40%			2047	**	1	\$12,900	
Fan Coil Unit/Heat	20%			2034	\$491,400	1	\$6,500	
No Component	40%		Extent : N/A, Area A	ffeeted :	0%			
		i : Mechani		ујестеи.	0/0			
			landlers Under Air	Conditio	ning			
Controls	<i>T</i>				8			
Digital	100%	0-2	\$2,846,000	2034	\$2,846,000			
-	Obsolete l	Equipment,	Extent : Severe, Ar	ea Affect	ed : 100%			
	Location	ı : Mechanı	ical Rooms					
ir Conditioning								
Energy Source	1000			20.50		_		
Electricity	100%			2050	* *	1		
Conversion Equipment	050/			2020	¢1 010 400	1	¢102.900	
Centrifugal, Elec Chiller			Extent : N/A, Area A	2030	\$1,919,400	1	\$102,800	
			oor Mechanical Eq					
			ary Screw Chillers	-				
Heat Pump Air Sourced		Now	\$14,800	2028	\$74,200	2	\$200	
Treat I map I m 20 m 20 m	_		re, Area Affected :		ψ7 ·3,200	_	<b>42</b> 00	
	Location	ı : Lower R	oof, 1 Of 4 Units					
Distribution								
CW & CHW Wtr	10%	4+	\$800	2044	* *	4	\$500	
Pipe/Pump								
		_	Extent : Moderate,	Area Aff	ected : 100%			
		ı : 6th Flooi	r Roof					
CW & CHW Wtr	90%			2044	* *	4	\$4,400	
Pipe/Pump								
Terminal Devices Air Handler/Cool/Ht	95%			2034	\$1,826,600	1	¢50 000	
No Component	93% 5%			2034	\$1,820,000	1	\$58,800	
Heat Rejection	370							
Water Cooling Tower	95%	0-2	\$475,500	2039	* *	2	\$76,500	
water cooling rower			nt : Moderate, Ared		d: 100%	_	Ψ70,200	
	Location	_		55				
	Obsolete Location		Extent : Severe, Ar	ea Affect	red : 100%			
	On Extend Location	v	tent : Severe, Area	Affected	: 100%			
No Component	5%							
entilation Tentilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,300	

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

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

Asset #: 4374

Mechanical	Current Re	pair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	<b>#117.200</b>			
Electric	100%	. 37/4 4 4	2034	\$117,200	4		
	Other Observation, Ext	-	-	100%			
	Location: 6th Floor N		ı				
C 'A D' . '	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	-	1-2	\$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.

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

Page: 89

### 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.

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

Page: 90

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,613,200	\$578,000
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	\$32,643,400
Importance Code A	\$5,613,200	\$578,000
Importance Code B	\$6,139,500	\$21,787,100
Importance Code C	\$640,200	\$10,278,400
Total	\$12,392,900	\$32,643,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$55,800		\$36,300	
Interior Architecture	\$268,900	\$54,300		\$5,076,600
Electrical	\$48,100	\$62,700	\$75,400	\$52,500
Mechanical	\$182,200	\$274,500	\$206,700	\$307,100
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
Total	\$703,500	\$539,900	\$466,900	\$5,584,700
Importance Code A	\$105,500	\$49,700	\$87,300	\$49,700
Importance Code B	\$598,000	\$465,400	\$379,500	\$5,510,200
Importance Code C		\$24,800		\$24,800
Total	\$703,500	\$539,900	\$466,900	\$5,584,700



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

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

Asset #: 2058

Architecture		Current Repair Future Replace			e Replacement	ment Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)		Priority
xterior								
Exterior Walls								
Cast in Place Concrete	Cracking/ Location Exposed I	ı : Cooling	\$93,300 Extent : Severe, And Tower Area ent, Extent : Modern Tower			* 5	\$78,700	
Masonry: Granite	3%			LIFE	*	* 5	\$11,800	
Masonry: Limestone	90% Cracking Location Joint Mor Location Staining/I	Now Crumbling 1: East 161 tar Miss/Ei 1: Various	\$3,684,900 Extent: Severe, And Street And Sherida rod, Extent: Severe Locations Through Extent: Severe, And out	LIFE rea Affec an Avenu , Area Af out Faca	e Facades fected : 10% de		\$354,200	
Metal Coiling Doors	2%			2045	*	* 5	\$32,800	
Slate Panels	2%			LIFE	*		\$7,900	
Windows				LII L			Ψ1,500	
Aluminum	Location Other Ob. Location	ation, Exter 1 : Through	Extent : Moderate, A Surfaces			* 5	\$33,100	
Metal Louvers	5%			2035	*	* 10	\$21,800	
Parapets Cast in Place Concrete	Cracking/ Location Expansion	ı : Through	ure, Extent : Moder	-		3	\$145,100	
Masonry: Brick	Location Diagonal Location Joint Mor	Crumbling n : Through Cracks, Ex n : Main Ro	tent : Moderate, Ar of od, Extent : Light,	ea Affeci	ted : 5%	* 5	\$2,800	
Masonry: Limestone	40% Cracking	0-2	\$138,100 Extent : Light, Are	LIFE ea Affecte	* ed : 10%	* 5	\$14,100	

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

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

Asset #: 2058

Architecture		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	600/	3.7	#1 <b>2</b> 50 500	20.42	- LL - LL			
Built-Up (BUR)		Now	\$1,259,500 derate, Area Affecto	2042	* *			1
		n : Through		eu . 30/0				
		_	amage, Extent : Se	vere. Are	a Affected : 20%			
		n : Through			3,5			
	-	cked, Extent n : Through	t : Severe, Area Affe out	ected : 1.	5%			
	-	n Growth, E n : Through	Extent : Severe, Ared out	a Affecte	d : 15%			
	Water Per	netration, E	xtent : Severe, Area	a Affected	d : 20%			
			of And Lower Rooj					
			: Severe, Area Affe	cted: 10	00%			
		n : Through	out					
Cast in Place Concrete	20%			LIFE	* *			
		eplace Evid n : Roof Pai	ent, Extent : N/A, A rking	rea Affec	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	
Carpet	Punct/Tea		amage, Extent : Lig			3	\$417,300	
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	
	_	_	Extent: Severe, A.					
			rs, 3rd, 4th, Lower			nt		
		Evident, Ex n : Through	tent : Severe, Area out	Affected	: 30%			
Vinyl Tile	10%	)		2037	* *	3	\$42,200	
-			Extent : N/A, Area A		10%		•	
	Location	n : 2nd Floo	or Court Rooms, 2n	d Floor	Hallway			

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

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

Asset #: 2058

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	Estimated C	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 2058

Electrical	Current Repair		Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment	1000/				_	<b>**</b> ***	
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.

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

Asset #: 2058

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators						
Diesel	100% Other Observation, Extent: Light, Area Location: Roof Explanation: One 1500 Kilowatts	2041 Affected	* * : 100%	1	\$194,400	
Batteries						
Lead/Acid	100%	2026	\$2,400	5	\$18,600	
Fuel Storage						
Day Tank	50% Other Observation, Extent : Light, Area Location : Generator Room Roof Explanation : One 275 Gallons	2048 Affected	**: 100%	5		
Main Tank	50%	2035	* *	5		
IVIAIII TAIIK	Other Observation, Extent : Light, Area Location : Basement Explanation : One 10,000 Gallon		: 100%	3		
Lighting	-					
Interior Lighting						
Fluorescent	20% Other Observation, Extent : Light, Area Location : Basement, 10th Floor And			10	\$92,100	
	Explanation: Using T-12 Lamps					
Fluorescent	20%	2037	* *	10	\$92,100	
	Compact Fluorescent Light, Extent : Lig Location : Throughout The Buildng	ght, 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	000/					
No Component	80%	2022	¢02 400	1	¢10.000	
Generic	10% Other Observation, Extent: Light, Area Location: Inside And Outside The Bu Explanation: CCTV Surveillance Car	ilding	\$93,400 : 100%	1	\$18,800	
Canaria	10%		¢02.400	1	\$10 000	
Generic	10% Other Observation, Extent : Light, Area Location : Hallways And Exit Doors	2027 Affected	\$93,400 : 100%	1	\$18,800	
	Explanation: Intrusion Alarm And Mo	otion Sen	sor			

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

<sup>\*\*</sup> 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 \$92,800	
	Other Observation, Extent: Light, A	rea Affected : 100%		
	Location: Throughout The Buildin	ig		
	Explanation: Strobes, Bell, Horn,	Smoke Detector, Pull Box State	ion And Fire Alarm Panel	

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	<b>~ ~</b>	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.

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

Asset #: 2058

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	10%	2052	* *	1		
Galvanized Steel	90%	2037	* *	1		
	Other Observation, Extent : Light, Are	a Affected: 100%				
	Location: Basement	, D		. 117		
IIIII A E I	Explanation : In Line Pressure Boost	er Pump For Dome	estic Cola	water.		
HW Heat Exchanger HTHW/HW	100%	2052	* *			
піпм/пм	Other Observation, Extent : Moderate					
	Location: Basement	, Агеи Ајјестеи . 100	)/0			
	Explanation: 2 Units					
Sanitary Piping	Explanation : 2 Onlis					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LII L				
Cast Iron	95%	LIFE	* *	1		
Cast Iron	5% 0-2 \$4,400		* *	1		
Cust Iron	Leak Evident, Extent : Severe, Area Af			•		
	Location: Roof Above 8th Floor. Dr.		Directly '	To The Fl	oor Underneath.	
	Water Damage Noticeable.	7 0 0				
Sump Pump(s)						
Non-Submersible	100%	2037	* *	4	\$15,900	
Sewage Ejector(s)						
Electric	100%	2037	* *	4	\$30,000	
Backflow Preventer					*** -**	
Generic	100%	2037	* *	1	\$30,700	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators Geared Traction	90%	LIFE	* *			
Geared Traction	Other Observation, Extent : Light, Are					
	Location: 6 Units From Lower Mezz Floor, 1 Unit From Basement To 10th	anine To 9th Floor,	4 Units F	From Bas	ement To 9th	
	Explanation: 11 Units					
Hydraulic	10%	LIFE	* *			
,	Other Observation, Extent : Light, Are					
	Location : 4th Floor Is Sufficient	55				
	Explanation: 2 Units					
Escalators	-					
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Two Units From Low Mez 1st Floor, Two Units From 1st To 2n Explanation: 6 Units		e, Two U	Inits Froi	n Mezzanine To	
Fire Suppression						
Standpipe						
Generic	100%	2058	* *	1-5	\$262,500	

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

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

Page: 100

#### 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)	<b>Estimated Cost</b>	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.

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

Page: 101

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$70,300			\$34,100
Interior Architecture	\$576,500	\$73,300	\$6,900	\$164,500
Electrical	\$145,900	\$131,200	\$133,600	\$132,200
Mechanical	\$366,300	\$242,600	\$404,500	\$243,500
Site Pavements	\$28,800			
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
Total	\$1,389,900	\$649,300	\$747,100	\$776,400
Importance Code A	\$106,500	\$36,200	\$36,200	\$71,900
Importance Code B	\$1,278,000	\$567,200	\$710,900	\$704,500
Importance Code C	\$5,400	\$45,900		
Total	\$1,389,900	\$649,300	\$747,100	\$776,400



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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> . <b>20</b> 70				
	Paint Peeling, Exten	t : Moderate, Area A	Affected :	25%				
	Location : Elevator	r Machine Room 10	04					
	Water Penetration, E	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	* *	-	<b>#01.000</b>		
Ceramic Tile	5%	¢221 000	2036	* *	5	\$91,900		
Gypsum Board	63% 4+ \$321,000 LIFE ** 5 \$694,500  Broken/Missing Elements, Extent: Moderate, Area Affected: 1%							
	-		eruie, Are	и Ајјестей . 170				
	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.

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

Asset #: 14315

Architecture	Current Repair		Future	Replacement	M		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings	700/	<b>#100 (00</b>	2020	ate ate	_	<b>#254 100</b>	
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 : Thre	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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Page: 107

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

Asset #: 14315

Mechanical	Current Repair		Futu	re Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating 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	\$51,400 \$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 \$ected : 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% Malfunctio Location Other Obs	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	<u>Location</u> 5%	: Inrougn	out Building	2033	\$861,800			
Distribution CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$36,100	
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.

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

Asset #: 14315

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Plumbing H/C Water Piping Brass/Copper	100% Now \$466,100 Damaged, Extent : Moderate, Area Affe Location : Main Water Tank In Sub-bo			1 roofing		
Water Heater With Tanks Gas Fired	100% Other Observation, Extent: N/A, Area A Location: Boiler Room Explanation: Two 250 Gallon Units	2028 Affected :	\$101,500 100%	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	<u>l</u>		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Submersible	100%	2025	\$22,400	4	\$23,200	
Sewage Ejector(s) Electric	100%	2028	\$380,100	4	\$29,200	
Backflow Preventer Generic	100% Other Observation, Extent: N/A, Area A Location: Water Meter Room Explanation: Fire And Domestic Wat			1	\$44,900	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	95% Other Observation, Extent: N/A, Area A Location: Twelve Units From Sub-ba. To 6th Floor, One Unit From 1st To 7 Explanation: 21 Units	sement To		Units Fro	om Sub-basement	
Hydraulic	5% Other Observation, Extent: N/A, Area Location: Basement To 2nd Floor Explanation: 1 Unit	LIFE Affected :	**			
Escalators Under 20' Rise	100% Other Observation, Extent: N/A, Area A Location: Lobby Explanation: 2 Units	LIFE Affected :	**			
Fire Suppression Standpipe						
Generic	100%	2053	* *	1-5	\$369,300	
Sprinkler Generic	100% Dry System, Extent : Light, Area Affecte Location : Garage And Lower Levels	2043 ed : 30%	* *	1-2	\$205,200	

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

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

Page: 109

### 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$54,400	
Interior Architecture	\$98,200	
Electrical		\$88,800
Mechanical		\$238,700
Total	\$152,600	\$327,400
Importance Code A	\$54,400	
Importance Code B	\$98,200	\$327,400
Total	\$152,600	\$327,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$96,100			
Interior Architecture	\$39,200		\$4,600	\$1,900
Electrical	\$2,300	\$1,400	\$1,700	\$1,500
Mechanical	\$9,400	\$3,200	\$1,900	\$3,200
Site Pavements	\$7,100			
Total	\$154,100	\$4,600	\$8,200	\$6,700
Importance Code A	\$96,700	\$900	\$200	\$900
Importance Code B	\$50,800	\$3,800	\$8,000	\$5,600
Importance Code C	\$6,600			\$200
Total	\$154,100	\$4,600	\$8,200	\$6,700



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

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

Asset #: 13869

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$37,300	
Masonry: Granite	5%			LIFE	* *	5	\$1,700	
Masonry: Limestone	10%			LIFE	* *	5	\$3,500	
Wood	5%	Now	\$15,000	2039	* *	5	\$2,900	
	Location Dry Rot/L Location Paint Pee	n : At Dorm Decay, Exten n : Dormers ling, Extent	Extent : Severe, Ar ers And Cupola nt : Severe, Area Af s, Fascia Boards Ar : Severe, Area Affe ers And Cupola	fected : I	10% a			
Windows								
Aluminum	95%			2050	* *	5	\$800	
Wood	5%		\$1,600	2059	* *	5	\$200	
	Location Glazing B Location Thermally Location Split/Crac	n : Basemen roken/Crac n : Basemer Inefficient n : Basemen	eked, 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	* *	5-10	\$3,600	
Masonry: Brick	20%			LIFE	* *	5-10	\$3,500	
No Component	75%							

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

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

Asset #: 13869

10% Now Penetration, E. ation: At Juncto Eroded, Extent ation: Over Me 5% Now sion/Rusting, E. ation: Lower Re Penetration, E. ation: Over Att. Observation, E. ation: Various	\$54,400  Extent: Severe, Area oofs  Extent: Moderate, A ic Office  Extent: Moderate, A Metal Roofs	2044 a Affected ouse, Meet Affected : 2 2034 2049 a Affected area Affect	\$15,100 ** *: 10% ed: 10%	Cycle (Yrs)	Estimated Cost \$1,300	Priority  1
Penetration, Exation: At Junctive Veroded, Extent ation: Over Med 5% Now asion/Rusting, Extent Lower Reseation: Over Att. Cobservation, Extention: Various Attorns ation: Various Attorns at Various Attorns	xtent : Severe, Area ion Of Carriage Ho : Moderate, Area eeting Room B  \$54,400 Extent : Severe, Area oofs extent : Moderate, A ic Office Extent : Moderate, A Metal Roofs	a Affected couse, Meet Affected 2034 2049 a Affected Area Affect	\$15,100 ** \$10% \$15,100 **	10	\$1,300	1
Penetration, Exation: At Junctive Veroded, Extent ation: Over Med 5% Now asion/Rusting, Extent Lower Reseation: Over Att. Cobservation, Extention: Various Attorns ation: Various Attorns at Various Attorns	xtent : Severe, Area ion Of Carriage Ho : Moderate, Area eeting Room B  \$54,400 Extent : Severe, Area oofs extent : Moderate, A ic Office Extent : Moderate, A Metal Roofs	a Affected couse, Meet Affected 2034 2049 a Affected Area Affect	\$15,100 ** \$10% \$15,100 **	10	\$1,300	1
Penetration, Exation: At Junctive Veroded, Extent ation: Over Med 5% Now asion/Rusting, Extent Lower Reseation: Over Att. Cobservation, Extention: Various Attorns ation: Various Attorns at Various Attorns	xtent : Severe, Area ion Of Carriage Ho : Moderate, Area eeting Room B  \$54,400 Extent : Severe, Area oofs extent : Moderate, A ic Office Extent : Moderate, A Metal Roofs	a Affected couse, Meet Affected 2034 2049 a Affected Area Affect	\$15,100 ** \$10% \$15,100 **	10	\$1,300	1
40% Now sion/Rusting, E. ation: Lower R. Penetration, E. ation: Over Att. Observation, E. ation: Various L	xtent : Severe, Area oofs xtent : Moderate, A ic Office Extent : Moderate, A Metal Roofs	2049 a Affected Area Affect	** : 10% ed : 10%	10	\$1,300	
sion/Rusting, E. ation : Lower R. Penetration, E. ation : Over Att. Observation, E ation : Various I	xtent : Severe, Area oofs xtent : Moderate, A ic Office Extent : Moderate, A Metal Roofs	a Affected Irea Affect	: 10% ed : 10%			
lanation · Coate	1 TT7: 1 T · · 1 1 f					
iunuiion . Couit	ed With Liquid Mer	mbrane				
osion/Rusting, E. ation : Over Ca Penetration, E.	xtent : Moderate, A rriage House xtent : Severe, Ared	Area Affect				1
15%		2030	\$25,200	5	\$6,500	
5%		2044	* *	10	\$4,400	
95%		LIFE	* *	5		
5%		LIFE	* *	5-10		
50/		2022	¢10.700	2	ф1 <b>7</b> 00	
	¢1 000		•			
ting/Crumbling,	Extent : Light, Are			3	\$2,300	
5%		2043	* *	5	\$1,100	
ation : 2nd Floo king/Crumbling,	or, 3rd Floor Extent : Severe, A	2042 re, Area Aj		3	\$3,400	
		2039	* *	3	\$2 100	
			* *			
	25% Now esion/Rusting, Estion: Over Cation: Basement over Cation: Basement over Cation: Over Cat	25% Now \$18,800 esion/Rusting, Extent: Moderate, A ation: Over Carriage House Penetration, Extent: Severe, Area ation: Over Carriage House 15% 5% 5% 5% 5% 5% Now \$1,900 esing/Crumbling, Extent: Light, Area ation: Basement 5% 40% Now \$98,200 en/Missing Elements, Extent: Sever ation: 2nd Floor, 3rd Floor sing/Crumbling, Extent: Severe, A ation: Second Floor And Attic 25%	ation : Over Carriage House Penetration, Extent : Severe, Area Affected : ation : Over Carriage House Penetration, Extent : Severe, Area Affected : ation : Over Carriage House  15% 2030 5% 2044  15% 2044  15% 2044  15% 2044  15% 2043 5% Now \$1,900 LIFE LIFE  25% 2043 26% Now \$1,900 LIFE cing/Crumbling, Extent : Light, Area Affected ation : Basement  25% 2043 2040 Now \$98,200 2042 201/Missing Elements, Extent : Severe, Area Affaction : 2nd Floor, 3rd Floor cing/Crumbling, Extent : Severe, Area Affected ation : Second Floor And Attic 25% 2039	25% Now \$18,800 2039 **  sision/Rusting, Extent: Moderate, Area Affected: 25% ation: Over Carriage House Penetration, Extent: Severe, Area Affected: 20% ation: Over Carriage House  15% 2030 \$25,200 5% 2044 **  25% LIFE **  5% LIFE **  5% 2033 \$19,700 5% Now \$1,900 LIFE **  ting/Crumbling, Extent: Light, Area Affected: 20% ation: Basement  5% 2043 **  40% Now \$98,200 2042 **  m/Missing Elements, Extent: Severe, Area Affected: 5% ation: 2nd Floor, 3rd Floor sing/Crumbling, Extent: Severe, Area Affected: 10% ation: Second Floor And Attic 25% 2039 **	18,800   2039   * * *	Solution   State   S

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

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

Asset #: 13869

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$400	
Gypsum Board	30%			LIFE	* *	5-10	\$3,900	
Masonry: Brick	5%			LIFE	* *	10	\$100	
Plaster	55%			LIFE	* *	5-10	\$3,500	
Plaster	5%	1.0	\$500	LIFE	* *	5	\$100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%						
		ı : Basemen						
		-	: Moderate, Area A	Affected .	: 50%			
	Location	ı : Basemen	t					
Ceilings								
AcousTileSusp.Lay-In	30%			2047	* *	5	\$6,700	
Gypsum Board	25%			LIFE	* *	5-10	\$19,300	
Plaster	25%			LIFE	* *	5-10	\$9,600	
Plaster	20%	Now	\$13,500	LIFE	* *	5	\$2,800	
	Cracking/Crumbling, Extent: Severe, Area Affected: 25% Location: Carriage House And 3rd Floor Meeting Room							
			: Severe, Area Affe					
		ı : Basemen						
	Water Per	etration, E	xtent : Severe, Area	Affected	d : 25%			
			House And Meetin					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Masonry: Brick	100%			2044	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$5,900	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : White Plains Road							
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,200	2039	* *			
	Cracking/	Crumbling,	Extent : Severe, An	rea Affec	ted : 5%			
	Location	ı : Side Cou	rtyard					

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

Under 600 Volts

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

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

Asset #: 13869

Electrical	Current	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2044	* *	5		
	Other Observation, I		Affected	: 100%			
	Location : Electric						
		n Service Disconnec			eres.		
Fused Disc Sw	50%		2034	\$7,500	5		
	Other Observation, I	-	Affected	: 100%			
	Location : Electric						
	Explanation : Mair	n Service Disconnec	t Switch	Rated At 600 Amp	eres.		
Raceway	2001		2021	44.46	_		
Conduit	20%		2034	\$6,400	1		
Conduit	80%		2034	\$25,700	1		
Panelboards	<b>5</b> 0 /		20.42	عاب الم	_		
Fused Disc Sw	5%		2042	* *	5	4100	
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	* *	_	<b>#100</b>	
Locally Mounted	100%		2039	* *	5	\$100	
Ground							
Grounding Devices	1000/		LIEE	* *	_	¢400	
Generic	100%		LIFE		5	\$400	
Lighting Interior Lighting							
Interior Lighting Fluorescent	30%		2034	\$76,100	10	\$4,100	
Fluorescent	Other Observation, I	Extant : Light Arga			10	\$4,100	
	Location : 1st Floo	-	Ајјестеи	. 100/0			
	Explanation: T-8 1						
El .		<i>штр</i> ѕ	2020	Φ7. COO	1.0	Ф 400	
Fluorescent	3%	Entant Light Ange	2029	\$7,600	10	\$400	
	Other Observation, I Location : Through		Ајјестеа	. 100%			
		8					
	Explanation: T-12	Lamps	•	<b></b>	- 10	4400	
Fluorescent	2%	F 17/4 4	2029	\$5,100	10	\$300	
	Other Observation, I		lffected :	100%			
	Location : Baseme						
		pact Fluorescent Li					
HID	5%		2029		10		
LED	60%		2039	* *			
Egress Lighting	<b>500</b> /		2020	a. •	10	** **	
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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 13869

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	25%			2029	\$62,400	2	\$200	
			tent : Light, Area A n Lower Roof	ffected : .	25%			
Split Unit	15% R-22 Refri	gerant, Ex	tent : Light, Area A Lower Roof	2034 ffected :	\$52,900			
Split Unit	60% Other Obs	ervation, E : Roof	Extent : Light, Area	2042 Affected	**			
Terminal Devices	Елриании	ion . 7 On	113. K-410a					
Fan Coil - 2 Pipe Fan Coil - 2 Pipe	15% 60%			2034 2039	\$68,000 * *	1	\$700 \$2,900	
No Component Heat Rejection	25%							
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	\$9,900	
No Component	25%			LIFE		2-5	\$9,900	
Exhaust Fans	2570							
Interior	65%			2034	\$42,900	2	\$300	
Roof	35%			2029	\$10,100	2	\$200	
Plumbing H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks Gas Fired		ervation, E : Basemer	Extent : Light, Area nt	2032 Affected	\$16,900 : 100%	2		
	Explanat	ion : 1 Un	it 80 Gallons					
Sanitary Piping Cast Iron		0-2 Extent : M : Basemer	\$3,700 Toderate, Area Affec	LIFE cted: 20%	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2025	\$500	4	\$500	
Fixtures Generic	100%							

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

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

Page: 117

### 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.

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

Page: 118

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$78,900	\$228,100
Interior Architecture		\$374,700
Mechanical	\$2,826,300	\$132,800
Site Pavements	\$192,800	
Total	\$3,098,000	\$735,500
Importance Code A	\$232,300	\$228,100
Importance Code B	\$2,673,000	\$132,800
Importance Code C	\$192,800	\$374,700
Total	\$3,098,000	\$735,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$9,800	
Interior Architecture	\$61,500	\$1,600	\$10,100	\$467,100
Electrical	\$5,500	\$3,800	\$6,900	\$4,900
Mechanical	\$32,400	\$10,300	\$34,900	\$11,400
Site Enclosure	\$4,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$112,100	\$23,500	\$69,600	\$491,300
Importance Code A	\$2,800	\$2,800	\$12,700	\$2,800
Importance Code B	\$104,500	\$20,800	\$56,900	\$487,800
Importance Code C	\$4,800			\$700
Total	\$112,100	\$23,500	\$69,600	\$491,300



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

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

Asset #: 2035

Architecture	Current Repair			Futu	e Replacement	M	Maintenance	
System	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
xterior Exterior Walls								
	75%			LIFE	* *	5	\$55,500	
Masonry: Limestone	75% 20%			LIFE	* *	5		
Masonry: Limestone				2042	* *	5	\$14,800	
Metal Panel	5%	1		2042		5-10	\$33,900	
Windows Wood	1000/			2040	* *	5	¢157,000	
	100%	1		2040		5	\$157,900	
Parapets	90%			LIFE	* *	5	\$2,000	
Masonry: Limestone Metal Cornice	10%			2047	* *	5 10	\$2,000 \$600	
Roof	10%	1		2047		10	\$600	
Copper/Terne	75%			2060	* *	10	\$78,900	
Skylight, Metal/Glass	75% 25%			2050	* *	10	\$78,900	
terior	2370	1		2032		10	\$33,000	
Floors								
Carpet	30%	0-2	\$45,500	2028	\$454,500	3	\$35,500	
Carpet			amage, Extent : Lis			3	\$33,300	
			r 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%		<b>#15.200</b>	2037	* *	3	\$400	
Wood	3%		\$15,300	2072		5	\$2,200	
			Extent : Light, Area		a: 40%			
			Floor At Mechanic		. 500/			
	-		t : Moderate, Area .		: 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%	1		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 : Ligh	t, Area Ą	ffected : 5%			
	Location	n : East Sid	e Of Building					

#### Site Pavements

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

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

Asset #: 2035

Architecture	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Site Pavements				•				
On-Site Walkways								
Masonry: Granite	75% 4+	\$111,300	LIFE	* *				
	Joint Mortar Miss/l Location : Throug		Area Affo	ected : 10%				
Pavers/Stone	25% Now	\$81,500	2035	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location: Marble Steps At Entrance							
	Joint Mortar Miss/I	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%						
	Location : Marble	Steps At Entrance						

Electrical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 2035

Electrical	Current Repair		e Replacement	M			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Outside Perimeter						
	Explanation: CCTV S	urveillance Cameras					
Fire/Smoke Detection							
Generic, Analog	100%	2037	* *	1-3	\$35,500		
_	Other Observation, Extent : N/A, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns						

Mechanical		Current Repair		Futur	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate &	100%			2028	\$153,300	1	\$27,600	
Frame								
			ctent : N/A, Area A		100%			
			loor Mechanical I					
<del></del>	Explana	tion : Hot W	ater Pumped Fron	ı Supren	ne Court Building			
Distribution	1000/		4		4444		<b>A.</b> 000	
Hot Wtr Piping/Pump	100%		\$6,600	2031	\$132,800	4	\$2,800	
			oderate, Area Affec					
	Location	i : Ground F	loor Mechanical I	Room An	d Various Location	ıs		
Terminal Devices	400/			2027	Ø457.000	1	<b>#12</b> 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		
District Chilled Water			xtent : N/A, Area A		100%	1		
			tieni . WA, Area A Iloor Mechanical I	·J	100/0			
			ied From Brooklyn		al Ruildina			
E14i - i4		**	ей 1 тот Бгооктуп		* *	1		
Electricity	50%			2040		1		
Conversion Equipment Window/Wall Unit	50%			2027	\$115,000	1		
	50% 50%			2027	\$115,000	1		
No Component	30%							

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

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

Asset #: 2035

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	50% 0-2	\$1,200	2042	**	4	\$1,400		
	Corroded, Extent : M Location : Mechan		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								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$31,200		
Exhaust Fans								
Interior	100% 0-2	\$13,500	2027	\$269,300	2	\$1,400		
	Not in Service, Exten Location : Restroot		Affected	: 10%				
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2042	* *	1			
Water Heater With Tanks								
Electric	50%		2027	\$12,800	4			
Electric	50%		2031	\$12,800	4			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	100%		LIFE	* *				
Hydraulic	Other Observation, I Location: Lobby T Explanation: 2 Un	o 3rd Floor						
Fire Suppression	Блрининоп . 2 Оп	1113						
Standpipe								
Generic	100%		2052	* *	1-5	\$29,200		
Sprinkler						÷=>,==0		
No Component	75%							
Generic	25%		2042	* *	1-2	\$3,900		
Fire Pump								
Generic	100%		2035	* *	1	\$10,400		

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

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

Page: 123

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 : 09-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,10,11,Ph

Block : 169 Lot : 17 BIN : 3000534

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,071,300	\$1,427,500
Interior Architecture	\$1,141,200	\$8,366,100
Electrical	\$237,400	\$551,600
Mechanical	\$2,679,500	\$15,327,400
Site Pavements		\$313,600
Total	\$8,129,400	\$25,986,200
Importance Code A	\$4,071,300	\$1,427,500
Importance Code B	\$3,566,900	\$24,089,800
Importance Code C	\$491,200	\$468,900
Total	\$8,129,400	\$25,986,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,600			
Interior Architecture	\$176,700	\$27,600	\$1,103,800	\$66,900
Electrical	\$36,100	\$125,300	\$44,300	\$36,100
Mechanical	\$134,100	\$87,300	\$70,200	\$57,700
Site Pavements	\$10,000			
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
Total	\$545,500	\$394,200	\$1,372,300	\$314,700
Importance Code A	\$60,700	\$26,800	\$26,200	\$26,200
Importance Code B	\$474,700	\$367,300	\$1,346,200	\$288,600
Importance Code C	\$10,000			
Total	\$545,500	\$394,200	\$1,372,300	\$314,700



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

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

Asset #: 2061

chitecture	Current Repair Future Replacement				M		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls		****			_		
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Emergen Exposed Reinforceme Location: Emergen	cy Generator Area ent, Extent : Light, 2	Area Affe	cted : 2%	5	\$139,900	
Copper/Terne	2% Other Observation, E Location : Throught Explanation : Deco	out		* * : 100%	10	\$26,200	
Masonry: Brick	11% Now Rusting Masonry Sup Location : At Roof I Vertical Cracks, Exter Location : Walls Are Water Penetration, Ex Location : Ladies L	Exits nt : Light, Area Affo ound Roof Areas O xtent : Moderate, A	ected : 59 ver 12th rea Affec	% Floor	5	\$61,600	
Masonry: Brick	21%	oener Hoom In Cer	LIFE	* *	5	\$117,500	
Masonry: Granite	10% Now Caulking Deteriorate Location: At Grade Vertical Cracks, Exter Location: South Fa	e Level nt : Moderate, Ared	LIFE te, Area		5	\$42,000	
Masonry: Limestone	2% 2-4 Cracking/Crumbling, Location: Through	\$524,000 Extent : Moderate	LIFE , Area A <u>f</u>	* * Tected : 3%	5	\$8,400	
Masonry: Limestone	49%		LIFE	* *	5	\$205,600	
Windows						-	
Aluminum	50% Now Caulking Deteriorate Location: Courtyan Unit Inoperable, Exte Location: Courtyan	rd Windows ent : Severe, Area A			5	\$22,400	
Bronze/Brass	5%		2039	* *	5	\$28,000	
Steel	35%		2039	* *	5	\$391,600	
Steel	10% Other Observation, E Location : Street Le Explanation : Prote	vel		* * : 100%	5	\$111,900	
Parapets							
Masonry: Brick	90% Now Water Penetration, Ex		LIFE rea Affec	* * eted : 2%	5	\$10,800	
	Location: 7th Floor	·Roof					

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

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

Asset #: 2061

Architecture	Current Repair		Future Replacement		Ma			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Roof Copper/Terne	60% Now Deformed/Dented, Ext Location: Over 12th Gut/DS Non Func/Mis. Location: 12th Floo. Miss/Damaged Flashin Location: North Wes	Floor s, Extent : Moder r Roof, Drain To I ngs, Extent : Seve	ate, Area Basement re, Area	Affected : 25%				
	Seams Open/Split, Exto Location : At Recent Water Penetration, Ext Location : Near Elec	ent : Moderate, A Patches tent : Moderate, A	rea Affec Irea Affec					
Modified Bitumen	40% Now Blisters, Extent : Mode Location : Various Lo	ocations Through	out	\$391,000				
	Drains Clogged, Extent: Moderate, Area Affected: 10%  Location: 11th Floor Roofs  Gut/DS Non Func/Miss, Extent: Moderate, Area Affected: 25%							
	Location: Over 9th							
	Miss/Damaged Flashii	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2% Location : Throughout						
	Ponding, Extent: Moderate, Area Affected: 5%  Location: 11th Floor Roofs							
	Water Penetration, Ext Location: Over 9th I				r Offices			
Soffits								
Metal Panel	100% Now Broken/Missing Eleme Location : Parking C		2041 erate, Arc	* * ea Affected : 15%	5	\$27,100		
nterior Floors								
Carpet	10% Now Water Penetration, Ext Location : At Enry Vo		2027 Irea Affec	\$1,103,800 sted: 5%	3	\$94,500		
Cast in Place Concrete	10%		LIFE	* *	5	\$137,800		
Ceramic Tile	5% Now Cracking/Crumbling, I Location: Throughout	_	2040 ea Affecte	* * ed : 10%	5	\$15,700		
Cork Tile	10%		2041	* *	5	\$55,100		
Marble Panels	10%	<b>.</b>	LIFE	* *	5	\$47,200		
Terrazzo	10% 0-2 Cracking/Crumbling, I Location: Throughou	-	LIFE ea Affecte	* * d : 5%	5	\$49,200		
Vinyl Tile	45% Now Cracking/Crumbling, I Location: Throughout	-	2031 ea Affecte	\$7,758,100 ed: 15%	3	\$106,300		

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

Asset #: 2061

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls	/							
Cast in Place Concrete	Location Water Pen	Crumbling n : Basemer etration, E	\$146,300 Extent : Moderate at And Sub-basemen xtent : Moderate, A at And Sub-basemen	ıt rea Affe				
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,800	
Gypsum Board	10%			LIFE	* *	5	\$23,300	
Masonry: Brick			\$73,300 nt : Moderate, Area se	LIFE a Affected	* * d : 1%			
Marble Panels	Broken/M Location	ı : Through	\$271,600 nents, Extent : Mode out Extent : Moderate					
	_	ı : Through		, 111 ca 11)	jeeleu . 576			
Plaster	30%			LIFE	* *	5	\$35,000	
SGFT/Glazed Masonry	15%			LIFE	* *	3	\$55,000	
Wood	10%			LIFE	* *	5	\$155,300	
,,,,,,	Broken/M	issing Elen 1 : Courtro	eents, Extent : Mode oms		ea Affected : 2%	3	φ133,300	
Ceilings								
AcousTileSusp.Lay-In	Broken/M		\$31,100 nents, Extent : Seven nt Corridor	2036 re, Area	* * Affected : 5%	5	\$47,200	
Exposed Struc: Concrete	Diagonal Location	: Fan Roo	\$93,500 tent : Moderate, Ar om xtent : Moderate, A			5	\$4,900	
			it And Sub-basemer					
Plaster			\$284,700 xtent : Moderate, A	LIFE rea Affe	* * cted : 2%	5	\$295,200	
Plaster	5%			LIFE	* *	5	\$19,700	
Site Enclosure Fence/Gates								
Iron Picket		issing Elen 1 : Missing	ents, Extent : Mode Finials	2051 erate, Ar	* * ea Affected : 15%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			

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

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

Page: 127

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

Asset #: 2061

Architecture	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Pavers/Stone	100% 2-4	\$6,300	2034	\$313,600			
	Cracking/Crumbling	g, Extent : Moderate	, Area Afj	fected : 1%			
	Location : South F	acade acade					
	Caulking Deteriorat	ed, Extent : Modera	te, Area A	Affected : 5%			
	Location : Entry S	tairs					
Parking/Driveway							
Cast in Place Concrete	100% 4+	\$3,800	2036	* *			
	Cracking/Crumbling	g, Extent : Moderate	, Area Afj	fected : 2%			
	Location · Parking	Area					

ectrical	Current Repair		Future Replacement		Maintenance			
stem Component Type		ail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2051	* *	5	\$1,400	
			xtent : Light, Area	Affected	: 100%			
	Location:							
	Explanatio	on: Two N	Aain Service Disco	nnect Su	vitches Rated At 4,0	000 Amp	eres Each	
Transformers	<b>-</b> 00/			•••		_	<b></b>	
Dry Type	50%			2044	**	5	\$500	
			xtent : Light, Area	Affected	: 100%			
	Location:			400/24	20/120 17 1			
		on: Two /	50 Kilovolt-amper					
Dry Type	50%			2036	* *	5	\$500	
			xtent : Light, Area	Affected	: 100%			
			Machine Room					
	Explanatio	on : Vario	us 51 Kilovolt-amp	ere, 208/	/120 Volts			
Switchgear / Switchboard	1000/			2051	* *	-	¢7,000	
Molded Case Bkrs	100%			2051		5	\$7,000	
Raceway Conduit	80%			2051	* *	1		
Conduit	20%			2051 2031	\$90,500	1 1		
	20%			2031	\$90,300	1		
Panelboards Fused Disc Sw	5%			2039	* *	5	\$300	
Molded Case Bkrs	5% 95%			2039	* *	5 5	\$500 \$6,600	
	93%			ZU4 /		3	\$0,000	
Wiring Braided Cloth	10%			2030	\$67,400	1		
Dialucu Civili		and Exta	nt : Liaht Area Afl		·	1		
	Insulation Aged, Extent : Light, Area Affected : 100% Location : Upper Floors							
Thermoplastic	90%	-PP C. I		2051	* *	1		
Motor Controllers	<i>3</i> 0 / 0			2031		1		
Locally Mounted	10%			2029	\$61.700	5	\$200	
Variable Frequency	90%			2044	\$01,700 **	3	\$200	
Drive	<i>3</i> U / 0			20 <del>44</del>				

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

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

Asset #: 2061

Electrical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,900	
tand-by Power						
Transfer Switches	1000/	2044	* *	1	¢01 200	
Automatic	100%	2044		1	\$81,300	
Generators Diesel	100%	2040	* *	1	\$102,300	
Diesei	Other Observation, Extent : Light, Location : Roof	Area Affected : 1		1	\$102,500	
Dattarias	Explanation : Emergency Genera	itor Katea At 1,30	00 Kilowatis			
Batteries Nickel Cadmium	100%	2026	\$2,400	5	\$58,900	
Fuel Storage	10070	2020	Ψ2,700	<i>J</i>	Ψ20,200	
Day Tank	50%	2047	* *	5		
<b>,</b>	Other Observation, Extent : Light, Location : Roof Explanation : 275 Gallons Rated	Area Affected : 1	00%			
Main Tank	50%	2046	* *	5		
Iviani Tank	Other Observation, Extent : Light, Location : Underground Explanation : Two 20,000 Gallon	Area Affected : 1		3		
ighting						
Interior Lighting	201	•0•	di di	4.0	<b>4-2</b> 00	
Fluorescent	3%  Compact Fluorescent Light, Extent  Location : Lobby	2036 t : Light, Area Aff	* * Pected : 100%	10	\$7,300	
Fluorescent	95%	2036	* *	10	\$230,100	
	T-8 Lamps And Fixtures, Extent : L Location : Throughout The Build		ed : 100%		,	
Incandescent	1%	2026	\$44,000	2	\$100	
LED	1%	2036	* *			
Egress Lighting			<b>.</b>			
Emergency, Service	30%	2031	\$48,400	1	<b>0.15</b> 0.05	
Emergency, Battery	20%	2031	\$87,900 * *	10	\$12,800	
Exit, Battery	50%	2036	* *	10	\$8,900	
Exterior Lighting	200/	2021	\$244.200	10	<b>\$200</b>	
HID LED	20% 20%	2031 2039	\$244,200 * *	10	\$200	
No Component	60%	2039				
larm	0070					
Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$29,600	
	Other Observation, Extent : Light, Location : Public Spaces And Ou	Area Affected : 1 tside	00%		. ,	
	Explanation: CCTV Surveillance	e Cameras				

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

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

Asset #: 2061

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$162,700	
	Other Observation, Extent : Light, A	Area Affected : 100%				
	Location : Throughout The Buildi	ng				
	Explanation : Smoke Detector, Ala	arm Bells, Strobe Lights	horns A	and Mani	ual Pull Stations	

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating									
Energy Source Interruptible Gas/Dual Fuel	100% Now	\$30,000	2041	* *	1				
	Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement								
	Explanation : Gas An Causing Clogging At								
Conversion Equipment Steam Boiler	100% Other Observation, Ext Location : Sub-basem Explanation : 4 Units	ient Boiler Room	2036 Affected	**: 100%	1	\$261,600			
Distribution Central Plant Steam Piping/Pmp	100%		2031	\$7,359,000	4	\$13,000			
	Other Observation, Ext Location : Sub-basem	ent							
	Explanation : Steam S	Supplied To 275 A	Itlantic A	lvenue					
Terminal Devices	10%		2036	* *	1	¢1.6.200			
Air Handler Convector/Radiator	10% 90%		2036	\$1,926,000	1 1	\$16,300 \$76,800			
Air Conditioning	90%		2029	\$1,920,000	1	\$70,800			
Energy Source									
Electricity	100%		2039	* *	1				
Conversion Equipment	10070								
Centrifugal, Elec Chillen	r 10% Other Observation, Ext	ent : Lioht Area	2040 Affected	**	1	\$28,600			
	Location: Basement Explanation: R-410a	Mechanical Room	00	. 10/0					
Split Unit	20% 2-4 Other Observation, Ext Location: Various In Explanation: R-22. C	The Ceiling							
Window/Wall Unit	70%		2026	\$694,000	1				

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

Asset #: 2061

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	10%			2051	* *	4	\$1,300	
Pipe/Pump	000/							
No Component	90%							
Terminal Devices Air Handler/Cool/Ht	10%			2036	* *	1	\$16,300	
No Component	90%			2030		1	\$10,300	
Heat Rejection	9070							
Evaporative Condenser	20%	2-4	\$164,900	2041	* *	2	\$29,400	
Evaporative condenser			Extent : Severe, Area		d : 10%	_	Ψ23,100	
		: Various		55				
	Explanat	ion : On E	xtended Life Time,	Inefficie	nt Units.			
Water Cooling Tower	10%		<u> </u>	2032	\$132,200	2	\$26,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$36,800	
No Component	75%							
Exhaust Fans						_	*	
Interior	25%		\$58,000	2026	\$290,200	2	\$1,600	
			t : Severe, Area Aff	ected : 1.	5%			
		: Various					****	
Roof		Now	\$25,400	2026	\$127,000	2	\$1,600	
			t : Severe, Area Aff	ected : 50	0%			
		: Ioilet Ex	haust At Roof					
No Component	50%							
Plumbing								
H/C Water Piping	700/			2021	¢2 252 000	1		
Brass/Copper Galvanized Steel	70%	Now	\$50,100	2031 2029	\$2,352,800 \$1,002,300	1		
Galvanized Steel			\$30,100 evere, Area Affectea		\$1,002,300	1		
			Locations	. 10/0				
HW Heat Exchanger	Locunon	. ,	2004110110					
Steam Fired	100%	Now	\$25,300	2031	\$1,265,500	4	\$26,100	
Steam I nea			ng, Extent : Severe,			•	Ψ20,100	
		: Boiler R	-	33	,			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 2061

Mechanical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Plumbing										
Sump Pump(s)										
Non-Submersible		2,400 2041	* *	4	\$5,600					
	Broken, Extent : Severe, Area Aff	fected : 100%								
	Location: Basement									
	Other Observation, Extent : Ligh	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement									
	Explanation : Temporary Unit	Installed								
Sewage Ejector(s)										
Compressed Air	100%	2031	\$84,600	4	\$2,700					
	Other Observation, Extent : Ligh	t, Area Affected :	100%							
	Location: Basement									
	Explanation: Two Sets Of Ejec	etors								
Backflow Preventer										
Generic	100%	2036	* *	1	\$16,200					
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Ligh	t, Area Affected :	100%							
	Location : 10 Units From Lobb	y To 11th Floor,	2 Units From Bas	ement To	11th Floor					
	Explanation: 12 Units									
Fire Suppression	-									
Standpipe										
Generic	100%	2031	\$1,205,000	1-5	\$138,100					
Sprinkler					*					
No Component	80%									
Generic	20%	2041	* *	1-2	\$14,800					

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

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

Page: 132

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : BROOKLYN MUNICIPAL BUILDING

Address : 208-242 JORALEMON STREET @ COURT ST.

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

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

Date of Survey : 09-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Floors 1,7,13,14

Block : 266 Lot : 30 BIN : 3002558

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$9,003,200	\$448,900
Interior Architecture	\$7,762,800	\$7,116,300
Electrical	\$2,007,500	\$1,502,500
Mechanical	\$10,063,000	\$26,004,200
Total	\$28,836,500	\$35,072,000
Importance Code A	\$9,003,200	\$448,900
Importance Code B	\$18,513,800	\$34,551,600
Importance Code C	\$1,319,500	\$71,400
Total	\$28,836,500	\$35,072,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$27,000		
Interior Architecture	\$830,800	\$6,900	\$2,480,400	\$139,600
Electrical	\$4,400	\$10,600	\$5,200	\$4,400
Mechanical	\$338,500	\$154,500	\$279,600	\$145,800
Site Pavements	\$23,800			
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
Total	\$1,363,300	\$364,800	\$2,931,100	\$455,500
Importance Code A	\$46,300	\$73,400	\$46,300	\$46,300
Importance Code B	\$1,299,200	\$291,500	\$2,884,700	\$409,100
Importance Code C	\$17,700			
Total	\$1,363,300	\$364,800	\$2,931,100	\$455,500



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

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

Asset #: 2060

rchitecture	Current R	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Masonry: Brick	10%	<b>#21</b> 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/Crack Location : Through		erate, Are	a Affected : 20%			
	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, Ex Location : Basement		Area Affe	cted : 30%			
	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.

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

Page: 134

### 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 Affected: 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

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

Asset #: 2060

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		Date E ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	5% No Punct/Tear/Imp Location : Th	oact Dan	-	2033 oderate, 2	\$689,000 Area Affected : 100	3	\$59,000	
Carpet	-	_	\$124,000 Extent : Moderate t	2027 , Area A <u>j</u>	\$2,480,400 Gected : 10%	3	\$212,300	
Cast in Place Concrete	Location : Th	ibling, E roughou ion, Exte	ent : Light, Area			5	\$86,000	
Ceramic Tile	7% No Cracking/Crum Location : Th	ıbling, E	\$153,800 Extent : Light, Are t	2040 ea Affecte	* * ed : 10%	5	\$27,500	
Marble Panels	13% No Cracking/Crum Location : Th	ıbling, E	\$444,300 Extent : Light, Are et, Stairwells	LIFE a Affecte	* * ed : 10%	5	\$76,700	
Sheet Vinyl/Rubber	5% No Punct/Tear/Imp Location : Th	oact Dan	-	2041 oderate, 2	* * Area Affected : 100	5	\$29,500	
Terrazzo	10% No Cracking/Crum Location : Th	ıbling, E	\$364,200 Extent : Light, Are t	LIFE a Affecte	* * ed : 10%	5	\$61,400	
Vinyl Tile	30% No Cracking/Crum Location : Th	ıbling, E	\$129,100 Extent : Light, Are t	2031 va Affecte	\$6,457,100 ed: 10%	3	\$88,500	
Vinyl Tile	7%			2026	\$1,506,700	3	\$20,600	

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

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

Asset #: 2060

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout							
	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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
<b>Under Construction</b>	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.

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

Asset #: 2060

Electrical	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Wiring								
Braided Cloth	10%		2030	\$167,300	1			
Thermoplastic	70%		2051	* *	1			
Under Construction	20%			00/				
	Other Observation, Location: Through	hout The Building		0%				
	Explanation : Busy	way Is Under Consti	ruction					
Motor Controllers	1.50/		2020	<b>#=</b> 000	_	<b>4500</b>		
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	1000/							
Under Construction	100%							
tand-by Power Transfer Switches								
Under Construction	100%							
Generators	10070							
Under Construction	100%							
Batteries Under Construction	100%							
Fuel Storage Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	4%		2036	* *	10	\$17,200		
	Compact Fluorescer Location : Through		ght, Area .	Affected : 100%				
Fluorescent	20%		2026	\$1,582,600	10	\$85,800		
	Other Observation, Location: Through	-	Affected	: 100%				
	Explanation: T-12	? Lamps						
Fluorescent	75%		2036	* *	10	\$321,900		
1.400.00001	Other Observation, Location: Through	-		: 100%	10	ψο <b>Ξ</b> 1,200		
	Explanation: T-8							
HID	1%	·· · · · · · · · · · · · · · · · · · ·	2036	* *	10	\$200		
IIID	Other Observation,	Extent · Lioht Area		. 100%	10	\$200		
	Location : Lobby		- 255 00000	00/0				
	Explanation: HI	D Fixtures						
Egress Lighting	200000000000000000000000000000000000000							
Emergency, Battery	50%		2031	\$389,200	10	\$56,500		
Exit, Service	35%		2031	\$70,000	1	\$20,200		
Exit, Battery	15%		2036	**	10	\$4,700		

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

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

Asset #: 2060

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$17,300	
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 <b>-</b>	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.

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

Asset #: 2060

Mechanical		Current Repair		Futur	e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning										
Conversion Equipment										
Centrifugal, Elec Chille				2034	\$8,037,200	1	\$430,500			
			Extent : Light, Area							
			Sub-basement Refr							
Interior Pkg Unit -	10%			2025	\$733,400	2	\$2,900			
Cooling	D 22 D 6			CC . 1	100/					
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various Locations								
			Extent : Light, Area	Affected	. 60%					
		ervanon, 1 1 : Various		11)) сеней	. 00/0					
		tion : Mult								
Reciprocating	5%		· · · · · · · · · · · · · · · · · · ·	2036	* *	1	\$10,900			
Compr/Chiller	370			2030		1	\$10,700			
1	Other Obs	ervation, I	Extent : Light, Area	Affected	: 5%					
	Location	: 3rd Floo	or							
	Explana	tion : Refri	igerant 410a							
Distribution										
CW & CHW Wtr	65%			2041	* *	4	\$22,500			
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	<b>7</b> 0 /			2026	ale ale	2	<b>016300</b>			
Air Cooled Condenser	5%			2036	* *	2	\$16,300			
Unit	0.50/			2020	¢1 001 100	2	¢400.200			
Water Cooling Tower	85% 10%			2029	\$1,991,100	2	\$400,300			
No Component Ventilation	1070									
Distribution										
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$261,000			
Exhaust Fans	10070			LII L		2 3	Ψ201,000			
Interior	95%			2031	\$1,954,000	2	\$13,600			
Roof	5%			2031	\$45,000	2	\$700			
Plumbing	2.0				÷ .5,000	<u> </u>	4,00			
H/C Water Piping										
Brass/Copper	70%			2031	\$4,169,300	1				
Galvanized Steel	30%			2029	\$1,776,100	1				
HW Heat Exchanger										
Steam Fired	100%	Now	\$448,500	2041	* *	4	\$46,300			
	Other Obs	ervation, l	Extent : Severe, Are	a Affecte	d : 100%					
		: Boiler R								
	Explana	tion : 1 Of	2 Instantaneous Ur	iits Not I	n Service					
Sanitary Piping		_		_		_		_		
Cast Iron	100%			LIFE	* *	1				

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

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

Asset #: 2060

Mechanical	Curre	nt Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100% Now	\$32,700	LIFE	* *	1		
		ent : Severe, Area Affe	cted : 5%	ó			
	Location : Sub-b	asement					
Sump Pump(s)							
Under Construction	100%						
Sewage Ejector(s)							
Compressed Air	100% Now	\$45,000	2041	* *	4	\$4,700	
	Other Observation	, Extent : Severe, Are	a Affected	d : 100%			
	Location: Basen	ient					
	Explanation: 1 (	Of 2 Units Out Of Ser	vice				
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation	, Extent : Light, Area	Affected	: 100%			
		's From Basement To		or, 5 Units From B	Basement	To 7th Floor, 2	
		basement To 14th Flo	or				
	Explanation: 12	Units					
Fire Suppression							
Standpipe	1000/		• • • • •				
Generic	100%		2041	* *	1-5	\$236,000	
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.

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$16,338,100	\$345,200
Interior Architecture	\$1,934,800	\$10,651,000
Electrical	\$1,844,300	\$1,277,100
Mechanical	\$24,142,700	\$7,564,100
Total	\$44,259,900	\$19,837,400
Importance Code A	\$16,338,100	\$3,629,700
Importance Code B	\$27,754,400	\$15,848,300
Importance Code C	\$167,400	\$359,500
Total	\$44,259,900	\$19,837,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,300		\$7,600	
Interior Architecture	\$210,900			\$122,300
Electrical	\$22,800	\$21,800	\$25,500	\$22,600
Mechanical	\$254,200	\$347,200	\$247,300	\$339,500
Site Enclosure	\$16,600			
Site Pavements	\$66,700			
Elevators/Escalators	\$197,800	\$197,800	\$197,800	\$197,800
Total	\$793,200	\$566,800	\$478,100	\$682,200
Importance Code A	\$82,500	\$58,300	\$67,400	\$58,300
Importance Code B	\$580,200	\$508,500	\$410,800	\$623,900
Importance Code C	\$130,500			
Total	\$793,200	\$566,800	\$478,100	\$682,200



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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%			

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

<sup>\*\*</sup> 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 Replaceme	ent	M	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior			•				
Windows	0.50/ 3.1	20.40	* *	_	<b># 40 500</b>		
Aluminum	85% Now \$2,339,800	2040		5	\$49,500		
	Ctrwt/Balnc Not Funct, Extent: Modera Location: 2nd, 5th, And 11th Floor Ar	00	<b>7</b> 0				
	Caulking Deteriorated, Extent: Modera	· ·	0/2				
	Location: 2nd, 5th, And 11th Floor Ar	**	· 0				
	Water Penetration, Extent: Moderate, A	-					
	Location: 2nd, 5th, And 11th Floor Ar	**					
	Weather Strip Missing, Extent: Modera	-	6				
	Location: 2nd, 5th, And 11th Floor Ar						
Metal Louvers	15% Now \$19,200	2035	* *				
	Broken/Missing Elements, Extent: Mod		10%				
	Location : North Side Of Building And	***					
Parapets							
Masonry: Brick	50% Now \$610,300	LIFE	* *	5	\$24,300	1	
	Joint Mortar Miss/Erod, Extent : Severe	, Area Affected : 35%					
	Location : Interior Face						
	Misaligned/Bulging, Extent: Severe, Ar	ea Affected : 10%					
	Location: East And West Sides	4 400 1	1000/				
	Miss/Damaged Flashings, Extent: Mod		100%				
	Location: Missing Coping Or Cap Flo	-					
	Sidewalk Shed Below, Extent: Light, Art	еа Ајјестеа : 35%					
	Location : All Sides Of Building Spalling, Extent : Light, Area Affected :	50/					
	Location: West Side	370					
	Vertical Cracks, Extent : Moderate, Area	a Affected : 5%					
	Location: At Various Column Enclosu						
Masonry: Limestone	50% 2-4 \$298,800	LIFE	* *	5	\$30,600		
	Cracking/Crumbling, Extent: Moderate	, Area Affected : 5%					
	Location: Throughout	1 100/					
	Joint Mortar Miss/Erod, Extent: Light,	Area Affectea : 10%					
	Location : Throughout Other Observation, Extent : Light, Area	Affacted : 250/					
	Location : All Sides Of Building	Affecieu . 5576					
	Explanation: Sidewalk Shed Below						
Roof	Espianation : Stateman Shea Belon						
Modified Bitumen	100% Now \$559,700	2037	* *				
	Deteriorated Finish, Extent : Light, Area	a Affected : 10%					
	Location: Throughout						
	Miss/Damaged Flashings, Extent: Mod	erate, Area Affected :	25%				
	Location : Throughout Parapet Wall A		Roof				
	Patching Evident, Extent : Light, Area A	ffected : 5%					
	Location: 11th Floor Roof						
	Water Penetration, Extent: Light, Area						
	Location: Under Cooling Tower Area						

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

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

Asset #: 1573

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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							
	Worn/Eroded, Extent: Light, Area Affected: 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	
	_	_	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.

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

Asset #: 1573

Architecture		Current I	Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls	<b>70</b> /			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.

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

Asset #: 1573

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
te Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	Now	\$5,100	2052	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Arec	a Affected : 50%			
			e Of Building					
			xtent : Light, Area	Affected	: 100%			
			e Of Building					
	Explana	tion : Maso	nry Walls Clad In	Granite				
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
			xtent : Light, Area	Affected	: 100%			
		: Parking	-					
	Explana	tion : Clad	In Granite					
te Pavements								
Public Sidewalk	1000/		<b>44.</b>		* *			
Cast in Place Concrete		Now	\$14,700	2037				
	_	Crumbling, ı : Adam Sti	Extent : Moderate reet Side	, Area Aj	tjected : 5%			
On-Site Walkways								
Cast in Place Concrete	65%		\$4,800	2045	* *			
	_	_	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Court St	reet Ada Ramps					
Masonry: Granite	25%	Now	\$41,600	LIFE	* *			
	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Arec	a Affected : 30%			
	Location	: Entry Sta	air East And West S	ides Of I	Building			
Pavers/Stone	10%	4+	\$2,900	2041	* *			
	Broken/M	issing Elem	ents, Extent : Light	, Area A	ffected : 5%			
	Location	: East Side	e Of Building					
Parking/Driveway								
Asphalt		Now	\$2,700	2035	* *			
-	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%							
	Location	: Bottom (	Of Driveway At Par	king Are	ea And Loading Do	ock		
	Ponding, 1	Extent : Mo	derate, Area Affect	ed : 5%				
	Location	: Loading	Dock					

Electrical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year Estim	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2052	* *	5	\$3,100	
	Other Observation, Extent: N/A	I, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: Two 4,000 Amp	eres Siemens Power Bre	akers			

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.

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

Asset #: 1573

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

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

Asset #: 1573

Electrical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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		e Replacement	Maintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%	2052	* *	1				
	Other Observation, Extent:	N/A, Area Affected : .	5%					
	Location: Sub-basement							
	Explanation: 48,000 Gallo	on Fuel Tank						
Conversion Equipment								
Heat Exchanger, Plate &	2%	2035	* *	1	\$5,900			
Frame	Other Observation, Extent :	N/A Area Affected:	100%					
	Location: Basement	IVA, Area Ajjeciea .	10070					
	Explanation: 2 Units Also	Serves Borough Hali	l					
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 C	old 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.

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

Asset #: 1573

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Distribution Hot Wtr Piping/Pump	Location	servation, I n : Sub-bas	Extent : N/A, Area A ement Water Is Pumped T			4	\$8,800	
Steam Piping/Pump	70% Corroded	0-2 , Extent : S	\$330,000 evere, Area Affecte	2042 d : 30%	* * g, Facility Patches	Leaks As	s They Occur	
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat		, ) , )	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%	, )		2048	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	R-134a R	efrigerant,	Extent : Light, Are - Sub-basement	2035 a Affected	* * 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%	o Now	\$19,000	2042	* *	4	\$29,300	
	Location Other Obs	n : Basemer servation, I n : Sub-bas	Extent : N/A, Area 2 ement	Affected :		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%	, )		LIFE	* *	2-5	\$331,300	

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

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

Asset #: 1573

Mechanical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail 1 Total (Yes	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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						
<del></del>	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/			<b>444</b>		<b>4.4</b>	
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/						
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					

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

<sup>\*\*</sup> 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

Mechanical	Current Repair	ir Future Replacement Maintenance		Current Repair Future Replacement		Current Repair Future Replacement Maintenance		Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority						
Vertical Transport												
Escalators												
Under 20' Rise	100%	LIFE	* *									
	Other Observation, Extent: N/A, Are	ea Affected : 10	00%									
	Location: 1st To 2nd Floor, 2nd To	3rd Floor										
	Explanation: 6 Units											
Fire Suppression												
Standpipe												
Generic	100%	2052	* *	1-5	\$310,700							
Sprinkler												
No Component	95%											
Generic	5%	2052	* *	1-2	\$8,300							
	Other Observation, Extent: N/A, Are	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.

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$17,900			\$4,900
Interior Architecture		\$15,000	\$1,100	\$18,500
Electrical	\$7,100	\$8,300	\$7,100	\$8,100
Mechanical	\$42,800	\$21,800	\$16,600	\$18,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$75,700	\$53,000	\$32,600	\$58,100
Importance Code A	\$18,400	\$1,900	\$600	\$5,600
Importance Code B	\$57,300	\$51,100	\$32,100	\$52,500
Importance Code C				
Total	\$75,700	\$53,000	\$32,600	\$58,100



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
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 2	Affected	: 10%			
Skylight, Metal/Glass	5%			2043	* *	10	\$13,200	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
terior								
Floors								
Carpet	30%			2029	\$494,200	3	\$38,600	
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%			
	Location	ı : Basemer	ıt 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.

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

Asset #: 153

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2046	* *	5	\$200	
	Other Observation, Extent: N/A, An 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, <del>.</del> .,	- 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.

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

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

Asset #: 153

Electrical	Current Repair	Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
LED	30%	2038	* *			
No Component	70%					
	Other Observation, Extent:	N/A, Area Affected : 0	%			
	Location : Building Perime	ter				
	Explanation : Lamp Posts					
Alarm						
Security System						
Generic	100%	2038	* *	1	\$21,400	
	Other Observation, Extent:	N/A, Area Affected : 1	00%			
	Location : Throughout The	Building				
	Explanation: CCTV Surve	illance Cameras. Mar	naged By NYPD			
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$35,300	
	Other Observation, Extent:	N/A, Area Affected : 1	00%			
	Location : Throughout The	Building				
	Explanation : Manual Pull Horns	Station, Horns, Strob	e Lights, Smoke I	Detectors	, Alarm Bells And	

echanical	Current	t Repair F		e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ating							
Energy Source							
Utility Steam	80%		2043	* *	1		
	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location : Basemen	ıt					
	Explanation : Stear	n Provided By Con	Edison				
HTHW/HW	20%	<u> </u>	2043	* *	1		
	Other Observation, I	Extent : N/A. Area A		100%	-		
	Location : 52 Chan	•	,,,				
	Explanation : Prov		Ruildin	o - Tweed Court Ri	ıildino		
Conversion Equipment	Explanation : 1 101	iaca i rom majacem	Buttutt	S Treed Court Bi			
Hot Water Boiler	20%		2046	* *	1	\$5,700	
That water Boner	Other Observation, I	Extent · N/A Area A	_0.0	100%	1	ψ5,700	
	Location : Sub-base		jjecica .	10070			
	Explanation: For I		Usa Onl	1,			
D D. 1 ' X/ 1 /I D		этегденсу вискир		* *		¢2.700	
Pres. Reducing Valve/LP	80%		2036		5	\$2,700	
Steam	04 01 (: 1	7 37/4 4 4	cc , 1	1000/			
	Other Observation, I		јјестеа :	100%			
	Location : Basemer		~	~			
	Explanation: One	Heat Exchanger To	Convert	Steam To Hot Wat	er For H	eating Devices	
Distribution	/						
Hot Wtr Piping/Pump	90%		2041	* *	4	\$3,800	
Central Plant Steam	10%		2043	* *	4	\$300	
Piping/Pmp							

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

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

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

Asset #: 153

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Terminal Devices								
Air Handler	80%			2038	* *	1	\$28,300	
Convector/Radiator	20%			2038	* *	1	\$3,700	
Controls					4. 4.4 - 4.4			
Pneumatic	100%			2027	\$1,202,700			
Air Conditioning								
Energy Source District Chilled Water	30%			2053	* *	1		
District Chilled Water	Other Obse		extent : N/A, Area A Abers Street			1		
			ded From Adjacen	t Tweed I	Building			
Electricity	70%		.,	2049	**	1		
Conversion Equipment	7070							
Reciprocating Compr/Chiller	65%	Now	\$29,800	2038	* *	1	\$15,500	
-			nt : Moderate, Are In Basement	a Affected	d : 50%			
			Extent : Light, Area	Affected	d: 100%			
		: 2 Sets, B		9,5				
Split Unit	30%	0-2	\$443,300	2043	* *			
	-	-	nt : Severe, Area Ą	,				
	Repaired Other Obse		xtent : N/A, Area A		ement, Units Obso	lete And	Cannot Be	
	Repaired Other Obse Location	ervation, E : Side Yard	Extent : N/A, Area A d	ffected :				
Split Unit	Repaired Other Obse Location Explanate 5%	ervation, E : Side Yard ion : 15 Sp	extent : N/A, Area A l llit AC Units Of Wi	ffected :  nich 12 A  2038	100% re Obsolete And Co * *			
Split Unit	Repaired Other Obse Location Explanate 5% Other Obse	ervation, E : Side Yard ion : 15 Sp ervation, E	Extent : N/A, Area A d	ffected :  nich 12 A  2038  ffected :	100% re Obsolete And Co * *			
Split Unit	Repaired Other Obse Location Explanate 5% Other Obse Location	ervation, E : Side Yard ion : 15 Sp ervation, E	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	ffected :  nich 12 A  2038  ffected :	100% re Obsolete And Co * *			
Distribution CW & CHW Wtr	Repaired Other Obse Location Explanate 5% Other Obse Location	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	ffected :  nich 12 A  2038  ffected :	100% re Obsolete And Co * *			
Distribution CW & CHW Wtr Pipe/Pump	Repaired Other Obse Location Explanat. 5% Other Obse Location Explanat. 30%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	ffected : nich 12 A 2038 ffected : Room	100% re Obsolete And Co * * 100%	annot Be	Repaired	
Distribution  CW & CHW Wtr  Pipe/Pump  No Component	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	ffected : nich 12 A 2038 ffected : Room	100% re Obsolete And Co * * 100%	annot Be	Repaired	
Distribution  CW & CHW Wtr  Pipe/Pump  No Component  Terminal Devices	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate 30%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	iffected :  sich 12 A  2038  iffected :  Room  2053	100% re Obsolete And Co * * 100%	annot Be	Repaired \$1,300	
Distribution  CW & CHW Wtr  Pipe/Pump  No Component  Terminal Devices  Air Handler/Cool/Ht	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate 30% 70%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	iffected:  aich 12 A 2038  Iffected: Room  2053	100%  re Obsolete And Co  **  100%  **	annot Be	\$1,300 \$28,300	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	Repaired Other Obse Location Explanat. 5% Other Obse Location Explanat. 30% 70%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	iffected :  sich 12 A  2038  iffected :  Room  2053	100%  re Obsolete And Co	annot Be	Repaired \$1,300	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate 30% 70%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	iffected:  aich 12 A 2038  Iffected: Room  2053	100%  re Obsolete And Co	annot Be	\$1,300 \$28,300	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	Repaired Other Obse Location Explanat. 5% Other Obse Location Explanat. 30% 70%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	iffected:  aich 12 A  2038  Iffected: Room  2053	100%  re Obsolete And Co	annot Be	\$1,300 \$28,300	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate 30% 70% 80% 5% 15%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	2038 Effected: 2038 Effected: Room 2053 2038 2038	100%  re Obsolete And Co **  100%  **  **  **	4 1 1	\$1,300 \$28,300 \$900	
Distribution  CW & CHW Wtr  Pipe/Pump  No Component  Terminal Devices  Air Handler/Cool/Ht  Fan Coil - 2 Pipe  No Component  Heat Rejection  Water Cooling Tower  No Component	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate 30% 70% 80% 5% 15%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	2038 Effected: 2038 Effected: Room 2053 2038 2038	100%  re Obsolete And Co **  100%  **  **  **	4 1 1	\$1,300 \$28,300 \$900	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Ventilation Distribution	Repaired Other Obse Location Explanat. 5% Other Obse Location Explanat. 30% 70% 80% 5% 15% 65% 35%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	2038 Effected: Room 2053 2038 2038 2038	100%  re Obsolete And Co **  100%  **  **  **	4 1 1 2	\$1,300 \$28,300 \$900	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate 30% 70% 80% 5% 15%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	2038 Effected: 2038 Effected: Room 2053 2038 2038	100%  re Obsolete And Co **  100%  **  **  **	4 1 1	\$1,300 \$28,300 \$900	
Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans	Repaired Other Obse Location Explanate 5% Other Obse Location Explanate 30% 70% 80% 5% 15% 65% 35%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	2038 Effected: Room 2053 2038 2038 2034 LIFE	100%  re Obsolete And Co	4  1 1 2 2-5	\$1,300 \$1,300 \$28,300 \$900 \$37,500	
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	Repaired Other Obse Location Explanat. 5% Other Obse Location Explanat. 30% 70% 80% 5% 15% 65% 35%	ervation, E : Side Yard ion : 15 Sp ervation, E : Basemer	Extent: N/A, Area A dilit AC Units Of WI Extent: N/A, Area A at Communication	2038 Effected: Room 2053 2038 2038 2038	100%  re Obsolete And Co	4 1 1 2	\$1,300 \$1,300 \$28,300 \$900 \$37,500	

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

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

Asset #: 153

Current Re	pair Fu	Future Replacement Maintenance		aintenance		
% of Fail Date I Total (Years)			Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
100%	204	3 **	1			
100%	LIF	E **	1			
100%	LIF	E **	1			
100%	203	8 **	4	\$1,800		
100% Now	\$1,400 203	8 **	1	\$3,200		
Other Observation, Ext	'ent : Moderate, Area A	ffected : 20%				
Location: Basement						
Explanation: Excessi	ive Water Flow Out Of	Drain Pipe				
100%						
70%	LIF	E **				
Other Observation, Ext	ent : N/A, Area Affecte	d : 100%				
Location: Sub-basem	ent To 2nd Floor					
Explanation: 1 Unit						
30%	LIF	E **	:			
	0 00					
Explanation · 1 Unit						
100%	205	9 **	1-5	\$28,900		
		-		<b>\$20,700</b>		
	% of Fail Date In Total (Years)  100%  100%  100%  100%  100%  100%  100%  Now Other Observation, Ext Location: Basement Explanation: Excession  100%  70%  Other Observation, Ext Location: Sub-basem Explanation: 1 Unit 30%  Other Observation, Ext Location: 2nd To 3rd Explanation: 1 Unit	% of Fail Date Estimated Cost Total (Years)  100%  204  100%  LIF  100%  LIF  100%  203  100% Now \$1,400 203  Other Observation, Extent: Moderate, Area A Location: Basement Explanation: Excessive Water Flow Out Of  100%  Town  Town  Town  Town  Town  Town  Lift  Other Observation, Extent: N/A, Area Affecte Location: Sub-basement To 2nd Floor Explanation: 1 Unit  30%  LIF  Other Observation, Extent: Light, Area Affecte Location: 2nd To 3rd Floor Explanation: 1 Unit	Nof Fail Date Estimated Cost Total (Years)   Year FY	Now   S1,400   2038   **   1	Total   Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   (Yrs)	

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

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,376,200	\$189,600
Interior Architecture	\$185,000	\$707,400
Electrical	\$79,800	\$962,700
Mechanical	\$830,800	\$2,964,900
Total	\$3,471,800	\$4,824,600
Importance Code A	\$2,376,200	\$189,600
Importance Code B	\$1,095,600	\$4,635,000
Total	\$2.471.Q00	\$4 824 600

Total	\$3,471,800	\$4,824,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$90,100		\$5,300	
Interior Architecture	\$168,800		\$66,200	\$16,700
Electrical	\$85,200	\$10,200	\$10,700	\$11,700
Mechanical	\$87,000	\$24,900	\$45,200	\$24,500
Site Pavements	\$2,200			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$445,100	\$47,000	\$139,200	\$64,700
Importance Code A	\$90,100		\$7,500	
Importance Code B	\$316,300	\$47,000	\$131,600	\$62,600
Importance Code C	\$38,700			\$2,100
Total	\$445,100	\$47,000	\$139,200	\$64,700



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

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

Asset #: 161

rchitecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls					
Cast Iron	5% Now \$72,00				
	Broken/Missing Elements, Extent: M	oderate, Area Affected : 5%			
	Location: South Facade	4 400 4 1 150/			
	Corrosion/Rusting, Extent: Moderate Location: North And East Facades	e, Area Affectea : 15%			
Glass Block	5%	LIFE **	5	\$8,400	
Masonry: Brick	50% 0-2 \$275,40		5	\$67,500	
	Joint Mortar Miss/Erod, Extent : Mo	**			
	Location: North And East Facades				
	Sidewalk Shed in Use, Extent: Light,	Area Affected : 60%			
	Location: South And East Facades				
Masonry: Limestone	30% 0-2 \$474,20		5	\$30,400	
	Broken/Missing Elements, Extent: M	**			
	Location: Above Windows, South F				
	Diagonal Cracks, Extent: Moderate,	Area Affected : 20%			
	Location: South And East Facades	-4- A ACC4-1 . 200/			
	Staining/Discoloring, Extent : Moder Location : Throughout	ate, Area Affectea : 20%			
		2030 **		<b>#16000</b>	
Stucco Cement	10% Now \$37,90		5	\$16,900	
	Diagonal Cracks, Extent : Light, Are Location : South And East Facades	i Affectea : 10%			
	Staining/Discoloring, Extent: Moder	ata Araa Affactad : 15%			
	Location: South And East Facades	ate, Area Affectea . 1576			
Windows	Docum . Soun The East I deduces				
Aluminum	10% Now \$6.60	2042 **	5	\$1,400	
1 Halling III	Air Infiltration, Extent : Light, Area		J	Ψ1,100	
	Location : 1st Floor At Sills	J.			
Metal Louvers	3%	2037 **	10	\$5,300	
Wood	87% Now \$971,70		5	\$122,100	
552	Deteriorated Finish, Extent: Severe, Location: Throughout		J	¥1 <b></b> ,100	
	Thermally Inefficient, Extent : Severe Location : Throughout	Area Affected : 100%			
	Caulking Deteriorated, Extent : Seve	re, Area Affected : 100%			
	Location : Throughout				

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

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

Asset #: 161

Architecture	Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	45% Now	\$348,800	2044	* *			1
Membrane	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.

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

Asset #: 161

Architecture	Current Repair		Futu	e Replacement	Maintenance			
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior Floors								
Carpet	65% Worn/Eroded, Exter Location : 2nd An		2033 Affected .	\$1,773,700 - 10%	3	\$151,800		
Cast in Place Concrete Ceramic Tile	11% 5% Now Cracking/Crumbling Location: Toilets Patching Evident, E	Throughout		-	5 5	\$74,900 \$3,900		
	Location: Toilets Caulking Deteriora Location: Toilets	Throughout ted, Extent : Light, A						
Raised Access Floor Vinyl Tile	4% 15% Now Broken/Missing Ele Location: Basema	ent Storage Area g, Extent : Moderate			5 3	\$23,400 \$8,800		
	Location: Basema Worn/Eroded, Exter Location: Basema	nt : Severe, Area Affe	ected : 10	00%				
Interior Walls								
Ceramic Tile	5%		2043	* *	5	\$4,200		
Concrete Masonry Unit	10%		LIFE	* *	5	\$6,700		
Gypsum Board	Water Penetration,	s At Corridors Thro	ughout Area Affe		5	\$36,500		
Masonry: Brick	Joint Mortar Miss/E Location: Baseme Spalling, Extent: M	ent And Sub-baseme. Erod, Extent : Moder ent And Sub-baseme. Toderate, Area Affect ent And Sub-baseme.	nt rate, Ared nt ted : 15% nt	a Affected : 15%				
Plaster	7% Now Cracking/Crumbling Location: Baseme Water Penetration,	ent And Sub-baseme. \$2,800 g, Extent : Moderate ent Storage South Si Extent : Moderate, A ent Storage South Si	LIFE e, Area A de Area Affe	-	5	\$1,700		

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Affected: 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$2,300				
	Other Observation, Extent : Light, Area	a Affected	: 100%						
	Location : Basement								
a 11 P	Explanation: Water Main								
Stand-by Power									
Transfer Switches	1000/	2022	¢10 000	1	¢22.700				
Automatic	100%	2032	\$10,800	1	\$23,700				
Generators Diesel	100% 0-2 \$79,800	2049	**	1	\$26,800				
	Other Observation, Extent: Light, Area	а Ајјестеа	: 100%						
	Location: Roof. Generator Room	C		011-4	. It In East Eine				
	Explanation : One 62.5 Kilovolt Amp Pump Use Only.	ere Gener	ator. It Is Ota Ana	Obsolete	e. It is For Fire				
Batteries	-								
Lead/Acid	100%	2025	\$2,400	5	\$2,900				
Fuel Storage									
Day Tank	100%	2033	\$25,400	5					
	Other Observation, Extent : Light, Area	a Affected	' : 100%						
	Location: Roof. Generator Room								
	Explanation: The Capacity Of The T	ank Is 30	Gallons.						
Lighting									
Interior Lighting	200/	• • • •	4400 (00	4.0					
Fluorescent	30%	2029	\$390,600	10	\$21,200				
	Other Observation, Extent: Light, Area								
	Location: Sub-basement, Basement,	1st, 2nd A	ind 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								
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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2042	* *	10	\$9,300	
Exit, LED	50%			2069	* *	1		
Exterior Lighting								
HID	10%	2-4	\$35,600	2044	* *			
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	00%			
	Location	: Roof						
No Component	80%							
Under Construction	10%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2039	* *	1	\$5,800	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	a: 2nd Floo	or Only					
	Explana	tion : Came	eras Security Syster	n				
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$196,800	1-3	\$48,900	

Mechanical		Current Repa	ir	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Utility Steam	100%			2054	* *	1			
	Other Obs	ervation, Exten	t : Light, Area	Affected	: 100%				
	Location	: Throughout							
	Explanat	ion : Steam Fro	om Con-Edisor	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		
1 0 1	Insul. Dete	riorating, Exte	nt : Moderate,	Area Aff	fected : 20%		•		
		: Various							
	On Extended Life, Extent : Moderate, Area Affected : 100%								
		: Various Loca		33					
Central Plant Steam Piping/Pmp	30%	Now	\$64,400	2034	\$643,700	4	\$1,100		
	Insul. Dete Location	riorating, Exte : Various	nt : Moderate,	Area Aff	fected : 20%				

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

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

Asset #: 161

/lechanical	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
eating								
Terminal Devices								
Air Handler	Location Leak Evia	xtent : Seve n : Bottom ( lent, Extent	\$323,100 re, Area Affected: Of Units. Extensive : Severe, Area Affe	Corrosio		1	\$32,100	
		ded Life, Ex	Of The Units. Roof tent : Severe, Area	Affected	: 75%			
Convector/Radiator	20%			2039	* *	1	\$5,000	
Fan Coil Unit/Heat	5%			2039	\$94,600	1	\$1,200	
Controls	370	'		2034	Ψ24,000		Ψ1,200	
Electrical	100%	)		2029	\$424,200			
ir Conditioning					·			
Energy Source Electricity	100%	•		2042	* *	1		
Conversion Equipment	10070	1		2072				
Centrifugal, Elec Chiller	Malfuncti Location R-22 Refr	n : 7 Compr	\$443,400 nt : Severe, Area A, essors, Sub-basem tent : Light, Area A	ent		1	\$71,200	
	Unit Inop	erable, Exte	ement ent : Moderate, Are t Out Of Commissi		ed : 100%			
Window/Wall Unit	5%	)		2029	\$14,500	1		
Distribution CW & CHW Wtr Pipe/Pump	100%	)		2044	* *	4	\$3,800	
Terminal Devices Air Handler/Cool/Ht	Malfuncti	-	\$29,600 nt : Severe, Area A trol System. Throug	-	\$1,480,500 70%	1	\$42,900	
Heat Rejection			, ,	<u>'</u>				
Dry Cooler	5%	)		2039	* *	2	\$2,700	
Water Cooling Tower	95%			2035	* *	2	\$73,600	
entilation Distribution								
Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$68,000	
Exhaust Fans						-	/	
Interior	30%	)		2029	\$101,500	2	\$700	
Roof	70%	<u>)                                    </u>		2029	\$103,600	2	\$1,700	
1.								
lumbing H/C Water Piping								

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

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

Asset #: 161

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
HW Heat Exchanger						
HTHW/HW	100%	2060	* *			
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Boiler Room					
	Explanation: Recent Installation					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2034	\$15,300	4	\$2,400	
Fixtures						
Generic	100%					
Instantaneous Hot Water						
Electric	100%	2039	* *			
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area					
	Location : One Unit From Sub-basemon Floor	ent To 6th	n Floor, One Unit F	From Bas	ement To 6th	
	Explanation: 2 Units, 1 Unit Is Not O	perating				
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$38,800	
Sprinkler						
Generic	100%	2044	* *	1-2	\$21,600	
Fire Pump						
Generic	100%	2037	* *	1	\$14,400	

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

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

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$388,700	\$1,890,400		
Interior Architecture	\$1,349,200	\$6,988,300		
Electrical	\$312,200	\$4,923,500		
Mechanical	\$6,154,600	\$6,688,400		
Total	\$8,204,700	\$20,490,700		
Importance Code A	\$388,700	\$4,817,500		
Importance Code B	\$6,998,900	\$15,358,900		
Importance Code C	\$817,100	\$314,300		
Total	\$8,204,700	\$20,490,700		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,500		\$36,500	_
Interior Architecture	\$1,054,500			\$101,500
Electrical	\$32,100	\$26,700	\$32,500	\$26,700
Mechanical	\$92,400	\$45,100	\$99,800	\$40,400
Site Pavements	\$17,200			
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$1,247,900	\$121,200	\$218,200	\$218,000
Importance Code A	\$15,000	\$12,200	\$49,000	\$12,200
Importance Code B	\$1,184,700	\$108,900	\$169,200	\$179,600
Importance Code C	\$48,300			\$26,200
Total	\$1,247,900	\$121,200	\$218,200	\$218,000



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

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

Asset #: 13871

rchitecture	Curren	t Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls		<b>44.5</b> 00				<b>***</b>	
Concrete Masonry Unit	15% 2-4	\$44,500	LIFE	*:	* 5	\$23,900	
	-	g, Extent : Light, Ar Main Entrance And I			haut		
		Aain Enirance Ana 1 Extent : Light, Area		O	пош		
	Location: 1st Flo		і Ајјестей	. 100/0			
	Explanation: Loc						
Concrete Masonry Unit	5% Now	\$148,200	LIFE	* :	* 5	\$8,000	
Concrete Masonry Unit		\$146,200 g, Extent : Moderat			. 3	\$6,000	
	Location : Pentho						
	Expansion Joint Failure, Extent: Moderate, Area Affected: 50%						
	Location : Pentho		,				
	Other Observation,	Extent : Light, Area	ı Affected	: 100%			
	Location : Pentho	-	55				
	Explanation : Loc	cation Noted					
Metal Panel	80%		2054	*	* 5-10	\$1,400,300	
	Recent Repair Evia	lent, Extent : Light, 2	Area Affec	eted : 2%			
	Location : Variou	s Locations An All S	lides				
Windows							
Aluminum	100%		2042	*	* 5	\$73,100	
	-	lent, Extent : Light, A					
		ng And Window Pan	-	-	ıt.		
		Extent : Light, Area		: 100%			
	Explanation: Co.	w Panels Are Inoper	авіе				
Parapets	Explanation . Co.	пропені Туре					
Metal Panel	100%		2054	*	* 5	\$34,100	
Tyrottar 1 times		lent, Extent : Light, 2		eted: 30%	J	ψ3 1,100	
	-	ng At Metal Panels					
Roof							
Built-Up (BUR)	60% Now	\$98,000	2029	\$490,100	)		
	-	shings, Extent : Mod		ea Affected : 20%	6		
		lashing At 10th Floo					
	-	ight, Area Affected :	10%				
	Location: 10th F	•	1 100	. 1 100/			
		Extent : Moderate, A loor Corridor And C					
Built-Up (BUR)	40% Now	\$98,000	2039	*	*		
	Alligatoring, Exten	t : Light, Area Affect	ted : 5%				
	Location : Rando	m Locations On 1st	Floor Roo	f			
	-	o, Extent : Severe, Ai Area Of 1st Floor Ro		ed : 20%			
		shings, Extent : Mod	-	ea Affected : 10%	6		
		lashing Throughout					
		lent, Extent : Light, A					
	Location: 1st Flo	or Poof					

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$90 <i>C</i> 000	2022	¢1 402 200	2	¢117 (00		
Carpet			\$896,000 : Moderate, Area A Throughout	2033 Iffected :	\$1,493,300 100%	3	\$116,600		
Cast in Place Concrete	10%			LIFE	* *	5	\$170,000		
Ceramic Tile	5%			2043	* *	5	\$19,400		
Terrazzo	10%			LIFE	* *	5	\$60,700		
Vinyl Tile	55%		\$320,700	2034	\$6,414,100	3	\$80,200		
·	Location Worn/Ero	n : Through ded, Extent	ents, Extent: Light out Kitchenette Are : Moderate, Area A out Kitchenette Are	eas On Eo Iffected :	ach Floor 5%				
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *	10	\$93,500		
Ceramic Tile	7%			2043	* *	5	\$52,400		
Concrete Masonry Unit	10%			LIFE	* *	5	\$59,900		
Glass: Single Pane	3%			LIFE	* *	5	\$33,700		
Gypsum Board	70%			LIFE	* *	5-10	\$890,400		
Granite Panels		tar Miss/Er	\$147,400 rod, Extent : Light, strance Lobby	LIFE Area Affa	* * ected : 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 Affec	cted : 2%				
Exposed Struc: Steel	5%			LIFE	* *	10	\$38,900		
Gypsum Board	5%			LIFE	* *	5-10	\$66,800		
Site Pavements	270						+00,000		
Public Sidewalk									
Cast in Place Concrete	Location	Crumbling, 1 : Through	\$15,700 Extent : Moderate out ht, Area Affected :		* * ffected : 10%				
	Location	ı : Through	out						

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

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

Asset #: 13871

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

Site Pavements

On-Site Walkways

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

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

Location: Stairs At Main Entrance

Electrical		Current I	Repair	Futur	e Replacement	nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment Fused Disc Sw	100% Other Obs	ervation, E	Extent : N/A, Area A	2044 ffected :	* *	5	\$1,100		
	Location	: Electrica	al Room						
	Explanat	ion : One .	1,600 Ampere Main	Disconn	nect Switch				
Transformers									
Dry Type	Location	: Mechani	xtent : Light, Area cal Rooms us Capacities	2039 Affected	* * : 100%	5	\$900		
Switchgear / Switchboard			···· - ·· <b>F</b> ·······						
Fused Disc Sw	100%			2044	* *	5	\$1,100		
Raceway									
Conduit	100%			2044	* *	1			
Panelboards									
Fused Disc Sw	40%			2042	* *	5	\$2,300		
Molded Case Bkrs	60%			2042	* *	5	\$4,000		
Wiring Thermoplastic	100%			2044	* *	1			
Motor Controllers	100%			2044		1			
Locally Mounted	40%			2039	* *	5	\$700		
Motor Control Center	50%			2039	* *	5	\$3,400		
Variable Frequency	10%			2039	* *	3	ψ3,100		
Drive									
Ground Grounding Devices									
Grounding Devices  Generic	100%			LIFE	* *	5	\$7,300		
Stand-by Power	100,0						<i>\$1,200</i>		
Transfer Switches									
Automatic	100%			2039	* *	1	\$76,900		
Generators									
Diesel	Location	: Penthou	\$87,500 Extent : Moderate, A se Mechanical Roo	m		1	\$87,100		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Penthouse Mechanical Room								
	Explanat	ion : One .	300 Kilowatt Rated	Capacity	V				

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

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

Asset #: 13871

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power							
Batteries							
Lead/Acid	100%	2027	\$2,700	5	\$9,300		
Fuel Storage			di di	_			
Day Tank	50%	2042	**	5			
	Other Observation, Extent: Light, Are		100%				
	Location: Generator Room Penthou						
	Explanation: One 75 Gallon Capaci	-					
Main Tank	50%	2049	* *	5			
	Other Observation, Extent : Light, Are	ea Affected :	100%				
	Location: Sub-basement						
	Explanation: 550 Gallons Rated Ca	pacity					
Lighting							
Interior Lighting	(00/	2020	<b>#2 150 500</b>	10	<b>#155.000</b>		
Fluorescent	68%	2029	\$3,150,500	10	\$155,900		
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building	t, Area Affec	cted : 100%				
Fluorescent	30%	2029	\$1,389,900	10	\$68,800		
	Compact Fluorescent Light, Extent : L	ight, Area A	lffected : 100%				
	Location: Offices And Corridors						
LED	2%	2039	* *				
Egress Lighting							
Emergency, Service	50%	2029	\$83,600	1			
Exit, Service	10%	2029	\$11,700	1			
Exit, Battery	40%	2029	\$153,900	10	\$6,800		
Exterior Lighting							
Incandescent	10%	2029	\$145,500	2			
LED	5%	2042	* *				
No Component	85%						
Lightning Protection							
Arresters/Cabling							
Generic	100%	2049	* *	5	\$700		
Alarm							
Security System							
Generic	100%	2039	* *	1	\$93,400		
	Other Observation, Extent : Light, Are	a Affected :	100%				
	Location: Throughout The Building						
	Explanation: CCTV Surveillance Sy	stem					
Fire/Smoke Detection Under Construction	100%						

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

Heating

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

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

Asset #: 13871

/lechanical	Current Repair		Futur	e Replacement	Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source	40/		•••	ats ats			
Electricity	1%		2044	**	1		
	Other Observation,	Ü					
		ditioning Equipmen	t Rooms	- I Per Floor			
	Explanation : Elec	tric Heating					
Natural Gas	99%		2044	* *	1		
Conversion Equipment							
Hot Water Boiler	99%		2032	\$2,856,400	1	\$122,400	
	Other Observation, I	•		100%			
		ise Mechanical Roo	m				
	Explanation: Two	Units					
Radiant Heater	1%		2029	\$70,700	2	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Air Con	ditioning Equipmen	t Rooms	- 1 Per Floor			
	Explanation : Elec	tric Unit Heaters					
Distribution							
Hot Wtr Piping/Pump	100%		2033	\$593,800	4	\$18,500	
Terminal Devices							
Convector/Radiator	99%		2032	\$2,198,200	1	\$79,900	
Unit Heater - Hot Water	1%		2029	\$16,100			
	Other Observation, I	-					
	Location : Penthoi	ise Mechanical Roo	m, Build	ing Exits			
	Explanation: Unit	Heaters / Cabinet I	Heaters				
Controls							
Under Construction	100%						
ir Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		

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

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

Asset #: 13871

Mechanical	Cu	rrent R	epair	Futur	e Replacement	М	aintenance			
System Component Type		Date ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning										
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15% 2	-4	\$684,300	2044	* *	2	\$1,800			
Trowing Cooming	Malfunctioning Location : Lo	-	t : Light, Area Aff of - 3 Units	ected : 10	00%					
			nt : Light, Area A	ffected :	100%					
	Location : Lo			,,,						
Window/Wall Unit			tent : Light, Area e Elevator Machir			1				
	Explanation	: Locatio	on Noted							
Water Cooled interior Pkg Unit	82%			2028	\$3,998,100	2				
	R-22 Refrigera	ınt, Exte	nt : Light, Area A	ffected : .	100%					
				t Rooms	- One Unit Per Flo	oor; Vari	ous Locations -			
	Ceiling Mour			• • • • • • • • • • • • • • • • • • • •	* *					
Water Cooled interior Pkg Unit		-4	\$97,500	2039		2				
			t : Moderate, Ared Telecom Room - 2		d : 100%					
Distribution	Locuiton . 41	11 1 1001	Tetecom Room - 2	2 Onus						
CW & CHW Wtr Pipe/Pump	50% N	ow	\$4,400	2044	* *	4	\$6,200			
r ipe/r ump	Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Main Roof									
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: From Main Roof To Water Cooled Packaged Units On Each Floor									
	Explanation	: Conde	nser Water Piping	g/Pumps	Only					
No Component	50%									
Heat Rejection										
Dry Cooler		-4	\$24,900	2044	**	2	\$2,800			
			t : Moderate, Area			4. I. T.1				
			<u> </u>		oled Packaged Uni					
Water Cooling Tower	83% N		\$1,138,400	2039	* *	2	\$167,100			
	Corroded, Extent: Severe, Area Affected: 100%  Location: Main Roof, L. Towan 2 Colle, Conneded / Detarionated									
	Location : Main Roof - 1 Tower, 2 Cells - Corroded / Deteriorated  Leak Evident, Extent : Severe, Area Affected : 100%									
			f - 1 Tower, 2 Cel		070					
No Component	15%		, 110,70,72							
Ventilation	13/0									
Distribution										
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$220,700			

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

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

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

Asset #: 13871

chanical	Current Repair	Future Replacement	N	Maintenance		
tem Component Type	% of Fail Date Estimated Total (Years)	Cost   Year   Estimated Cost   FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
tilation Exhaust Fans Roof	100% Abandoned in Place, Extent : Ligh	2029 \$526,900 at Area Affected : 5%	2	\$7,700		
	Location: Main Roof Next To Co On Extended Life, Extent: Light, L Location: Roofs	ooling Tower - 1 Unit				
nbing						
H/C Water Piping Brass/Copper	100% 0-2 \$174, Booster Pump w/Tank, Extent : Mo Location : Sub-basement Water I	oderate, Area Affected : 100%	1			
Water Heater With Tanks						
Electric	75%	2029 \$19,300	4			
	Other Observation, Extent: Light, Location: Custodian Slop Sink ( Explanation: Various Units, Bet	Closets, Various Toilet Rooms, O	ther Loca	ations		
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, Location: Pantries, Various Toil Explanation: Multiple Units					
No Component	75%					
ical Transport Elevators	7370					
Geared Traction	100%	LIFE **				
Genred Traction	Other Observation, Extent: Light, Location: 4 Units From 1st To 1	Area Affected : 100%	ement To	10th Floor		
	Explanation: 5 Units	······································				
Suppression	*					
Standpipe						
Generic	100%	2044 **	1-5	\$126,000		
Sprinkler						
Generic	100%	2044 **	1-2	\$70,000		
Fire Pump Generic	100%	2030 \$259,300	1	\$46,700		
	Location : Adjacent Shopping M	all Building - Fire Pump Room				
Fire Pump	100% Other Observation, Extent : Light, Location : Adjacent Shopping M Explanation : Fire Pump Locate	2030 \$259,300 Area Affected : 100% [all Building - Fire Pump Room	1 ing Exclu			

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

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

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

Asset #: 13871

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,417,200	\$828,300
Interior Architecture	\$8,415,600	\$400,000
Electrical	\$3,315,100	\$893,900
Mechanical	\$10,277,000	\$7,482,300
Total	\$24,424,900	\$9,604,500
Importance Code A	\$2,726,900	\$1,032,000
Importance Code B	\$21,040,600	\$8,572,500
Importance Code C	\$657,400	
Total	\$24,424,900	\$9,604,500

Total	\$503,500	\$510,000	\$536,300	\$426,000
Importance Code C	\$8,200	\$13,100		
Importance Code B	\$495,400	\$461,400	\$500,800	\$343,700
Importance Code A		\$35,500	\$35,500	\$82,300
Total	\$503,500	\$510,000	\$536,300	\$426,000
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
Site Pavements	\$20,600			
Mechanical	\$226,000	\$93,200	\$288,400	\$99,900
Electrical	\$67,500	\$69,800	\$58,400	\$83,600
Interior Architecture		\$157,500		\$7,000
Exterior Architecture				\$46,000
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		
			od, Extent : Moder	ate, Area	a Affected : 50%				
		i : Through							
			nt : Severe, Area Aj	ffected : .	5%				
		i : Penthou:							
			xtent : N/A, Area A		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 Mor	tar Miss/Er	od, Extent : Moder	ate, Area	a Affected : 20%				
	Location : Lintels And Sills								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location	ı : Window	Sills And Lintels Po	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.

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

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

Asset #: 2056

Architecture	Current Repair			e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors							
Carpet	35%		2029	\$3,455,800	3	\$295,800	
Cast in Place Concrete	10% Now	\$474,800	LIFE	* *	5	\$123,200	
		ements, Extent : Seve					
	Location : Stair I	Landing Between 23rd	d And 24	th Floor			
	Deflection Evident	, Extent : Severe, Are	a Affecte	d : 50%			
	Location : Stair I	Landing 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	\$52,800	
Vinyl Tile 9" X 9"	10% Now	\$892,900	2028	\$4,464,700	3	\$21,100	
, , , , , , , , , , , , , , , , , , , ,		ements, Extent : Mod				, ,	
	Location: 22nd,	23rd And 24th Floor	S				
Under Construction	5%						
Chaci Construction		, Extent : N/A, Area A	Affected :	0%			
	Location : First I		33				
	Explanation : Re						
Interior Walls	<i>T</i>						
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	
		ements, Extent : Mod	'erate, Ar	ea Affected : 25%		*	
	_	24th Floors And Thro					
	Cracking/Crumbli	ng, Extent : Severe, A	rea Affec	rted : 50%			
	Location: 22nd,	23rd And 24th Floor:	s And Th	roughout			
Under Construction	5%						
Chaci Constituction		, Extent : N/A, Area A	Affected ·	0%			
	Location: 1st Flo		JJ				
	Explanation : Re						

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

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

Asset #: 2056

Architecture		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings	250/			2020	* *	-	Ø176 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	
		-	ents, Extent : Seve th Floors And Thro		Affected : 50%			
	_	_	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. <b>2</b> 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 Repair		Future Replacement		Maintenance			
System Component Type	% of F Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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			<b>#200</b>	
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 **	-	<b>#5.200</b>	
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.

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

Asset #: 2056

Electrical	Current Rep	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Batteries				_		
Lead/Acid	100%	2025	\$2,400	5	\$13,300	
	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location : Roof					
	Explanation : Batteries	Are For The Roof Gene	erator			
Fuel Storage						
Not Accessible	100%					
ighting						
Interior Lighting						
Fluorescent	55%	2038	* *	10	\$180,800	
	T-8 Lamps And Fixtures,	Extent: Light, Area Aff	ected : 100%			
	Location : Throughout					
Fluorescent	40%	2028	\$2,424,600	10	\$131,500	
	T-12 Lamps And Fixtures				4-0-,0-0	
	Location : Throughout		V			
Incandescent	5%	2028	\$259,900	2	\$400	
Egress Lighting			· ,		<u> </u>	
Emergency, Battery	25%	2038	* *	10	\$21,600	
Emergency, Battery	25%	2033	\$149,100	10	\$21,600	
Exit, LED	25%	2061	**	1	<b>\$21,000</b>	
Exit, Service	25%	2038	* *	1		
Exterior Lighting	20,0	2030		•		
HID	15%	2033	\$248,600	10	\$200	
Incandescent	5%	2028	\$95,200	2	Ψ200	
No Component	80%	2020	Ψ25,200	_		
larm	0070					
Security System						
Generic	100%	2038	* *	1	\$133,900	
Fire/Smoke Detection	100/0	2036		1	Ψ155,700	
Generic, Digital	100%	2038	* *	1-3	\$220,900	
Generic, Digital	10070	2038		1-3	\$220,900	

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
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 : S	Severe, Area Affe	cted : 50	%			
	Location	: Boilers 3 A	Ind 4					
	Other Obse	Other Observation, Extent: N/A, Area Affected: 100%						
	Location	: Basement	Boiler Room					
	Explanati	on : 4 Units						

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	/		<b>0.1.7.1.7</b> 00	• • • •	<b>**</b> • • • • • • • • • • • • • • • • • •	_	<b>***</b>	
Interior Pkg Unit -	55%	Now	\$154,500	2027	\$3,090,100	2	\$9,700	
Cooling	<i>C</i> . 11	M . III . I .	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.

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

Asset #: 2056

Mechanical	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	\$35,400	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Now Broken, Extent : Sev Location : 1 Of 2 I	\$14,200 ere, Area Affected : Pump Sets In The Ba		\$71,100	4	\$7,600	
Backflow Preventer							
Generic	100% Other Observation, Location: Baseme Explanation: 2 Wo	nt	2041 Iffected :	**	1	\$22,000	
Fixtures	Explanation . 2 we	iter mains					
Generic	100%						
Vertical Transport Elevators	10070						
Geared Traction	100%		LIFE	* *			
	Other Observation, Location: One Un	it From Basement T From Lobby To 12th	Affected . To 23rd Fl		From Lol	bby To 22nd	
Fire Suppression							
Standpipe	1000/		2042	* *	1.5	¢107.500	
Generic	100%		2043	~ ^	1-5	\$187,500	
Sprinkler Generic	100%		2043	* *	1-2	\$100,400	
Fire Pump	10070		2015			Ψ100,100	
Generic	100% Recent Installation, Location: 24th Flo	oor Extent : N/A, Area A			1	\$67,000	
	Location : 24th Flo Explanation : Loca	oor uted In Penthouse O	n The 24t	h Floor			

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

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : EDGEWATER VILLAGE HALL

Address : 111 CANAL STREET @TAPPEN PARK

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 8,000 Project Type : REAL PROPERTY

Date of Survey : 16-Feb-2021 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

**Total** 

Block : 523 Lot : 1 BIN : 5013729

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$950,200	\$262,100
Interior Architecture	\$234,000	
Electrical	\$60,300	
Mechanical		\$75,700
Total	\$1,244,600	\$337,800
Importance Code A	\$950,200	\$337,800
Importance Code B	\$294,300	
Total	\$1,244,600	\$337,800

EXPENSE	FY 2025	FY 2026	FY 2027	F 1 2028
Exterior Architecture	\$155,800			
Interior Architecture	\$194,000		\$300	\$1,500
Electrical	\$5,700	\$300	\$26,500	\$200
Mechanical	\$39,700	\$1,100	\$1,100	\$1,100
Site Enclosure	\$18,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$417,900	\$5,300	\$31,800	\$6,700
Importance Code A	\$156,600	\$800	\$800	\$800
Importance Code B	\$141,000	\$4,500	\$31,000	\$5,900
Importance Code C	\$120,300			

\$5,300

\$31,800

\$6,700



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

\$417,900

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

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

Asset #: 13693

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance					
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
kterior											
Exterior Walls											
Masonry: Brick	92% Now	\$679,800	LIFE	* *	5	\$19,000					
		Cracking/Crumbling, Extent: Severe, Area Affected: 5%									
		Location: Canal Street Facades  Loint Mortan Miss/Frod Extent: Moderate Area Affected: 40%									
	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 40%										
	-	Location: Throughout									
	Loose Units, Extent: Severe, Area Affected: 10%										
		Location: Window Arch, Canal Street Side									
	Spalling, Extent : Moderate, Area Affected : 5%  Location : Throughout										
	-		1664-1	200/							
	Worn/Eroded, Extent Location : Through										
						44.00					
Masonry: Brownstone	2% Now	\$31,200	LIFE	* *	5	\$300					
	Worn/Eroded, Extent		ctea : 60	%							
	Location : Exterior	r acaaes		de de							
Masonry: Fieldstone	2%		LIFE	* *	5	\$300					
Masonry: Limestone	4%		LIFE	* *	5	\$600					
Windows	1000/ N	\$45,400	2057	* *	_	¢0,000	1				
Wood	100% Now	\$45,400	2057		5	\$9,000	1				
	Air Infiltration, Extent: Severe, Area Affected: 30%										
	Location: Throughout First And Second Floor  Broken/Missing Floments, Extent : Severe Area Affected : 30%										
	Broken/Missing Elements, Extent: Severe, Area Affected: 30%  Location: 4t Window Arches										
		Location : At Window Arches  Dry Rot/Decay, Extent : Moderate, Area Affected : 5%									
	Location : At Winds		1119900000								
	Vandalism, Extent : 1		ected · 40	0%							
	Location : First Flo	**									
	Water Penetration, E										
	Location : First Flo		00								
Parapets											
Metal Cornice	100% Now	\$60,100	2072	* *			1				
	Corrosion/Rusting, E	Extent : Severe, Area	a Affected	d : 30%							
	Location : Through	out									
	Deteriorated Finish,	Extent : Severe, Ar	ea Affect	ed : 100%							
	Location: Painted	Surface Peeling Th	roughou	t							
	Punct/Tear/Impact D	-	vere, Are	a Affected : 5%							
	Location : Through	out									
	Other Observation, I		Area Affe	cted : 5%							
	Location: Canal S										
	Explanation: Birds	Nesting Inside Co	rroded S	ections							

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

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

Asset #: 13693

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof					
Copper/Terne	10% Now \$29,400 Corrosion/Rusting, Extent : Moderate, A Location : Roof	2072 ** Area Affected : 30%	•		
Modified Bitumen	65% Now \$132,500 Blisters, Extent: Severe, Area Affected: Location: Upper Flat Roof Miss/Damaged Flashings, Extent: Mod Location: Upper Flat Roof Punct/Tear/Impact Damage, Extent: Se Location: Upper Flat Roof	erate, Area Affected : 30%			1
Skylight, Metal/Glass	5% Water Penetration, Extent: Moderate, A Location: Over Stair To Attic	2032 \$262,100 Irea Affected : 5%	10	\$2,900	
Slate	20% Now \$77,800 Water Penetration, Extent: Light, Area Location: Throughout Other Observation, Extent: Light, Area Location: Throughout Explanation: Gray Color Tiles With R	Affected: 100%			
Soffits	Explanation . Gray Color Tites with N	ea Danaing			
Wood	100% Now \$49,700 Dry Rot/Decay, Extent: Moderate, Area Location: Front And Rear Facade Misaligned/Bulging, Extent: Moderate, Location: Throughout		5	\$4,200	
nterior					
Floors Ceramic Tile	10% Now \$37,800  Punct/Tear/Impact Damage, Extent: Me Location: First Floor Various Location Water Penetration, Extent: Severe, Area Location: First Floor Throughout Other Observation, Extent: Severe, Are Location: First And Second Floor Var Explanation: Water Damage Through	ons a Affected : 60% a Affected : 40% rious Locations	5	\$800	
Quarry Tile	5% Now \$6,200  Broken/Missing Elements, Extent: Mod Location: First Floor Lobby And Rea Loose/Delam Surface, Extent: Moderat	2037 ** erate, Area Affected : 20% r Bathrooms	5	\$600	
	Location: First Floor Lobby				
Slate Vinyl Tile	3% 80% Now \$111,000 Water Penetration, Extent: Severe, Area Location: First Floor Throughout	LIFE ** 2042 ** a Affected : 30%	5	\$500 \$4,600	
Wood	2%	2047 **	5	\$600	

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

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

Asset #: 13693

Architecture	C	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls	600/		<b></b>		ale ale	_	<b>47.200</b>	
Gypsum Board	60%		\$40,000	LIFE	* *	5	\$5,300	
		-	Extent : Severe, A out First And Seco					
			tent : Severe, Area					
			or And Second Flo	00				
			xtent : Severe, Are		0			
			out Interior Of Bui		. 00/0			
	Explanation							
Masonry: Brick	10%		\$15,100	LIFE	* *			
Musomy. Brok			: Severe, Area Affe		0%			
			er Room And Boile					
	Joint Mortar	Miss/Ero	od, Extent : Severe	, Area Af	fected : 30%			
			out Basement					
	Water Penetr	ation, Ex	tent : Moderate, A	lrea Affe	cted : 15%			
	Location:	Basemen	t Throughout					
Plaster	30%	Now	\$46,400	LIFE	* *	5	\$1,300	
	Water Penetr	ation, Ex	tent : Severe, Area	ı Affected	d : 30%			
	Location:							
			xtent : Severe, Are	a Affecte	d : 60%			
	Location : I		-	_				
G '1'	Explanation	n : Water	Damage Through	out Inter	ior Of Building W	alls		
Ceilings AcousTileConcealSpLn	30%	Now	\$48,500	2052	* *	5	\$2,900	
AcoustneConcearspLir			\$48,300 ents, Extent : Light			3	\$2,900	
	Location:			i, 111 cu 11,	yeerea . 1070			
		_	unage, Extent : Se	vere. Are	a Affected : 40%			
		_	or Rear Office Are		3,5			
			tent : Severe, Ared		d : 30%			
	Location:	First And	Second Floor Thi	oughout				
	Other Observ	vation, E	xtent : Severe, Are	a Affecte	d : 60%			
	Location:	Various L	ocations					
	Explanation	n : Water	Damage Through	out Build	ling Interior			
Gypsum Board		Now	\$123,000	LIFE	* *	5	\$13,500	
	_	_	Extent : Severe, A		ted : 50%			
			out Interior Of Bui					
			tent : Severe, Area	00	d : 30%			
C'4. E. 1	Location : I	r irst Ana	Second Floor Cer	uing				
Site Enclosure Fence/Gates								
Iron Picket	100%	0-2	\$18,700	2052	* *			
Holl I loket			\$18,700 ctent : Moderate, A		cted : 30%			
	Location:			1-5,5 0				
Site Pavements								

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

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

Asset #: 13693

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							
Not Accessible	100%						
	Other Observation, Extent : N/A, Area Affected : 0%						
	Location:						
	Explanation: Snow Covered						
On-Site Walkways							
Not Accessible	98%						
	Other Observation, Extent: N/A, Area Affected: 0%						
	Location:						
	Explanation: Snow Covered						
Not Accessible	2%						
	Other Observation, Extent : N/A, Area Affected : 0%						
	Location:						
	Explanation : Snow Covered						

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5		
	Other Observation, Extent : Light, A Location : 1st Floor		100%			
	Explanation : 400 Ampere Main S	Switch				
Raceway						
Conduit	100%	2032	\$4,800	1		
Panelboards Molded Case Bkrs	100%	2031	\$10,800	5	\$200	
Wiring						
Thermoplastic	100%	2032	\$9,800	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting Interior Lighting						
Fluorescent	98%	2027	\$60,300	10	\$7,200	
	Other Observation, Extent: Light, A Location: Throughout Explanation: T-8 Lamps	Area Affected :	100%			
Incandescent	2%	2027	\$1,100	2		
	Other Observation, Extent : Light, 2			_		
	Location : 1st Floor Clinic	55				
	Explanation : Track Lights					
Egress Lighting						
Emergency, Battery	50%	2027	\$7,300	10	\$1,000	
Exit, Battery	50%	2027	\$5,000	10	\$300	

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

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

Accet # : 12602

Asset # : 13693									
Electrical	(	Current Repair Futi		Futu	Future Replacement		aintenance		
System Component Type		ail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting									
Exterior Lighting Incandescent	_		\$5,600 : Moderate, 2 neter	2042 Area Affe	* * cted : 100%	2			
No Component	80%								
Alarm									
Security System									
No Component	80%								
Generic	20%			2032	\$3,300	1	\$600		
Fire/Smoke Detection No Component	80%								
Generic, Analog	20%			2027	\$4,500	1-3	\$1,000		
Mechanical	(	Current Repa	ir	Futur	re Replacement	M	aintenance		
System Component Type	, , , ,	ail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	

Moonamou		ourront Hopan		r ataro respiasoment		- Indirection	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Heating			•				
Energy Source							
Natural Gas	100%		2032	\$2,300	1		
	Other Observation, Ex	ctent : Moderate, 2	Area Affeci	ted : 100%			
	Location: Basement						
	Explanation: Low N	Iaintenance And T	The Buildir	ng Is Unused.			
Conversion Equipment							
Steam Boiler	100%		2030	\$75,700	1	\$7,900	
	Abandoned in Place, I	Extent : Moderate,	Area Affe	ected : 100%			
	Location: Througho	out. Unused Mech	anical Equ	ipments			
	Other Observation, Ex	ctent : Light, Area	Affected:	100%			
	Location: Basement						
	Explanation: One U	<sup>I</sup> nit					
Distribution							
Steam Piping/Pump	100%		2042	* *			
Terminal Devices							
Convector/Radiator	100%		2037	* *	1	\$2,600	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Window/Wall Unit	100% 0-2	\$19,800	2032	\$32,900	1		
	Damaged, Extent : Se						
	Location : Througho	out. All Air Condit	ion Remov	red From The Pro	perty		
Ventilation							
Exhaust Fans							
Wall Unit	5%		2037	* *	2		
No Component	95%						
Plumbing	<u> </u>					·	

Plumbing

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

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

Asset #: 13693

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2037	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2025	\$18,600	2		
	Other Observation, Extent : Light, Ar	rea Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit Capacity 50 G	allons. Inst	alled 2011.			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2025	\$300	4	\$300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar	rea Affected	: 100%			
	Location: 1st To 2nd Floor					
	Explanation: 1 Unit					

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,288,900	\$191,200
Interior Architecture	\$637,900	\$303,600
Electrical		\$257,000
Mechanical	\$219,800	
Site Pavements	\$132,900	
Total	\$3,279,500	\$751,700
Importance Code A	\$2,366,800	\$191,200
Importance Code B	\$392,400	\$487,800
Importance Code C	\$520,400	\$72,700
Total	\$3,279,500	\$751,700

\$99,500 \$109,900	\$7,900	\$14,300	\$14,600 \$3,000
\$99,500	\$7,900	\$14,300	\$14,600
A00 =00	Φ= 000		
\$50,000	\$2,500	\$2,500	\$2,500
\$259,400	\$10,400	\$16,900	\$20,200
\$3,900	\$3,900	\$3,900	\$3,900
\$48,200			
\$65,600			
\$11,900	\$4,100	\$3,400	\$3,600
\$4,500	\$2,400	\$2,800	\$2,900
\$75,300		\$6,700	\$9,800
\$50,000			
FY 2025	FY 2026	FY 2027	FY 2028
	\$50,000 \$75,300 \$4,500 \$11,900 \$65,600 \$48,200 \$3,900 <b>\$259,400</b> \$50,000	\$50,000 \$75,300 \$4,500 \$11,900 \$65,600 \$48,200 \$3,900 \$259,400 \$10,400 \$50,000 \$2,500	\$50,000 \$75,300 \$6,700 \$4,500 \$2,400 \$2,800 \$11,900 \$4,100 \$3,400 \$65,600 \$48,200 \$3,900 \$3,900 \$3,900 \$259,400 \$10,400 \$16,900 \$50,000 \$2,500 \$2,500



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

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

Asset #: 4167

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls Cast Stone/Terra Cotta	15% Now  Joint Mortar Miss/E  Location : Through		LIFE , Area A <u>f</u>	* * Gected : 50%	5	\$123,000	
Masonry: Brick	50% Now Joint Mortar Miss/E Location: North F Water Penetration, I	\$680,400 Frod, Extent : Severe Facade	ı Affected		5	\$52,500	
Masonry: Brick	15% Now Joint Mortar Miss/E Location: Chimne Spalling, Extent: Se Location: Chimne Worn/Eroded, Extent 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, E 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, E 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	* *	5-10	\$12,800	

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

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

Asset #: 4167

Architecture	Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof	(50/ )	Φ=1 400	2054	de de			
Clay Tile	65% Now	\$71,400	2054	**			
	Broken/Missing Elem		erate, Ar	ea Affectea : 10%			
	Location : Through Gut/DS Non Func/M		Anna Aff	Santad . 250/			
	Location : East Fac		Area Ajj	ectea : 25%			
3.5 11.00 1.70		aue	• • • • •	ale ale	1.0		
Modified Bitumen	30%	<b>#10.000</b>	2039	* *	10	\$9,500	
Modified Bitumen	5% Now	\$18,900	2044				1
	Drains Inad/Misposn						
	Location: Roof Adj			r Main Entrance			
	Ponding, Extent : Sev Location : Roof Adj			or Main Entrance			
	Other Observation, E						
	Location : Roof Adj		и Ајјестес	1. 100/0			
	Explanation : Defle						
nterior	Explanation . Defic	etton Evident					
Floors							
Carpet	15%		2030	\$110,800	3	\$11,500	
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	\$3,800	
Wood	15% Now	\$186,900	2062	* *	5	\$5,400	
	Broken/Missing Elem		re, Area A	Affected : 25%			
	Location : Old Care						
	Worn/Eroded, Extent	***	cted : 50	%			
	Location : Old Care	etakers Apartment					
Interior Walls	50/		2042	* *	_	¢	
Ceramic Tile	5% 15%		2043 LIFE	* *	5 5-10	\$6,100 \$30,900	
Gypsum Board Masonry: Brick	15% 10% Now	\$250,700	LIFE	* *	3-10	\$30,900	
Masoniy. Bitck	Joint Mortar Miss/Er			Fected : 25%			
	Location : Basemen		, 11100 115	Jecieu . 2570			
	Spalling, Extent : Sev		. 25%				
	Location : Basemen						
Plaster	20% Now	\$64,100	LIFE	* *	5	\$7,300	
Tidstei	Broken/Missing Elem	. ,		Affected : 25%	3	Ψ7,500	
	Location : Old Care						
	Cracking/Crumbling,						
	Location : Old Care						
Plaster	35%	<u>, , , , , , , , , , , , , , , , , , , </u>	LIFE	* *	5-10	\$36,100	
Wood	15%		LIFE	* *	5	\$145,500	
***************************************	15/0		ти г			Ψ173,300	

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

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

Asset #: 4167

Architecture		Current	Repair	Futu	re Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	20%			2047	*	3	\$7,700	
Exposed Struc: Wood	5%			LIFE	*	* 10	\$2,900	
	Location	n : Ceilings	Extent : Light, Area Of Old Caretakers					
			sed Wood Joist					
Gypsum Board	10%			LIFE	*	* 5-10	\$13,200	
Plaster		Now	\$63,500	LIFE	*	* 5	\$6,000	
			Extent : Severe, A	rea Affec	eted : 50%			
			etakers Apartment					
			: Severe, Area Affe	cted: 50	0%			
	Location	n : Old Car	etakers Apartment					
Plaster	15%	ı		LIFE	*	* 5-10	\$9,900	
Plaster	25%			LIFE	*	* 5-10	\$16,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	*	*		
Iron Picket	50%	ı		2054	*	*		
Free Standing Walls								
Masonry: Brick		Now	\$32,500	2060	*	*		
	_		Extent : Severe, Arc					
	Location	n : South W	all Along Back Of I	Building	Is Severely Lean	ing		
Retaining Walls								
Masonry: Brick		Now	\$33,100	2054	*	*		
			od, Extent : Severe	, Area Aj	ffected : 10%			
	Location	n : Areaway	?S					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$14,200	2047	*	*		
	_	_	Extent : Moderate	-	ffected : 50%			
	Location	n : Sidewali	ks At Main Entranc	e				
On-Site Walkways								
Cast in Place Concrete	100%		\$34,100	2047	*	*		
	_	_	Extent : Moderate	-	-			
	Location	n : Interior	Courtyards Have C	Cracking	Pavements			
Parking/Driveway								
Asphalt		Now	\$132,900	2043	*	*		
	_	_	Extent : Severe, A	rea Affec	eted : 10%			
		_	out Parking Area					
	_		vere, Area Affected	: 10%				
		n : Parking						
			vere, Area Affected	: 2%				
	Location	n : Parking	Area					

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

<sup>\*\*</sup> 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 Estimate Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent: Ma Location: Basement			5	\$100	
Switchgear / Switchboard	Explanation : Main Service S	witch Rated At 800 An	nperes			
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	10070	2077		1		
Locally Mounted	60%	2039	* *	5	\$100	
Locally Mounted	40%	2032	\$38,600	5	\$100	
Ground						
Grounding Devices Generic	100% Other Observation, Extent : Mo Location : Basement	LIFE oderate, Area Affected	**	5	\$800	
	Explanation: Connected To N	1etal Water Pipe.				
ighting						
Interior Lighting Fluorescent	5% T-12 Lamps And Fixtures, Exter	2034 nt : Moderate, Area A	\$21,200 ffected : 100%	10	\$1,200	
T1	Location : Staircase	2020	<b>#21 200</b>	1.0	<b>01.000</b>	
Fluorescent	5%  Compact Fluorescent Light, Ex.  Location: Attic	2029 tent : Moderate, Area	\$21,200 Affected : 100	10 %	\$1,200	
Incandescent	20% Not in Service, Extent : Severe, Location : Jail Area	2029 Area 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	3070	2017				
LED No Component	20% 80%	2042	* *			
Alarm						
Security System Generic	100% Other Observation, Extent: Lig Location: Hallways And Outs Explanation: Surveillance Co	side	\$52,400	1	\$9,600	

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

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

Asset #: 4167

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2034	\$72,000	1-3	\$16,300	
	Other Observation, Extent : Ligh	nt, Area Affected : 100	1%			
	Location : Throughout The Bui	lding				
	Explanation · Smoke Detector	Manual Pull Stations	Horns Alari	m Rells A	and Strobe Lights	

echanical		Current Repa	air	Futur	e Replacement	М	aintenance		
stem Component Type		Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ating									
Energy Source									
Fuel Oil No 2	40%			2044	* *	5	\$3,200		
Natural Gas	60%			2044	* *	1			
Conversion Equipment									
Steam Boiler	60%	2-4	\$29,200	2039	* *	1	\$13,700		
		Broken, Extent: Moderate, Area Affected: 20%							
		Location : Boiler Room. Broken Boiler Plates Corroded, Extent : Moderate, Area Affected : 50%							
			. Corroded Boi						
			oderate, Area A						
	Location : Boiler Room. Boiler Is Leaking As A Result Of Cracks Not Energy Efficient, Extent : Moderate, Area Affected : 60%								
	0,	00	ent : Moderate,	Area A <u>f</u>	fected : 60%				
	Location:								
			it : Severe, Area	ı Affecte	d : 60%				
	Location:			~					
					n In The Building				
Steam Boiler	40%	0-2	\$48,700	2039	* *	1	\$9,200		
			ent : Moderate,	Area A <u>f</u>	fected : 40%				
	Location:								
			it : Severe, Area	ı Affecte	d : 100%				
	Location:								
	Explanatio	on : 1 Unit. O	utdated Heatin	g System	In The Building				
Distribution	1000/	2.4	<b>450.50</b> °	2041	a. a.		<b>01.2</b> 22		
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%								
		Throughout							
			it : Severe, Ared	ı Affecte	d : 100%				
		Throughout							
	Explanatio	on : Outdated	Heating Syster	n In The	Building.				

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

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

Asset #: 4167

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Heating							
Terminal Devices							
Convector/Radiator	95% 2-4	\$10,800	2039	* *	1	\$7,100	
	Corroded, Extent : M						
	Location : Various			_	ost Of Th	e Units	
	Other Observation, I			: 30%			
	Location: 2nd Ana						
	Explanation : Lack	Of Heating Device			Court R		
Unit Heater - Steam	5%		2029	\$7,900	4	\$200	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Interior Pkg Unit -	5%		2032	\$22,100	2	\$100	
Cooling	/			ate at			
Split Unit	20%		2042	**			
	Recent Installation, I	-	Affected .	25%			
	Location: 1st Floo	r					
Window/Wall Unit	60%		2027	\$63,400	1		
No Component	15%						
Terminal Devices							
Fan Coil - 2 Pipe	5%		2034	\$36,200	1	\$400	
No Component	95%						
Heat Rejection							
Dry Cooler	5%		2034	\$5,400	2	\$900	
No Component	95%						
Plumbing							
H/C Water Piping	1000/		2011	* *			
Brass/Copper	100%		2044	~ ~	1		
Water Heater With Tanks	100%		2020	¢10.600	2		
Gas Fired	100% Other Observation, 1	Futant Light Anga	2029	\$18,600	2		
	Location : Boiler R	-	Ајјестеи .	100/0			
	Explanation: 81 G						
Sanitary Piping	Ехрининон . 61 О	anon Onn					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIIL		1		
Submersible	100% 0-2	\$100	2025	\$900	4	\$500	
Submersible	Malfunctioning, Exte	·			7	\$300	
	Location : Basemer		55	. 100,0			
Sewage Ejector(s)	Location . Dascinci	21111 13 1101 11011	8				
Electric	100%		2034	\$14,600	4	\$1,500	
Fixtures	100/0		2037	Ψ17,000	7	Ψ1,500	
Generic	100%						
Vertical Transport	100/0						

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

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

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

Asset #: 4167

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

Vertical Transport

Elevators

Geared Traction 100% LIFE \*\*

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

Location : Basement To 4th Floor

Explanation : One Unit

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

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,738,300	\$1,105,300
Interior Architecture	\$913,000	\$2,754,200
Electrical	\$362,000	
Mechanical	\$2,921,500	\$16,773,500
Total	\$5,934,700	\$20,633,000
Importance Code A	\$1,738,300	\$1,353,100
Importance Code B	\$4,099,400	\$18,678,400
Importance Code C	\$97,100	\$601,500
Total	\$5,934,700	\$20,633,000

Total	\$3,061,300	\$274,700	\$220,400	\$254,800
Importance Code C				
Importance Code B	\$3,061,300	\$273,800	\$220,400	\$254,800
Importance Code A		\$900		
Total	\$3,061,300	\$274,700	\$220,400	\$254,800
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Site Pavements	\$35,700			
Mechanical	\$74,300	\$45,600	\$59,500	\$37,900
Electrical	\$50,600	\$46,900	\$42,800	\$40,500
Interior Architecture	\$2,802,000	\$83,500	\$19,400	\$77,700
Exterior Architecture				
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 2050

chitecture	Current Re	pair	Futur	e Replacement	M	aintenance				
stem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
erior										
Exterior Walls										
Bronze/Brass	1%		LIFE	* *						
Masonry: Brick	10% Now	\$173,800	LIFE	* *	5	\$21,300				
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20% Location : Interior Courtyard At 3rd Floor And Window Lintels Throughout									
	Location : Interior Co	ourtyard At 3rd Fl	loor And	Window Lintels T	hroughoi	ıt				
Masonry: Granite	69% Now	\$229,400	LIFE	* *	5	\$110,200				
	Staining/Discoloring, Extent: Light, Area Affected: 20%									
	Location: Throughout									
	Other Observation, Ext	ent : Light, Area .	Affected	: 100%						
	Location : Entire Buil	ding Perimeter								
	Explanation : Sidewal	lk Shed In Use								
Masonry: Granite	20%		LIFE	* *	5	\$31,900				
Windows						•				
Aluminum	95% Now	\$1,164,500	2047	* *	5	\$123,300				
	Ctrwt/Balnc Not Funct,	Extent : Modera	te, Area .	Affected : 20%						
	Location: Throughou	t								
	Other Observation, Extent : Light, Area Affected : 10%									
	Location : Street Leve	el Windows								
	Explanation: Protecti	ive Metal Grilles								
Bronze/Brass	3%		2039	* *	5	\$48,700				
Metal Louvers	2%		2040	* *	10	\$32,400				
Parapets										
Masonry: Brick	25% Now	\$72,300	LIFE	* *	5	\$5,800				
	Joint Mortar Miss/Erod	l, Extent : Modero	ate, Area	Affected: 25%						
	Location : Interior Fa	ice								
	Vegetation Growth, Extent : Moderate, Area Affected : 5% Location : Southwest Corner Of Main Roof									
	Worn/Eroded, Extent: Light, Area Affected: 25%									
	Location : Interior Face									
		Other Observation, Extent : Moderate, Area Affected : 35%								
	Location : Interior Pa			· · · · · · · · · · · · · · · ·						
	Explanation : Repoint									
Masonry: Granite	60%	8	LIFE	* *	5	\$17,400				

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

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

Asset #: 2050

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	h Side Of Irea Affec	Main Roof			
Skylight, Metal/Glass	2%		2031	\$543,700	10	\$6,500	
Soffits							
Granite Panels	40%		LIFE	* *	5		
Marble Panels	60%		LIFE	* *	5		
nterior							
Floors	250/		2025	\$2.724.200	2	\$210,000	
Carpet Ceramic Tile	25% 5%		2025 2034	\$2,724,200	3	\$310,900	
Marble Panels	3% 10% 4+	\$675,700	LIFE	\$1,736,900 * *	5 5	\$31,100 \$46,600	
iviatore i aneis	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	48% Now Cracking/Crumbling Location: Electric Water Penetration, 1	cal Room Foundatio	n Wall		5	\$60,400	
		cal Room Foundatio					
SGFT/Glazed Masonry	10%		LIFE	* *			
Wood	5%		LIFE	* *	5	\$83,900	

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2036	* *	5	\$62,200	
AcousTileSusp.Lay-In	40%		\$82,000	2036	* *	5	\$124,400	
	_	_	Extent: Moderate		ffected : 2%			
	Location	: Room 10	20 On The 10th Flo	oor				
	Water Pene	etration, E	xtent : Moderate, A	rea Affec	cted : 2%			
	Location	: Room 10	20 On The 10th Flo	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	* *			
		ervation, E : Areaway	xtent : N/A, Area A Copings	ffected :	100%			
	Explanat	ion : This I	s Actually Granite					
Site Pavements Public Sidewalk	-		-					
Cast in Place Concrete	100%	Now	\$35,700	2036	* *			
	Cracking/0	Crumbling,	Extent : Moderate	Area A <u>j</u>	fected : 15%			
	Location	: Various !	Sidewalks Adjacent	To Lafa	yette, Hester And	Worth Str	reets	
On-Site Walkways								
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.

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

Asset #: 2050

Electrical	Current Repa	Current Repair Future Replacem		ent Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2039	* *	5	\$500	
Molded Case Bkrs	95%	2039	* *	5	\$10,400	
Wiring						
Thermoplastic	90%	2051	* *	1		
Thermoplastic	10%	2041	* *	1		
Motor Controllers						
Locally Mounted	20%	2029	\$9,300	5	\$600	
Variable Frequency	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, Exten					
		Floor, Access Through W				
	Explanation: Two 1,500	) Kilowatt Emergency Ge	enerators			
Batteries						
Lead/Acid	100%	2025	\$2,400	5	\$15,400	
Fuel Storage						
Day Tank	50%	2047	* *	5		
	Other Observation, Exten	t : Light, Area Affected :	100%			
	Location: Roof					
	Explanation : No Availa	ble Nameplate Rating Co	apacity			
Main Tank	50%	2059	* *	5		
	Other Observation, Exten	t : Light, Area Affected :	100%			
	Location: Basement					
	Explanation: 14,000 Ge	allons Rated Capacity				
Lighting						
Interior Lighting						
Fluorescent	10%	2036	* *	10	\$38,100	
	Compact Fluorescent Liga	ht, Extent : Light, Area A	ffected : 100%			
	Location: Hallways					
Fluorescent	80%	2036	* *	10	\$304,800	
	T-8 Lamps And Fixtures,	Extent : Light, Area Affec	eted : 100%		. ,	
	Location : Throughout T					
Fluorescent	5%	2036	* *	10	\$19,100	
1 Idolescent	T-5 Lamps And Fixtures, I			10	ψ19,100	
	Location : Offices At 10	-	. 100/0			
LED			* *			
LED	5%	2036	~ <b>^</b>			

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

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

Asset #: 2050

Electrical	Current Repai	r Futu	re Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2036	* *	1		
Exit, LED	50%	2059	* *	1		
Alarm						
Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$46,500	
	Other Observation, Extent	: Light, Area Affected	1: 100%			
	Location : Hallways And	Other Public Spaces				
	Explanation : Surveilland	ce Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2036	* *	1-3	\$76,800	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Throughout Th	he Building				
	Explanation : Strobe Light	hts, Alarm Bells,horns	, Smoke Detectors	And Mar	nual Pull Stations	

Mechanical		Current R	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 2050

Mechanical	Current Repair		Future Replacement		Maintenance			
System	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	r 10%			2034	\$839,300	1	\$45,000	
Interior Pkg Unit -	5%			2032	\$325,500	2	\$1,300	
Cooling								
_	R-134a Re	efrigerant, 1	Extent : Light, Area	Affected	d: 100%			
	Location	ı : 5th Floo	r					
	Recent In:	stallation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : 5th Floo	r					
Exterior Pkg Unit -	5%			2031	\$225,700	2	\$1,300	
Cooling					-			
Split Unit	15%			2031	\$1,466,200			
Window/Wall Unit	65%			2026	\$1,013,600	1		
Distribution								
CW & CHW Wtr	15%			2041	* *	4	\$4,600	
Pipe/Pump								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	3%			2031	\$239,600	1	\$7,700	
Fan Coil - 2 Pipe	2%		\$5,000	2031	\$251,200	1	\$2,400	
			evere, Area Affected	l : 10%				
		ı : Switchge	ear Room					
No Component	95%							
Heat Rejection	4 = 0 /			•	<b>4.</b>	_	0.40.400	
Air Cooled Condenser	15%			2031	\$178,800	2	\$43,400	
Unit	0.50/							
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	30%			LIFE	* *	2.5	\$60.500	
No Component	70%			LIFE		2-5	\$69,500	
Exhaust Fans	/070							
Interior	90%			2026	\$1,643,100	2	\$11,400	
Roof	10%			2026	\$79,900	2	\$1,300	
Plumbing	1070			2020	Ψ17,700		Ψ1,300	
H/C Water Piping								
Brass/Copper	10%			2041	* *	1		
Galvanized Steel	90%			2029	\$4,729,600	1		
	On Extend	led Life, Ex	tent : Moderate, Ar	ea Affec				
	Location	ı : Through	out					
HW Heat Exchanger								
HTHW/HW	100%			2031	\$1,153,700			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
			tent : Moderate, Ai	ea Affec	ted : 100%			
	Location	ı : Through	out					

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

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

Asset #: 2050

Mechanical	Current Re	Current Repair		<b>Future Replacement</b>		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
	On Extended Life, Exten		ea Affec	ted : 100%			
	Location : Throughou	t					
Sump Pump(s)							
Submersible	100%		2025	\$12,700	4	\$13,200	
Sewage Ejector(s)							
Electric	100% Now	\$64,700	2031	\$215,500	4	\$16,500	
	Broken, Extent : Severe	**					
	Location: 1 Of 2 Pun						
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation: Two Un	its					
Backflow Preventer	1000/	<b>4.2. -</b> 0.0		4404 000			
Generic	100% 4+	\$3,700	2031	\$183,800	1	\$22,900	
	Other Observation, Ext	ent : Moderate, A	1rea Affe	cted: 50%			
	Location: Basement	O					
D' .	Explanation : Rusting	Occuring At Pip	ing				
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			
Geared Traction	0ther Observation, Ext	ont : Light Anga					
	Location : Basement '	-	Ајјестеи	. 100/0			
Fi C	Explanation: 10 Unit	3					
Fire Suppression Standpipe							
Generic	100%		2041	* *	1-5	\$209,400	
Sprinkler	10070		2071		1-3	\$209,400	
No Component	25%						
Generic	75%		2041	* *	1-2	\$87,300	
Generic	13/0		∠U+1		1-2	\$67,300	

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

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034		
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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$21,800			
Interior Architecture	\$192,900		\$61,900	\$5,600
Electrical	\$45,900	\$2,100	\$29,000	\$2,200
Mechanical	\$85,400	\$13,700	\$82,300	\$17,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$349,900	\$19,700	\$177,200	\$29,700
Importance Code A	\$30,200	\$8,500	\$9,600	\$8,500
Importance Code B	\$261,300	\$11,300	\$167,600	\$21,300
Importance Code C	\$58,300			
Total	\$349,900	\$19,700	\$177,200	\$29,700



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

<sup>\*\*</sup> 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		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	100/	Φ.5. 0.0.0	LIDE	* *	_	<b>#21 100</b>	
Cast in Place Concrete	10% 4+ Exposed Reinforcen	\$5,000	LIFE		5	\$21,100	
	Location : South S	-	Area Ајје	eciea . 170			
Masonry: Brick	75%		LIFE	* *	5	\$31,700	
Masonry: Granite	2%		LIFE	* *	5	\$600	
	Other Observation, Location: Front B	-	Affected	: 100%			
		antrance ated On Kent Avenu	e				
Masonry: Limestone	3%		LIFE	* *	5	\$1,000	
Metal Coiling Doors	10% Now	\$8,900	2037	* *	5	\$6,600	
_	Punct/Tear/Impact I		ght, Area	Affected: 10%			
	Location : Coiling	Door At Rear					
Windows Aluminum	100%		2054	* *	5	\$12,300	
Parapets	10070		2034			\$12,300	
Masonry: Brick	80%		LIFE	* *	5	\$11,400	
Masonry: Limestone	15%		LIFE	* *	5	\$2,700	
Metal Rail	5%		2045	* *	5-10	\$12,900	
Roof							
Built-Up (BUR)	21% 2-4	\$74,400	2040	* *			
	Blisters, Extent: Lig		2%				
	Location: Main Re	-	ad . 150/				
	Ridging, Extent : Main Ro	***	ea : 15%	1			
Built-Up (BUR)	79%		2040	* *	10	\$80,700	
nterior							
Floors	200/ 31	Ф <b>42</b> 100	LIDE	* *	-	Φ.7.7. 0.0.0	
Cast in Place Concrete	20% Now Cracking/Crumbling	\$43,100 Frient: Moderate	LIFE		5	\$55,900	
	Location : Boiler	-	г, ягеи ад	gecieu . 50%			
Mosaic Tile	5%		2037	* *	5	\$16,000	
Vinyl Tile	25% Now	\$43,800	2037	* *	3	\$12,000	
•	Broken/Missing Ele	·		ea Affected : 25%		. ,	
	Location: Throug	hout Offices And Sh	op Areas				
Vinyl Tile 9" X 9"	10% 4+	\$20,300	2032	\$1,013,400	3	\$4,800	
	Broken/Missing Ele	ments, Extent : Mod	erate, Ar	ea Affected : 2%			
	Location : Locker	S					
Wood	5% Now	\$7,600	2047	* *	5	\$6,000	
	Broken/Missing Ele			ea Affected : 5%			
		Garage At Basement					
	Loose Units, Extent Location: Throug		ed : 5%				
Wood	35%	nout	2067	* *	5	\$83,900	
WOOU	JJ / 0		2007	-	J	φου,500	

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

<sup>\*\*</sup> 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		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior Walls	250/ 0.2	¢24.100	LIFE	* *			
Cast in Place Concrete	25% 0-2 Paint Peeling, Exter Location : Baseme		LIFE cted : 10%				
Concrete Masonry Unit	25% 4+ Vertical Cracks, Ext Location : Freight	\$29,800 tent : Light, Area Aff t Elevator Room In E		* *	5	\$6,400	
Gypsum Board	25% 4+ Punct/Tear/Impact I Location : Throug		LIFE ght, Area	* * Affected : 5%	5	\$9,600	
Masonry: Brick SGFT/Glazed Masonry	10% 15%		LIFE LIFE	* *			
Ceilings AcousTile,Adhered	10% Now Broken/Missing Ele. Location : 2nd Flo	-	2045 t, Area A <u>j</u>	* * fected : 5%	5	\$6,400	
AcousTileConcealSpLn	5% Now Broken/Missing Elec- Location: Locker: Staining/Discoloring Location: 2nd Flo Water Penetration, L Location: 2nd Flo	s And Corridors g, Extent : Light, Ar oor Spaces Extent : Light, Area	ea Affecte	d : 5%	5	\$4,000	
AcousTileConcealSpLn Exposed Struc: Concrete	15% 70% 4+ Cracking/Crumbling Location : Paint S Water Penetration, Location : Paint S	Thop On 1st Floor Extent : Light, Area	-		5 5	\$24,000 \$14,000	
Site Enclosure							
Fence/Gates Chain Link	Impact Damage, Ex Location : West Si Other Observation, Location : West Si	de Of Building And tent : Moderate, Are de Of Building And Extent : Moderate, A	Gates ea Affecte Gates Area Affec	d: 30% cted: 50%			
Iron Picket	5%		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.

<sup>\*\*</sup> 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	pair Futu	ıre Replacement	Maintenance				
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2042		5	\$2,300			
	Other Observation, Ext	ent : N/A, Area Affected	: 100%					
	Location : Electrical I	Room						
	Explanation : Main Se	ervice Disconnect Switc	h Rated At 2000 Am	peres.				
Transformers								
Dry Type	100%	2045	* *	5	\$300			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical I	Room						
	Explanation: 150 Kile	ovolt Amperes, 208 Volt.	s Primary, 480/277	Volts Sec	condary			
Switchgear / Switchboard								
Molded Case Bkrs	100%	2042	* *	5	\$2,300			
Raceway								
Conduit	50%	2032	\$5,500	1				
Conduit	50%	2042	* *	1				
Panelboards								
Molded Case Bkrs	85%	2040	* *	5	\$1,900			
Molded Case Bkrs	15%	2031	\$5,900	5	\$300			
Wiring								
Thermoplastic	50%	2042	* *	1				
Thermoplastic	50%	2032	\$11,200	1				
Motor Controllers								
Locally Mounted	50%	2030	\$51,200	5	\$300			
Locally Mounted	50%	2037	* *	5	\$300			
Ground								
Grounding Devices								
Generic	100%	LIFE	**	5	\$1,300			

Lighting

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

<sup>\*\*</sup> 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		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
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 La	mps							
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, Ex			100%					
	Location: Hallways,	Outside Perimete	er						
	Explanation : CCTV	Surveillance Can	ieras						
Fire/Smoke Detection									
No Component	80%								
Generic, Analog	20% Now	\$43,700	2042	* *	1-3	\$9,600			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location: Hallways								
	Explanation : Obsole Stations Only.	ete Fire Alarm Sys	tem. Not	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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

<sup>\*\*</sup> 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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Terminal Devices								
Air Handler	15%	0-2	\$47,800	2042	* *	1	\$7,100	
			ctent : Moderate, Ai ient Old Units In M				. ,	
Convector/Radiator	25%			2030	\$173,100	1	\$6,900	
Fan Coil Unit/Heat			\$377,800 ctent : Severe, Area nt Units, Machine S			1	\$14,900	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment Window/Wall Unit			\$6,400 t : Moderate, Area	2027 Affected	\$64,100 : 20%	1		
N. C		: Various	Locations					
No Component Ventilation	80%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$11,900	
No Component	75%						, ,- ,- ·	
Exhaust Fans								
Interior	25%			2027	\$93,900	2	\$700	
Roof	75%			2037	* *	2	\$2,000	
Plumbing								
H/C Water Piping	100%			2042	* *	1		
Brass/Copper Water Heater With Tanks	10076			2042		1		
Gas Fired	100%	0-2	\$300	2032	\$16,900	2		
Gas I ned			ctent : Severe, Area		·	2		
		-	nt Boiler Room	33				
HW Heat Exchanger								
Steam Fired	100%			2032	\$409,400	4	\$8,400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/	NT.	<b>#2</b> (00	2027	<b>#2</b> (00	4	<b>#1.000</b>	
Submersible	Obsolete E		\$2,600 Extent : Severe, Ar nt Boiler Room	2027 ea Affect	\$2,600 ted : 100%	4	\$1,800	
Sewage Ejector(s)								
Compressed Air	100%	0-2	\$16,400	2062	**	4	\$900	
				t : Severe, Area Affected : 100%				
		: Basemei		Affanta-1	. 1000/			
		-	ctent : Severe, Area nt Boiler Room	Ајјестеа	. 100%			
	Locuiton	. Dusemer	n Donei Room					

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

<sup>\*\*</sup> 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 Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Backflow Preventer							
Generic	100%		2027	\$37,800	1	\$5,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E	Extent : N/A, Area A	ffected : 1	100%			
	Location: Basemen	nt To First Floor					
	Explanation: One l	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.

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,955,800	\$195,900
Interior Architecture	\$428,200	\$213,600
Electrical	\$274,800	\$1,013,100
Mechanical	\$1,640,400	\$636,100
Site Pavements	\$186,600	
Total	\$5,485,900	\$2,058,800
Importance Code A	\$2,955,800	\$195,900
Importance Code B	\$2,433,800	\$1,649,200
Importance Code C	\$96,300	\$213,600
Total	\$5,485,900	\$2,058,800

Importance Code C	\$45,900			
Importance Code B	\$89,600	\$22,400	\$131,900	\$333,600
Importance Code A	\$6,700	\$6,700	\$30,000	\$6,700
Total	\$142,200	\$29,100	\$161,900	\$340,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$41,000			
Mechanical	\$69,700	\$18,800	\$68,100	\$22,400
Electrical	\$1,900	\$2,400	\$22,400	\$1,700
Interior Architecture	\$21,700		\$40,400	\$308,300
Exterior Architecture			\$23,100	
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 2793

Architecture	Current Repair	Future Replacen	nent	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior						
Exterior Walls						
Copper/Terne	10% 4+ \$542,100 Deformed/Dented, Extent : Moderate, A Location : Roof Penthouse	2076 rea Affected : 20%	* *			
Masonry: Brick	70% 2-4 \$1,053,600 Efflorescence, Extent : Severe, Area Affo Location : Throughout	LIFE ected : 20%	* *	5	\$81,200	
Masonry: Granite	5% Now \$99,300 Caulking Deteriorated, Extent : Severe, Location : Throughout	LIFE Area Affected : 10%	* *	5	\$4,400	
Masonry: Limestone	15% Now \$670,100 Cracking/Crumbling, Extent: Moderate Location: Throughout Caulking Deteriorated, Extent: Severe, Location: Throughout	30	**	5	\$13,100	
Windows						
Wood	100% 4+ \$145,100 Ctrwt/Balnc Not Funct, Extent: Modera Location: Throughout. Some Window Dry Rot/Decay, Extent: Severe, Area Aj Location: Street Level	s Do Not Fully Close		5	\$114,700	
Parapets						
Masonry: Brick	85% Efflorescence, Extent : Moderate, Area . Location : Throughout	LIFE Affected : 5%	* *	5	\$17,200	
Masonry: Limestone	15% Staining/Discoloring, Extent: Moderate Location: Throughout	LIFE 2, Area Affected : 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, Location: Cupola Explanation: Painted Surface	2037 Area Affected : 100%	**	10	\$13,800	
Modified Bitumen	50% Now \$445,700	2040	* *			1
	Recent Repair Evident, Extent: N/A, Ar Location: Above Ceremonial Courtro Patch Repair Water Penetration, Extent: Severe, Area Location: Upper Roof Above Ceremo	ea Affected : 5% om 304 Low Roof . Ev a Affected : 30%				-
Skylight, Metal/Glass	10%	2042	* *	10	\$25,000	
oryngiit, iviciai/Olass	10/0	20 <b>7</b> 2		10	φ2 <i>5</i> ,000	

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

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

Asset #: 2793

Architecture		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Floors								
Carpet	15%			2028	\$291,500	3	\$30,300	
Carpet	5%			2031	\$97,200	3	\$10,100	
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
	Recent Re	pair Evider	nt, Extent : N/A, Ard nt Boiler Room		ed : 50%		Ψ11,100	
Mosaic Tile	10%			2037	* *	5	\$25,300	
Terrazzo	7%			LIFE	* *	5	\$5,500	
Vinyl Tile	38%		\$230,700	2040	* *	3	\$14,400	
	Broken/M	issing Elem	ents, Extent : Moder or Courtrooms		ea Affected : 75%	J	Ψ1,,	
Vinyl Tile	15%			2037	* *	3	\$7,600	
Wood	5%			2060	* *	5	\$9,500	
Interior Walls								
Ceramic Tile	3%			2035	* *	5	\$9,900	
Gypsum Board	25%			LIFE	* *	5	\$49,700	
Plaster	55%	Now	\$96,300	LIFE	* *	5	\$54,600	
	Location Deteriora	ı : Through	Extent : Severe, A out. Leak Damage Extent : Severe, Ar out	In Ceren	nonial Courtroom .	304		
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	12%			LIFE	* *	5	\$159,000	
Ceilings								
AcousTileConcealSpLn	15%			2037	* *	5	\$19,300	
AcousTileSusp.Lay-In	15%			2037	* *	5	\$15,500	
AcousTileSusp.Lay-In	20%			2037	* *	5	\$20,600	
Embossed Metal		Now //Dented, Ex	\$101,300 ctent : Severe, Area	LIFE Affected	* * ! : 50%	5	\$2,300	
	Deteriora Location Misaligne	n : Basemen	Extent : Severe, Ar it Extent : Severe, Ar					
Glass: Susp Panels	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$16,100	
Plaster	15%			LIFE	* *	5	\$9,700	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2042	* *			
	Corrosion	/Rusting, E	xtent : Moderate, A		cted : 5%			
	Location	ı : Rear Of	Buiding					

Site Pavements

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

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

Page: 219

#### **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
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

lectrical		<b>Current Rep</b>	air	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of l Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$27,500	5	\$300	
	Other Obse	rvation, Exte	nt : N/A, Area A	ffected :	100%			
	Location	: Electrical R	oom Basement					
	Explanati	on : One 1,60	00 Ampere Main	Discon	nect Switch			
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$176,600	5	\$300	
Raceway								
Conduit	90%			2032	\$113,300	1		
Conduit	10%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	\$4,900	5	\$100	
Molded Case Bkrs	85%			2031	\$82,900	5	\$1,500	
Molded Case Bkrs	10%			2048	* *	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$94,400	2057	* *	1		
	Insulation 2	Aged, Extent :	Moderate, Are	a Affecte	d: 100%			
	Location	: Throughout	The Building					
Thermoplastic	40%			2032	\$75,600	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers								
Locally Mounted	25%			2030	\$56,300	5	\$100	
Locally Mounted	75%			2045	* *	5	\$300	

#### Ground

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.

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

Asset #: 2793

Electrical	Current Repair	Future	Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$1,000				
Lighting									
Interior Lighting	10%	2037	* *	10	\$6,200				
Fluorescent	Other Observation, Extent : Light, Area			10	\$6,200				
	Location: Court Reporter Offices	і Ајјестей.	100/0						
	Explanation: T-8 Lamp								
Fluorescent	40%	2032	\$446,800	10	\$24,800				
Tuorescent	Other Observation, Extent : Light, Area			10	Ψ24,000				
	Location: Throughout The Building	33							
	Explanation: T-12 Lamps								
Incandescent	10%	2027	\$123,600	2	\$200				
	Other Observation, Extent : Light, Area			_	4-00				
	Location : 3rd Floor Court Room								
	Explanation : Around Perimeter Of Sk	kylight							
LED	40%	2040	* *						
Egress Lighting									
Emergency, Battery	50%	2032	\$61,600	10	\$8,200				
Exit, Service	50%	2032	\$15,800	1					
Exterior Lighting									
HID	20%	2037	**	10					
	Other Observation, Extent: Light, Area	Affected .	100%						
	Location: Roof Perimeter								
No Common and	Explanation: T-3 Halogen Lamps								
No Component	80%								
Alarm Security System									
No Component	80%								
Generic	10%	2032	\$13,800	1	\$2,500				
Generie	Other Observation, Extent : Light, Area			•	Ψ2,500				
	Location : Hallways	50							
	Explanation : CCTV Surveillance Car	neras							
Generic	10%	2027	\$13,800	1	\$2,500				
	Other Observation, Extent : Light, Area				<del>+ -,=</del> • •				
	Location : Hallways And Exit Doors								
	Explanation: Intrusion Alarm And M	otion Sens	or						
Fire/Smoke Detection									
No Component	70%								
Generic, Analog	30%	2027	\$56,800	1-3	\$12,500				
, ,		Affortad	. 100%						
, ,	Other Observation, Extent : Light, Area		100/0						
, ,	Other Observation, Extent : Light, Area Location : Hallways And Mechanical Explanation : Manual Pull Station, St	Rooms		F: :					

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

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

Asset #: 2793

Mechanical	Current Re	pair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%	2042	**	1		
Conversion Equipment Steam Boiler	100% Other Observation, Ext Location: Basement I Explanation: 2 Low 1		**: 100%	1	\$66,900	
Distribution Steam Piping/Pump Steam Piping/Pump		2042 \$8,800 2042 Moderate, Area Affected e, Underneath Of East A				
Terminal Devices Air Handler Convector/Radiator Air Conditioning	25% 75%	2027 2037	\$345,400 * *	1	\$10,500 \$16,400	
Energy Source Electricity	100%	2040	* *	1		
Conversion Equipment Centrifugal, Elec Chille		2035 tent : Light, Area Affecte Mechanical Room	* * d : 100%	1	\$43,900	
Window/Wall Unit No Component Under Construction	Location : Court Yard			1		
Distribution	Explanation : 4 Split	Units Are In Progress Of	Installation.			
CW & CHW Wtr Pipe/Pump No Component	60% 40%	2042	* *	4	\$3,000	
Terminal Devices Air Handler/Cool/Ht No Component	60% 40%	2027	\$769,200	1	\$25,100	
Heat Rejection Water Cooling Tower	Location : Penthouse	ent : N/A, Area Affected		2	\$32,700	
No Component	40%					
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,700	

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

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

Asset #: 2793

\$325,600 ** \$281,200 \$18,600	2 1 1 2	\$2,100	Priority
* * \$281,200 \$18,600	1 1	\$2,100	
* * \$281,200 \$18,600	1 1	\$2,100	
* * \$281,200 \$18,600	1 1	\$2,100	
\$281,200 \$18,600	1		
\$281,200 \$18,600	1		
\$281,200 \$18,600	1		
\$18,600			
	2		
	2		
%			
ó			
To Replace	The Exis	tent.	
\$355,000	4	\$6,700	
00%			
ó			
* *	1		
* *	1		
		**	
\$2,300	4	\$2,100	
* *			
9			
* *	1-5	\$35 300	
	1-3	ψ55,500	
* *	1_2	\$1,900	
. 6	**  \$2,300	** 1 \$2,300 4  ** 1-5	** 1 \$2,300 4 \$2,100  ** 1-5 \$35,300

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

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

Page: 223

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$4,490,700	\$1,465,700		
Interior Architecture	\$692,000	\$13,245,700		
Electrical	\$3,354,000	\$1,467,800		
Mechanical	\$4,860,800	\$10,463,500		
Site Pavements	\$74,000			
Total	\$13,471,500	\$26,642,700		
Importance Code A	\$4,788,900	\$1,465,700		
Importance Code B	\$8,443,800	\$22,179,500		
Importance Code C	\$238,800	\$2,997,500		
Total	\$13,471,500	\$26,642,700		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$54,400			
Interior Architecture	\$83,900	\$21,100		\$92,700
Electrical	\$80,000	\$163,300	\$77,700	\$75,800
Mechanical	\$74,500	\$54,500	\$76,800	\$45,100
Site Pavements	\$15,500			
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$397,200	\$327,700	\$243,300	\$302,500
Importance Code A	\$69,300	\$1,300		
Importance Code B	\$312,300	\$326,400	\$243,300	\$302,500
Importance Code C	\$15,500			
Total	\$397,200	\$327,700	\$243,300	\$302,500



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

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

Asset #: 13877

rchitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Bronze/Brass	2%		LIFE	* *			
Copper/Terne	3%		2051	* *	10	\$36,900	
Masonry: Brick	45%		LIFE	**	5	\$236,100	
	Staining/Discoloring, Location: Interior			ed : 10%			
Masonry: Granite	40%		LIFE	* *	5	\$157,400	
Masonry: Granite	10% Now	\$818,900	LIFE	* *	5	\$39,400	
	Joint Mortar Miss/Er Location : Through		ate, Arec	a Affected : 10%			
	Staining/Discoloring,		-	ffected : 15%			
	Location: Penthous						
	Worn/Eroded, Extent						
	Location: Window	Sills In Courtyard .	And Pen	thouse			
Windows							
Bronze/Brass	60% 4+	\$736,600	2039	**	5	\$130,500	
	Thermally Inefficient,		e, Area A	ffected: 100%			
	Location : Through						
	Unit Inoperable, Exte		a Affecte	ed: 50%			
	Location : Through						
Metal Louvers	2% Now	\$45,900	2046	* *			
	Water Penetration, E.			cted : 100%			
	Location : North El			1000/			
	Other Observation, E	-		: 100%			
	Location : North El		evel				
	Explanation : Louve						
Steel	38% Now	\$1,182,200	2056	**	5	\$165,300	
	Corrosion/Rusting, E.		lrea Affe	cted: 40%			
	Location : Courtyan			C . 1 500/			
	Thermally Inefficient, Location : Courtyan		e, Area A	<i>пестеа : 50%</i>			
	Caulking Deteriorate		uta Amag	Affacted , 100/			
	Location : Courtyan		ie, Area	Affectea : 40%			
	Worn/Eroded, Extent		1ffactad	100/			
	Location : Courtyan		<i>престеи</i> .	70/0			
Parapets	Bocarion : Courtyan	a maons					
Copper/Terne	10% Now	\$8,500	2051	* *	5	\$6,800	
Copper Terric	Open Joints, Extent:	·		2%	3	\$0,000	
	Location: Coping	111000010000, 111.000 119	,	-, 0			
	Other Observation, E	xtent : Moderate. A	Area Affe	cted : 100%			
	Location : Coping	,					
	Explanation : Cover	red With Tar					
Masonry: Brick	45%		LIFE	* *	5	\$12,700	
Masonry: Granite	35%		LIFE	* *	5	\$12,400	
1.1	22/0				_	Ψ1 <b>-</b> 9.00	

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

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

Asset #: 13877

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Built-Up (BUR)		Now	\$1,679,300	2041	* *			
			derate, Area Affecte	ed : 25%				
		n : Over 9th						
		esent, Exter n : Through	nt : Moderate, Area out	Affected	: 25%			
	Water Per	netration, E	xtent : Moderate, A	rea Affec	eted : 30%			
	Location	n : Over 9th	Floor					
	Worn/Ero	ded, Extent	: Moderate, Area A	Iffected :	50%			
	Location	n : Over 9th	n Floor					
Single Ply Membrane	Adhesion		\$73,700 tent : Moderate, Ar	2031 rea Affect	\$737,000 ed : 20%			
		n : Through						
	_	~	ctent : Moderate, A					
	Location	n : Lower R	oof On West Side C	)f Buildin	g			
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
			Extent : N/A, Area A	ffected :	100%			
			ip Ceiling Soffit		m.i			
	Explana	ttion: This	Is Actually Guastav	vino Terro	acotta Tile			
Interior								
Floors	70/	0.2	¢20.700	2022	¢1 024 200	2	<b>\$99.500</b>	
Carpet	7%		\$20,700 , Extent : Moderate	2032	\$1,034,300	3	\$88,500	
	_	n : Second I		e, Area A <u>j</u>	jeciea : 176			
			: Moderate, Area A	Iffactad :	20/			
		ueu, Exieni n : Second 1		ујестеи .	2/0			
			1001		* *		<b>#2</b> (0.000	
Cast in Place Concrete	20%			LIFE	* *	5	\$368,800	
Ceramic Tile	5%			2040	* *	5	\$42,200	
Mosaic Tile	2%			2036	* *	5	\$42,200	
Marble Panels	6%			LIFE		5	\$37,900	
Vinyl Tile	40%		¢267.200	2031	\$9,231,300	3	\$168,600	
Vinyl Tile 9" X 9"	20%		\$267,200	2041		3	\$63,200	
			: Moderate, Area A	<i>ујестеа</i> :	3070			
	Locailoi	n . Inrough	out Corridors					

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

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

Asset #: 13877

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Interior Walls							
Ceramic Tile	5%		2034	\$2,700,300	5	\$49,500	
	Diagonal Cracks, E Location : Baseme	xtent : Moderate, Ar ent	ea Affect	ed : 2%			
Glass: Single Pane	5%		LIFE	* *	5	\$37,100	
Gypsum Board	30%		LIFE	* *	5	\$178,300	
Masonry: Brick	8%		LIFE	* *			
Metal Panel	7%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Plaster	10% Now	\$238,800	LIFE	* *	5	\$29,700	
	Cracking/Crumbling Location: 9th Flo	g, Extent : Moderate or	, Area A <u>j</u>	fected : 25%			
	Deteriorated Finish Location: 9th Flo	, Extent : Moderate, or	Area Aff	ected : 100%			
		ce, Extent : Moderat	e, Area A	ffected : 20%			
	Paint Peeling, Exter Location: 9th Flo	nt : Moderate, Area .	Affected .	100%			
	Water Penetration,	or Extent : Moderate, A cal Room On 9th Flo		cted : 5%			
Plaster	30%		LIFE	* *	5	\$89,200	
Ceilings						•	
AcousTile,Adhered	20%		2036	* *	5	\$168,600	
AcousTileSusp.Lay-In	20%		2044	* *	5	\$168,600	
Gypsum Board	15%		LIFE	* *	5	\$158,100	
Plaster	32%		LIFE	* *	5	\$168,600	
Plaster	8% Now	\$101,600	LIFE	* *	5	\$42,200	
	Cracking/Crumbling Location: 9th Flo	g, Extent : Moderate or	, Area A <u>j</u>	fected : 10%			
	Paint Peeling, Extended Location: 9th Flo	nt : Moderate, Area . or	Affected .	: 25%			
		g, Extent : Moderate	e, Area A <u>j</u>	ffected : 50%			
	Water Penetration,	Extent : Moderate, A or Electrical Room	lrea Affec	cted: 30%			
Plaster	5%		LIFE	* *	5	\$26,300	
ite Enclosure					-	. = = ,= = =	
Retaining Walls							
Masonry: Brick	90%		2041	* *			
Masonry: Fieldstone	10%		2041	* *			
wasomy. I relasione	Other Observation.	Extent: N/A, Area A	lffected :	100%			
Mason y. Tierastone	Other Observation, Location : Areawa		lffected :	100%			

Site Pavements

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

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

Page: 227

#### **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		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	rea Affected : 1	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.

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

Asset #: 13877

Electrical	Curre	Current Repair Future Replac		Replacement	acement Main		
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•						
Panelboards							
Fused Disc Sw	5%		2053	* *	5	\$600	
Molded Case Bkrs	95%		2053	* *	5	\$12,500	
	Location: 9th F	n, 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 rootems 10 1m	e Duitaing Electrical	system.				
Braided Cloth	-	\$1,003,900 Extent : Moderate, Ara ughout The Building	2056 ea Affected	* * d : 100%	1		
Thermoplastic	40%		2057	* *	1		
Motor Controllers	1070		2031		-		
Locally Mounted	20%		2029	\$9,300	5	\$700	
Locally Mounted	70%		2044	**	5	\$2,400	
Variable Frequency Drive	10%		2044	* *	-	<del>+</del> =,	
Ground							
Grounding Devices							
Generic	100% Other Observatio Location : Base	n, Extent : Light, Area ment	LIFE Affected .	* *	5	\$7,300	
		ew Grounding System	Was Insta	ılled In 2019.			
Stand-by Power	· <b>F</b> · · · · · · · · · · · · ·						
Transfer Switches							
Automatic	100%		2044	* *	1	\$153,800	
Generators						•	
Diesel	100% Other Observatio Location : Roof	n, Extent : Light, Area	2040 Affected	* *	1	\$193,600	
	· ·	mergency Generator I	Rated At 1	500 Kilowatts			
Batteries	Елрининон . Е	mergency denerator I	aucu At I,	,500 Knowans			
Lead/Acid	100%		2025	\$2,400	5	\$18,500	
Fuel Storage	500/		2052	* *	-		
Day Tank	50% Other Observatio Location : Roof	n, Extent : Light, Area	2053 Affected .		5		
	-	30 Gallons Rated Cap	acity				
Main Tank	50%	Sunons Ruieu Cup	2059	* *	5		
wan lank		n, Extent : Light, Area ment			3		
	Explanation: 1	0,000 Gallons Rated (	Capacity				

Lighting

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

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

Asset #: 13877

Electrical		Current Repair		Futur	<b>Future Replacement</b>		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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%							
	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			Extent : Light, Area		: 100%	1.5	Ψ200,100	
			out The Building	33 200				
		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.

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

Asset #: 13877

	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$14,900	2027	\$298,300	5	\$14,800	
•	Location Other Obs Location	: Pressure ervation, E : Sub-base	ng, Extent : Severe Reducing Valves I. xtent : Light, Area ment Pressure Rea at Exchangers Hea	n Baseme Affected lucing Va	ent : 5%	Bureau I	Room	
Distribution					<u> </u>			
Hot Wtr Piping/Pump Steam Piping/Pump	Not in Ser	Now vice, Extent : Vacuum	\$75,400 t : Severe, Area Aff Pump	2039 2031 Pected : 20	* * \$3,769,200	4	\$1,200	
Terminal Devices								
Air Handler Convector/Radiator			\$72,900 tent : Light, Area A	2036 2029 ffected :	* * \$3,646,400 100%	1	\$15,500 \$130,800	
•	Location	ervation, E : Sub-base	xtent : Light, Area	Affected	: 30%			
_	Explana	tion : Contr	ols Not Working					
Fan Coil Unit/Heat	Explanat 5%	tion : Conti		2036	* *	1	\$8,100	
Air Conditioning		tion : Contr		2036	* *	1	\$8,100	
Air Conditioning Energy Source		tion : Conti		2036	* *	1	\$8,100	
Air Conditioning	5%	tion : Contr					\$8,100 \$11,600	
Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller	5% 100% 5% R-22 Refri	gerant, Ext		2047 2026 ffected:	* * \$365,500	1		
Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller	5% 100% 5% R-22 Refri	gerant, Ext	ols Not Working ent : Light, Area A	2047 2026 ffected:	* * \$365,500	1		
Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller  Reciprocating Compr/Chiller	5%  100%  5%  R-22 Refri Location 5%  Other Obs Location	gerant, Ext : Lower R ervation, E : Roof	ols Not Working ent : Light, Area A oof, For Marriage extent : Light, Area	2047 2026 ffected: Bureau 2031	* * \$365,500 5% \$365,500	1	\$11,600	
Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller  Reciprocating Compr/Chiller	5%  100%  5%  R-22 Refri Location 5%  Other Obs Location	gerant, Ext : Lower R ervation, E : Roof	ols Not Working ent : Light, Area A oof, For Marriage	2047 2026 ffected: Bureau 2031	* * \$365,500 5% \$365,500	1	\$11,600	
Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller  Reciprocating Compr/Chiller	5%  100%  5%  R-22 Refri Location 5%  Other Obs Location Explanate 10%  Other Obs Location	gerant, Ext : Lower R ervation, E : Roof tion : Serve ervation, E : Roof	ent : Light, Area A oof, For Marriage extent : Light, Area s Print Shop.	2047 2026 ffected: Bureau 2031 Affected 2036	** \$365,500 5% \$365,500 : 100%	1 1	\$11,600 \$11,600	
Air Conditioning Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller  Reciprocating Compr/Chiller	5%  100%  5%  R-22 Refri Location 5%  Other Obs Location Explanate 10%  Other Obs Location	gerant, Ext : Lower R ervation, E : Roof tion : Serve ervation, E : Roof	ent : Light, Area A oof, For Marriage extent : Light, Area s Print Shop.	2047 2026 ffected: Bureau 2031 Affected 2036	** \$365,500 5% \$365,500 : 100%	1 1	\$11,600 \$11,600	

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

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

Asset #: 13877

Mechanical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost   Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump No Component	5% 95%	2051 **	4	\$1,200	
Terminal Devices Air Handler/Cool/Ht	5% Other Observation, Extent : Light, A Location : Marriage Bureau Explanation : For Marriage Burea		1	\$15,500	
No Component	95%				
Heat Rejection Air Cooled Condenser Unit	15%	2036 **	2	\$52,200	
No Component	85% Other Observation, Extent: Light, A Location: Roof Explanation: Cooling Tower Abar				
Ventilation	.,				
Distribution					
Ductwork/Diffusers No Component	40% 60%	LIFE **	2-5	\$111,500	
Exhaust Fans					
Roof	10% Now \$19,20 Other Observation, Extent : Severe, Location : Roof Explanation : Fans Not Connected	Area Affected : 20%	2	\$1,200	
No Component	15% Other Observation, Extent: Light, A Location: Basement Print Shop A Explanation: Component Account	nd Basement Electrical Equipn			
No Component	75% Other Observation, Extent: Light, A Location: Throughout Explanation: No Mechanical Vent	Irea Affected : 0%			
Plumbing					
H/C Water Piping Brass/Copper Galvanized Steel	10% 90% Now \$1,138,50 On Extended Life, Extent : Moderate Location : Throughout	e, Area Affected : 100%	1 1		
	Pump(s) Malfunctioning, Extent: Se Location: 1 Of 2 Pumps Is Not Op Other Observation, Extent: Severe, Location: Roof	perational In The Sub-basemen Area Affected : 100%		Poplaced	
HW Heat Evolunger	Explanation: House Tank Serving	Domestic Ana Stana Pipe Nee	us 10 Be	керіасеа	
HW Heat Exchanger Steam Fired	100%	2031 \$2,395,800	4	\$49,400	

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

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

Asset #: 13877

Mechanical	Current Repair	Future R	<b>Future Replacement</b>		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping Cast Iron	100% 2-4 \$1 Blockage /Clogged, Extent: Location: Bathrooms Thro On Extended Life, Extent: M	oughout		1		
	Location : Throughout					
Storm Drain Piping Cast Iron	100% Now Leak Evident, Extent: Severe Location: Balconies Caust On Extended Life, Extent: M Location: Throughout	ing Flooding In Baseme		1		
Sump Pump(s) Non-Submersible	100% Now Broken, Extent : Severe, Area Location : 1 Of 3 Pumps In		\$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 9th Explanation: 10 Units - 2	h Floor	* *			
Fire Suppression	•					
Standpipe						
Generic	100%	2041	* *	1-5	\$252,100	
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.

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

Page: 233

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034		
Exterior Architecture	\$847,500	\$1,276,000		
Interior Architecture	\$26,067,500	\$5,855,700		
Electrical		\$9,120,500		
Mechanical	\$14,227,200	\$13,733,700		
Total	\$41,142,200	\$29,985,900		
Importance Code A	\$955,100	\$1,276,000		
Importance Code B	\$39,412,600	\$27,735,800		
Importance Code C	\$774,500	\$974,100		
Total	\$41,142,200	\$29,985,900		

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$119,500		\$5,600	
Interior Architecture	\$75,700			\$54,900
Electrical	\$76,500	\$60,100	\$99,500	\$54,200
Mechanical	\$31,000	\$215,500	\$140,600	\$195,700
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
Total	\$443,700	\$416,700	\$386,800	\$445,900
Importance Code A	\$119,500		\$6,600	
Importance Code B	\$286,300	\$416,700	\$380,200	\$445,900
Importance Code C	\$37,900			
Total	\$443,700	\$416,700	\$386,800	\$445,900



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

<sup>\*\*</sup> 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls	110/		LIEE	* *	-	<b>#27.700</b>	
Masonry: Brick	11%	¢261.200	LIFE LIFE	* *	5 5	\$37,700	
Masonry: Limestone	45% Now Joint Mortar Miss/E	\$361,300			3	\$115,700	
	Location : Through		ше, лгеи	Affected . 5570			
Masonry: Limestone	1%		LIFE	* *	5	\$2,600	
Metal/Glass Curt Wall	35%		LIFE	* *	5	\$225,100	
Metal Coiling Doors	1%		2037	* *	5	\$10,700	
Marble Panels	2% Now	\$47,700	LIFE	* *	5	\$5,100	
	Joint Mortar Miss/E	·		Affected : 10%			
	Location: Ground	Floor Throughout					
	Worn/Eroded, Exten	t : Moderate, Area A	Affected :	10%			
	Location : Perimet	er At Ground Level					
Window Wall	5% Now	\$206,400	2052	* *	5	\$32,200	
	Corrosion/Rusting, I	_	Affected .	: 5%			
	Location: Ground	•					
	Caulking Deteriorated, Extent: Moderate, Area Affected: 5%						
	Location: Ground	-					
	Weather Strip Missir	-	te, Area A	Iffected : 10%			
TT7' 1	Location : Ground	Floor Lobby					
Windows Aluminum	95%		2040	* *	5	\$79,600	
Alullillulli	Water Penetration, E	Extent : Moderate 4			3	\$79,000	
	Location : 9th Floo		1164 213366	ica . 270			
Metal Louvers	5% 4+	\$4,600	2035	* *			
Wietai Bouveis	Corrosion/Rusting, I			: 5%			
	Location : Penthoi		33				
Parapets							
Masonry: Brick	47%		LIFE	* *	5	\$2,000	
Masonry: Limestone	5%		LIFE	* *	5	\$300	
Metal Panel	3%		2042	* *	5	\$500	
Panel: Limestone	45%		LIFE	* *	5	\$2,100	
Roof Modified Bitumen	1000/ 4+	¢270.000	2022	¢022 600			
Modified Bitumen	100% 4+ Blisters, Extent : Mo	\$279,800	2032	\$932,600			
	Location : Through		ги . 10/0				
	Miss/Damaged Flas		erate Ar	ea Affected · 10%			
	Location: Penthoi	0	c. a.c., 1110	.a 11330010a . 1070			
	Patching Evident, E.		rea Affect	ed : 5%			
	Location : At Corn						
Soffits							
Stucco Cement	100% 0-2	\$27,400	2037	* *	5	\$16,000	
	Cracking/Crumbling	g, Extent : Light, Arc	ea Affecte	d: 10%			
	Location : Outside	Of Main Labby					

Interior

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

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

Asset #: 2049

rchitecture	Current Repair Future Replacement		e Replacement	Maintenance		الكالب		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors								
Cast in Place Concrete		=	\$56,900 Extent : Light, Are	LIFE ea Affecte	* * d : 5%	5	\$73,900	
Ceramic Tile	-	Crumbling,	\$37,700 Extent : Light, Are t 9th Floor Office	2035 ea Affecte	* * d : 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			\$37,900 Extent : Light, Are r Toilet	2035 ea Affecte	* * d : 5%	5	\$17,400	
Mosaic Tile	1%			LIFE	* *			
Marble Panels	20%			LIFE	* *			
Plaster	_	Crumbling,	\$167,800 Extent : Moderate r Back Corridor	LIFE , Area Af	* * Gected : 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, Are	\$4,308,500 ea Affected : 5%	5	\$168,900	
	Location	: Through						
	Location	etration, E. a : Rooms 1	xtent : Moderate, A 121, 1127					
AcousTileSusp.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 Af	* * fected : 1%	5	\$10,600	

Site Enclosure

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

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

Asset #: 2049

Architecture	Cture Current Repair Future Replacement		e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
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	C	urrent Repair	Futu	Future Replacement		Maintenance	
System Component Type		l Date Estimated Cost /ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5	\$1,900	
		ution, Extent : N/A, Area lectrical Room	Affected :	100%			
	Explanation Amperes Ea	: Two Main Service And ch	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							
bround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$6,600	
tand-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$138,900	

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.

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

Page: 237

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

Asset #: 2049

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power							
Generators							
Diesel	100% Other Observation, Extent: N/A, Are Location: Roof Explanation: 1250 Kilowatt Rating		**	1	\$174,800		
Batteries		-					
Lead/Acid	100%	2025	\$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 Capaci.	ea Affected :		3			
Lighting	Empression: 2000 Guiten Cupuci	9					
Interior Lighting							
Fluorescent	90% T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Buildin		\$6,123,900 ected : 100%	10	\$372,500		
Fluorescent	10%  Compact Fluorescent Light, Extent:  Location: Throughout The Buildin	-	\$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	70%						
No Component Generic	30%	2037	**	1	\$50,600		
	Other Observation, Extent: N/A, Are Location: Interior And Exterior Sp Explanation: CCTV Surveillance S	paces	100%				
Fire/Smoke Detection							
No Component	30%						
Generic, Digital	70%	2032	\$807,500	1-3	\$194,700		

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

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

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

Asset #: 2049

ystem Component		Current Repair		Futur	e Replacement	Maintenance				
Туре	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating										
Energy Source										
Utility Steam	100%			2042	* *	1				
			Extent : N/A, Area A	lffected :	100%					
		: Basemer								
	Explana	tion : Stear	n From Con Edison	ı						
Conversion Equipment	D 1000/	0.2	<b>#107.700</b>	2025	* *	-	012 400			
Pres. Reducing Valve/Ll	P 100%	0-2	\$107,700	2035	* *	5	\$13,400			
Steam	04 01.		Section to Mades and	1 166-	-4-J. 200/					
		Other Observation, Extent: Moderate, Area Affected: 30%								
		Location : Basement Explanation : Some Valves Need Replacement As They Are No Longer Holding								
Distribution	Ехріапа	tion : Some	e vaives Neea Kepia	icemeni 2	as They Are No Loi	nger noi	aing			
Steam Piping/Pump	100%			2032	\$3,581,200					
r Conditioning	10070			2032	ψ3,301,200					
Energy Source										
Electricity	100%			2040	* *	1				
Conversion Equipment	10070									
Centrifugal, Elec Chille	r 90%	Now	\$4,923,900	2047	* *	1	\$395,600			
e emmagan, Erec emme			ent : Moderate, Ared		d : 50%	-	<i>\$250</i> ,000			
		_	nt One Remaining C	00		ars Old	And Requires			
	Frequen		o o	1			1			
			ent : Severe, Area A	ffected :	50%					
	Location	: Basemei	nt- 1 Unit Of 2 Is Bi	roken Bey	vond Repair					
	Other Obs	ervation, E	Extent : N/A, Area A	lffected :	100%					
	Location	: Basemer	nt Mechanical Room	22						
	Explana	· D111		n						
	Bupiene	non : K123	Refrigerant	n						
Split Unit	10%	non : K123	Refrigerant	2032	\$1,062,000					
Split Unit	10%		Refrigerant tent : Light, Area A	2032	\$1,062,000 10%					
Split Unit	10% R-22 Refri			2032						
•	10% R-22 Refri	gerant, Ex		2032						
Distribution CW & CHW Wtr	10% R-22 Refri Location	gerant, Ex		2032		4	\$22,200			
Distribution	10% R-22 Refri Location	gerant, Ex : Rooftop Now	\$72,300	2032 ffected :	**	4	\$22,200			
Distribution CW & CHW Wtr	10% R-22 Refrit Location 100% Malfunction	gerant, Ex : Rooftop Now oning, Exte	\$72,300 snt: Moderate, Area	2032 ffected : 2042	** 1: 15%	4	\$22,200			
Distribution CW & CHW Wtr	10% R-22 Refri Location 100% Malfunction Location	gerant, Ex : Rooftop Now oning, Exte	tent : Light, Area A \$72,300 ent : Moderate, Area t Condenser Water	2032 ffected : 2042 a Affected Pumps N	* * d : 15% Jot Holding	4	\$22,200			
Distribution CW & CHW Wtr	10% R-22 Refri Location 100% Malfunction Location Not in Ser	gerant, Ex : Rooftop Now oning, Exte : Valves A vice, Exten	\$72,300 snt: Moderate, Area	2032  ffected:  2042  a Affected  Pumps N  Affected	* * * d: 15% Jot Holding : 10%	4	\$22,200			
Distribution CW & CHW Wtr Pipe/Pump	10% R-22 Refri Location 100% Malfunction Location Not in Ser	gerant, Ex : Rooftop Now oning, Exte : Valves A vice, Exten	\$72,300 \$72,400 ont: Moderate, Area t Condenser Water t: Moderate, Area	2032  ffected:  2042  a Affected  Pumps N  Affected	* * * d: 15% Jot Holding : 10%	4	\$22,200			
Distribution CW & CHW Wtr	10% R-22 Refriction Location 100% Malfunction Location Not in Ser	gerant, Ex : Rooftop Now oning, Exte : Valves A vice, Exten	\$72,300 \$72,300 ant : Moderate, Area t Condenser Water t : Moderate, Area nt Variable Speed E	2032  ffected:  2042  a Affected  Pumps N  Affected  Orives For	* * d: 15% Jot Holding : 10% r Pumps	4				
Distribution CW & CHW Wtr Pipe/Pump	10% R-22 Refriction Location 100% Malfunction Location Not in Ser Location 80%	gerant, Ex : Rooftop Now Doning, Exten : Valves A vice, Exten : Basemen	\$72,300 snt: Moderate, Area t Condenser Water t: Moderate, Area t: Moderate, Area nt Variable Speed E	2032  ffected:  2042  a Affected  Pumps N  Affected  Orives For	* * *  d: 15%  Jot Holding : 10% r Pumps  \$6,942,000		\$22,200 \$200,900			
Distribution CW & CHW Wtr Pipe/Pump	10% R-22 Refri Location 100% Malfunction Location Not in Ser Location 80% Controller	gerant, Ex : Rooftop  Now  oning, Extent : Valves A vice, Extent : Basement  Now : Not Worki	\$72,300  ont: Moderate, Area t Condenser Water t: Moderate, Area t Variable Speed D  \$138,800  ing, Extent: Severe	2032  ffected:  2042  a Affected  Pumps N  Affected  Orives For	* * *  d: 15%  Jot Holding : 10% r Pumps  \$6,942,000					
Distribution CW & CHW Wtr Pipe/Pump	10% R-22 Refri Location 100% Malfunction Location Not in Ser Location Controller Location	gerant, Ex : Rooftop  Now  oning, Extent : Valves A vice, Extent : Basement  Now : Not Worki	\$72,300 snt: Moderate, Area t Condenser Water t: Moderate, Area t: Moderate, Area nt Variable Speed E	2032  ffected:  2042  a Affected Pumps N Affected Drives For 2027 , Area Aff	**  # : 15%  Not Holding : 10%  r Pumps  \$6,942,000  Sected : 5%	1	\$200,900			
Distribution CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht  Induction Unit	10% R-22 Refri Location 100% Malfunction Location Not in Ser Location 80% Controller	gerant, Ex : Rooftop  Now  oning, Extent : Valves A vice, Extent : Basement  Now : Not Worki	\$72,300  ont: Moderate, Area t Condenser Water t: Moderate, Area t Variable Speed D  \$138,800  ing, Extent: Severe	2032  ffected:  2042  a Affected  Pumps N  Affected  Orives For	* * *  d: 15%  Jot Holding : 10% r Pumps  \$6,942,000					
Distribution CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht  Induction Unit Heat Rejection	10% R-22 Refri Location  100%  Malfunction Location Not in Ser Location  80% Controller Location 20%	gerant, Ex : Rooftop  Now  oning, Extent : Valves A vice, Extent : Basement  Now : Not Worki	\$72,300  ont: Moderate, Area t Condenser Water t: Moderate, Area t Variable Speed D  \$138,800  ing, Extent: Severe	2032 ffected:  2042 a Affected Pumps N Affected Orives For 2027 Area Affected 2032	**  d: 15%  Jot Holding: 10% r Pumps  \$6,942,000 Fected: 5%  \$483,200	1	\$200,900 \$29,200			
Distribution CW & CHW Wtr Pipe/Pump  Terminal Devices Air Handler/Cool/Ht  Induction Unit	10% R-22 Refri Location 100% Malfunction Location Not in Ser Location Controller Location	gerant, Ex : Rooftop  Now  oning, Extent : Valves A vice, Extent : Basement  Now : Not Worki	\$72,300  ont: Moderate, Area t Condenser Water t: Moderate, Area t Variable Speed D  \$138,800  ing, Extent: Severe	2032  ffected:  2042  a Affected Pumps N Affected Drives For 2027 , Area Aff	**  # : 15%  Not Holding : 10%  r Pumps  \$6,942,000  Sected : 5%	1	\$200,900			

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

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

Asset #: 2049

	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$251,700		
Exhaust Fans			********				
Interior	100%	2027	\$1,983,400	2	\$13,800		
lumbing							
H/C Water Piping	1000/	2042	* *	1			
Brass/Copper	100%	2042	* *	1			
Water Heater With Tanks Electric	1%	2020	\$200	4			
Electric	1% Other Observation, Extent: N/A, Area	2030	\$200	4			
	Location: Sub-basement	і Ајјестеи .	1/0				
	Explanation: 40 Gallons						
N. C.							
No Component	99%						
HW Heat Exchanger	1000/	2042	* *	4	\$66,000		
Steam Fired	100% Other Observation, Extent: N/A, Area	2042		4	\$66,900		
	Location: Basement	і Ајјестеи .	10/0				
	Explanation : Original Steam To Ho	t Watan Ha	at Euchaman Aban	donad E	lon A Nove		
	Instantaneous Hot Water Heater Wh			шопеи г	or A New		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Storm Drain r iping							
Cast Iron	100%	LIFE	* *	1			
Cast Iron Sump Pump(s)				1			
Cast Iron Sump Pump(s) Non-Submersible	100%	LIFE 2032	* * \$89,500	1 4	\$9,500		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s)	100%	2032	\$89,500		•		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air					\$9,500 \$6,800		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures	100%	2032	\$89,500	4	•		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic	100%	2032	\$89,500	4	•		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport	100%	2032	\$89,500	4	•		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100% 100% 100%	2032	\$89,500 **	4	•		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport	100% 100% 100%	2032 2042 LIFE	\$89,500 **	4	•		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100%  100%  100%  100%  Other Observation, Extent: Light, Are	2032 2042 LIFE tea Affected	\$89,500 ** : 100%	4	\$6,800		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100%  100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th	2032 2042  LIFE ea Affected Floor, 4 U	\$89,500 ** : 100%	4	\$6,800		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators	100%  100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th Freight Unit From Basement To 12th	2032 2042  LIFE ea Affected Floor, 4 U	\$89,500 ** : 100%	4	\$6,800		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic //ertical Transport Elevators Geared Traction	100%  100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th	2032 2042  LIFE ea Affected Floor, 4 U	\$89,500 ** : 100%	4	\$6,800		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators Geared Traction	100%  100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th Freight Unit From Basement To 12th	2032 2042  LIFE ea Affected Floor, 4 U	\$89,500 ** : 100%	4	\$6,800		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators Geared Traction  Sire Suppression Standpipe	100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th Freight Unit From Basement To 12th Explanation: 11 Units	2032  2042  LIFE ea Affected Floor, 4 Unit Floor	\$89,500 ** : 100%	4 4 nnt To 12ti	\$6,800 h Floor, 1		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators Geared Traction  Sire Suppression Standpipe Generic	100%  100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th Freight Unit From Basement To 12th	2032 2042  LIFE ea Affected Floor, 4 U	\$89,500 * * * * : 100% nits From Basemen	4	\$6,800		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators Geared Traction  Sire Suppression Standpipe Generic Sprinkler	100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th Freight Unit From Basement To 12th Explanation: 11 Units	2032  2042  LIFE tea Affected Floor; 4 Unit Floor 2042	\$89,500  **  : 100% mits From Basement  **	4 4 4 1-5	\$6,800 h Floor, 1 \$227,600		
Cast Iron Sump Pump(s) Non-Submersible Sewage Ejector(s) Compressed Air Fixtures Generic Vertical Transport Elevators Geared Traction Sire Suppression Standpipe Generic	100%  100%  100%  Other Observation, Extent: Light, Ar. Location: 6 Units From 1st To 12th Freight Unit From Basement To 12th Explanation: 11 Units	2032  2042  LIFE ea Affected Floor, 4 Unit Floor	\$89,500 * * * * : 100% nits From Basemen	4 4 nnt To 12ti	\$6,800 h Floor, 1		

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

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

Page: 240

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,774,800	\$2,633,500
Interior Architecture	\$2,001,500	\$17,924,200
Electrical	\$3,493,400	\$21,775,700
Mechanical	\$24,852,800	\$9,427,700
Total	\$33,122,500	\$51,761,100
Importance Code A	\$4,434,200	\$2,633,500
Importance Code B	\$28,226,600	\$48,360,200
Importance Code C	\$461,700	\$767,400
Total	\$33,122,500	\$51,761,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	_			
Interior Architecture		\$158,500	\$21,600	\$71,900
Electrical	\$176,700	\$160,400	\$186,800	\$181,400
Mechanical	\$155,700	\$235,900	\$394,600	\$253,800
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
Total	\$723,100	\$945,600	\$993,700	\$898,000
Importance Code A		\$95,100	\$95,100	\$97,200
Importance Code B	\$723,100	\$828,600	\$898,600	\$800,800
Importance Code C		\$21,900		
Total	\$723,100	\$945,600	\$993,700	\$898,000



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

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

Asset #: 2072

rchitecture	Curren	t Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Exterior Walls							
Masonry: Limestone	70% Now	\$2,479,500	LIFE	* *	5	\$476,600	
	Location: Facade Tower Staining/Discolorin Location: Throug	g, Extent : Severe, A es Off Baxter Street A eg, Extent : Severe, A chout Extent : Severe, Area	Ind Hogal rea Affect	n Place. On 3rd, 6 red : 50%	ith, 9th, 1	0th Floor And	
	Location : Founda	ation					
Metal Panel	Location : Centra Other Observation, Location : Centra	\$295,300 ments, Extent: Mod l Cooling Tower Roo Extent: N/A, Area A l Cooling Tower Roo s Actually Lead Coa	of Areawa Iffected : of Areawa	y Walls 100% y Walls	5	\$255,300	
Granite Panels	15%		LIFE	**	5	\$102,100	
Windows	10,0					\$10 <b>2</b> ,100	
Aluminum	97% Water Penetration, Location : Variou.	Extent : Moderate, A s Locations	2049 Irea Affec	* * ted : 2%	5	\$203,700	
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			_				
Floors							
Carpet	14%		2029	\$3,527,800	3	\$301,900	
Cast in Place Concrete	10% 4+ Water Penetration, Location: Boiler	\$242,400 Extent : Moderate, A Room	LIFE Irea Affec	* * ted : 15%	5	\$314,500	
Ceramic Tile	3%		2042	* *	5	\$43,100	
Marble Panels	5%		LIFE	* *	5	\$53,900	
Quarry Tile	3% Now	\$157,200	2038	* *	5	\$32,400	
·	Broken/Missing Ele Location : Sub-ba	ments, Extent : Seve sement	re, Area A	Iffected : 5%			
Terrazzo	25%		LIFE	* *	5	\$280,800	
Vinyl Tile	40% Now Broken/Missing Ele Location: 1st Flo	\$787,200 ments, Extent : Seve	2033	\$15,743,700 Affected: 5%	3	\$215,700	

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

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

Asset #: 2072

Architecture		Current l	Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$109,900	LIFE	* *			
			xtent : Severe, Area		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 A <u>j</u>	fected : 5%			
	Location	i : Stairs E,	F At Penthouse					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Stairs E,	F At Penthouse					
Plaster	22%			LIFE	* *	5	\$96,300	
SGFT/Glazed Masonry	5%			LIFE	* *		*,	
Wood	10%			LIFE	* *	5	\$583,600	
Ceilings								
AcousTile,Adhered	25%			2038	* *	5	\$359,400	
AcousTileSusp.Lay-In	5%			2046	* *	5	\$71,900	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$11,200	
Plaster	2%	Now	\$173,300	LIFE	* *	5	\$18,000	
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	ted : 20%		,	
	Location	: Stairs E,	F At Penthouse					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Stairs E,	F At Penthouse					
Plaster	55%			LIFE	* *	5	\$494,200	
Plaster	8%			LIFE	* *	5	\$71,900	
Site Enclosure							· · · · · · · · · · · · · · · · · · ·	
Retaining Walls								
Masonry: Granite	100%			LIFE	* *	5		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			
On-Site Walkways								
Masonry: Granite	100%			LIFE	* *			

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		-				
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$4,100	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location : Electrical Room					
	Explanation: 4 Main Service Switch	es Rated At 4,000 A	mperes E	ach		

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

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

Asset #: 2072

Electrical		Current F	Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2043	* *	5	\$800	
Molded Case Bkrs	80%			2043	* *	5	\$20,200	
Raceway							, ,, ,,	
Conduit	100%			2033	\$1,131,300	1		
Panelboards					<del>, , - ,</del>			
Fused Disc Sw	15%			2032	\$178,000	5	\$3,300	
Molded Case Bkrs	85%			2032	\$1,008,600	5	\$21,500	
Wiring					+ )		, ,- · ·	
Braided Cloth	10%	2-4	\$168,400	2058	* *	1		
			ent : Moderate, Are		ed : 100%			
		-	out The Building	33				
Thermoplastic	90%			2033	\$1,515,700	1		
Motor Controllers	7070			2033	\$1,515,700	1		
Locally Mounted	80%			2031		5	\$5,200	
Motor Control Center	10%			2031	\$216,300	5	\$2,600	
Variable Frequency	10%			2046	**	3	\$2,000	
Drive	1070			2040				
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$14,100	
Stand-by Power							4-1,	
Transfer Switches								
Automatic	100%			2031	\$207,000	1	\$295,500	
Generators								
Diesel	100%			2029		1	\$372,000	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	at					
	Explana	tion : Emer	gency Generator R	ated At	1250 Kilowatts			
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$35,600	
Fuel Storage								
Day Tank	50%			2032	\$12,700	5		
•	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Generate	or Room					
	Explana	tion : 275 C	Gallon Capacity					
Main Tank	50%			2036	* *	5		
		ervation, E	Extent : Light, Area		: 100%			
		: Basemen	-	55				
			00 Gallon Capacity					

Lighting

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

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

Asset #: 2072

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Interior Lighting								
Fluorescent	97%			2033	\$14,048,600	10	\$854,600	
			es, Extent : Light, .	Area Aff	ected : 100%			
	Location	: Through	out The Building					
HID	1%			2028	\$112,700	10	\$300	
Incandescent	1%			2028	\$160,200	2	\$200	
LED	1%			2033	\$160,200			
	Other Obse	ervation, E	xtent : N/A, Area Ą	ffected :	100%			
	Location	: Chiller R	loom					
	Explanati	ion : LED	Lighting Observed					
Egress Lighting								
Emergency, Service	45%			2028	\$263,900	1		
Emergency, Battery	5%			2028	\$79,900	10	\$11,600	
Exit, LED	50%			2036	* *	1		
Exterior Lighting								
HID	15%			2028	\$666,200	10	\$400	
Incandescent	5%			2028	\$255,100	2	\$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2028	\$1,786,900	1	\$358,800	
			xtent : Light, Area	Affected	: 100%			
		: Hallways						
	Explanati	ion : CCTV	<sup>7</sup> Surveillance Cam	eras				
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$2,455,400	1-3	\$592,000	
			xtent : Light, Area	Affected	: 100%			
		_	out The Building					
			e Lights, Horns, Mo ouble Alarms	anual Pu	ıll Stations, Smoke	Detector	s, Alarm Bells	

Mechanical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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.

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

Asset #: 2072

Mechanical		Current l	Repair	Futu	e Replacement	М		
System Component Type	% of Total		<b>Estimated Cost</b>		<b>Estimated Cost</b>		<b>Estimated Cost</b>	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	
	Location On Extend Location	n : 2 Of 4 B ded Life, Ex n : Basemer	t : Severe, Area Aff oilers Are Out Of S tent : Moderate, A nt. Boilers On Exter	ervice In rea Affec aded Life	Sub-basement ted : 100%			
	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 ғашіу, 1 1 : Various		Area Ajj	eciea : 15%			
Terminal Devices								
Air Handler	Malfunction Location On Extend	n : 18th Flo ded 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	40			• • • • • • • • • • • • • • • • • • • •				
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	<u>nt</u>	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.

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

Asset #: 2072

Mechanical	Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning	•						
Distribution	2.50/		• • • • •	de de		44.5.500	
CW & CHW Wtr Pipe/Pump	35% Now	\$24,200	2043	* *	4	\$16,600	
	Malfunctioning, Extent Location : Zone Valve		-	0%			
No Component	65%						
Terminal Devices							
Air Handler/Cool/Ht	35% 0-2 Controller Not Working Location: Various Lo Working				1 requenct	\$187,100 Drive Is Not	
	On Extended Life, Extended Location: Fan Room		rea Affecto	ed : 100%			
No Component	65%						
Heat Rejection							
Water Cooling Tower	35% Now Malfunctioning, Extent Location: Insufficien		-		2 Roof	\$270,700	
No Component	65%						
Ventilation							
Distribution Ductwork/Diffusers	100% Now Damaged, Extent: Seve Location: Air Intake,	**		* *	2-5	\$535,700	
Exhaust Fans		<u>-</u>					
Interior	90% 0-2 On Extended Life, Extended Location: Penthouse	\$3,799,600 nt : Moderate, A	2043 rea Affecto	* * ed : 100%	2	\$21,200	
Interior	10% Now Malfunctioning, Extent Location: 18th Floor		2043 ffected : 1	**	2	\$2,400	
Plumbing							
H/C Water Piping Brass/Copper	14% Now Pump(s) Malfunctionin, Location: 1 Of 2 Pun	-		\$1,711,600 a Affected : 20%	1		
Brass/Copper	86%		2053	* *	1		
HW Heat Exchanger Steam Fired	100% Now Corroded, Extent: Seve Location: Basement	\$460,300 ere, Area Affected	2043 d : 20%	* *	4	\$95,000	
Sanitary Piping Cast Iron	100% Now	\$599,600	LIFE	* *	1		
Cust Holl	Blockage /Clogged, Ext Location : Sub-basem	tent : Severe, Are	a Affected	l : 5%	1		

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

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

Asset #: 2072

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	88% 0-2	\$67,100	2043	* *	4	\$17,900	
	Malfunctioning, Ext		i Affected	d : 100%			
	Location : Baseme	ent					
Non-Submersible	12%		2043	* *	4	\$2,400	
Sewage Ejector(s)							
Electric	94% 0-2	\$93,700	2043	* *	4	\$35,900	
	Malfunctioning, Ext Location : Baseme		a Affected	d : 100%			
	Other Observation,		Affaatad	. 1000/			
	Location : Sub-bas		Ајјестеи	. 100/0			
	Explanation: 3 Di						
Electric	6%	apiex Oniis	2043	* *	4	\$2,300	
Fixtures	070		2043		- 4	\$2,300	
Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
Gearea Traction	Other Observation,	Extent : Light, Area		: 100%			
		s From 1st To 17th F 16th Floor			nt To 17t	th Floor, 2 Units	
Fire Suppression							
Standpipe							
Generic	100%		2043	* *	1-5	\$502,300	
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.

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

Page: 248

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$497,500	\$1,027,600
Interior Architecture	\$1,728,600	\$1,031,900
Electrical	\$157,300	\$5,373,100
Mechanical	\$16,469,300	\$5,796,000
Total	\$18,852,700	\$13,228,500
Importance Code A	\$497,500	\$1,478,600
Importance Code B	\$18,198,600	\$11,577,200
Importance Code C	\$156,600	\$172,700
Total	\$18,852,700	\$13,228,500

Total	\$606,100	\$405,100	\$556,000	\$461,300
Importance Code C			\$11,400	
Importance Code B	\$559,300	\$367,900	\$544,700	\$396,300
Importance Code A	\$46,800	\$37,200		\$64,900
Total	\$606,100	\$405,100	\$556,000	\$461,300
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Site Pavements	\$44,300			
Mechanical	\$314,200	\$149,900	\$303,200	\$145,900
Electrical	\$82,400	\$99,600	\$80,800	\$86,900
Interior Architecture			\$53,600	\$46,300
Exterior Architecture	\$46,800	\$37,200		\$63,700
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 2048

Architecture	Curre	nt Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete		\$202,000 , Extent : Moderate, A dation 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	\$34,400	
Roof	13%		2046		5-10	\$28,400	
IRMA/Protected  Membrane	35%		2038	* *	10	\$46,500	
Modified Bitumen	Location: Outdo	n, Extent : Light, Area oor Balcony Areas ast Stone Paver Ballas \$46,800		**			
Wodified Bituilien		, Extent : Light, Area					
Soffits							
Metal Panel	100%		2053	* *	5-10		
terior							
Floors Cast in Place Concrete	Location : Loadi	O .			5	\$71,100	
	Water Penetration Location : Loadi	, Extent : Moderate, A ng Dock	Irea Affected :	15%			
	Other Observation Location : Loadi	, Extent : Severe, Are ng Dock	a Affected : 10	0%			
	Explanation : Flo	oor Slab Is Pitched In	The Wrong D	irection.			
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	
	-	ng, Extent : Moderate	***	d: 2%			
	Location : Office	es And Waiting Areas	ınroughout				

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

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

Asset #: 2048

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	
					ed : 20%	-	¥,	
	Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Various Basement Locations, 11th Floor Mechanical. Penthouse							
	Loose Un	its, Extent :	Moderate, Area Af	fected : I	10%			
		n : Loading		,				
		_	nt : Moderate, Area	a Affected	d : 5%			
			Area In Basement	00				
Concrete Masonry Unit	5%			LIFE	* *	5	\$9,100	
Gypsum Board	30%			LIFE	* *	5	\$81,800	
Marble Panels	5%			LIFE	* *	-	40-,000	
Travertine Panels	15%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$20,500	
Wood	5%			LIFE	* *	5	\$90,900	
Ceilings							42 0,2 00	
AcousTileConcealSpLn	25%	4+	\$129,500	2046	* *	5	\$101,600	
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 30%			
	Location	n : Basemer	nt					
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	ted : 25%			
	Location	n : Basemer	nt					
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 : Entrance	e Lobby Area					
	Explana	ition : Stain	ing From Water Le	ak				
Plaster	10%	)		LIFE	* *	5	\$40,600	
Wood	5%			LIFE	* *	5	\$284,300	
Site Pavements							+ - ,- ·	
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$44,300	2038	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 2%			
	Location	n : Southeas	st Corner On Lafay	ette Stree	et			
On-Site Walkways								
Cast in Place Concrete	20%	)		2046	* *			
Masonry: Granite	80%	)		LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%	)		2038	* *			

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

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

Asset #: 2048

Electrical	Curren	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•						1
Service Equipment							
Air Circuit Breaker	70%		2033	\$451,000	5	\$1,800	
		Extent: N/A, Area A	lffected :	100%			
	Location : Electr						
	Explanation: 2 N	lain Service Disconn					
Fused Disc Sw	30%		2043	* *	5	\$600	
		Extent: N/A, Area A	lffected :	100%			
	Location : Electr						
	Explanation : Ma	in Service Disconnec	t Switch	Rated At 3,000 Am	peres.		
Transformers	1000/		2021	<b>42</b> 6 <b>5</b> 00	_	<b>#1</b> 000	
Dry Type	100%	F	2031	\$26,500	5	\$1,800	
		Extent: N/A, Area A	ујестеа :	100%			
	Location: Basem		0.17.1. 1	200/120 1/	L C	1	
Switchgear / Switchboard	Explanation: 30	Kilovolt Amperes, 48	U VOITS F	rımary, 208/120 ve	ous seco.	naary	
Fused Disc Sw	20%		2043	* *	5	\$400	
Molded Case Bkrs	80%		2043	\$515,500	5	\$10,300	
	8070		2033	\$313,300	3	\$10,300	
Raceway Conduit	80%		2033	\$543,000	1		
Conduit	20%		2053	**	1		
Panelboards	2070		2033		1		
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	<u>-</u>					· ,	
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							
Generic	100%		LIFE	* *	5	\$7,200	
Stand-by Power							
Transfer Switches	<b>5</b> 00/		2020	* *		<b>455.500</b>	
Automatic	50%		2038		1	\$75,500	
Automatic	50%		2031	\$51,700	1	\$75,500	
Generators	1000/		2020	\$20 <i>C 5</i> 00	1	¢100 100	
Diesel	100%	Extent: N/A, Area A	2029	\$206,500	1	\$190,100	
	Location : General		ујества :	100/0			
		nor Koom ergency Generator R	Pated At	250 Kilowatts			
Batteries	Елрининоп . Ет	ergency Generalor N	uieu Al 2	250 Knowans			
Nickel Cadmium	100%		2025	\$2,400	5	\$109,400	
THEREI Cadilliulli	100/0		2023	Ψ2,π00	5	Ψ107,700	

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

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

Asset #: 2048

Electrical	Current Repair	Futu	re Replacement	М	aintenance	ce		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	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	4јјестеа :	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	тусскей.	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							
	Explanation: LED Lights							
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	¥ - )- · · ·			
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 A							
	Location: Basement, Hallways, Lobb		e rerimeter					
Fire/Smales Detection	Explanation: CCTV Surveillance Car	neras						
Fire/Smoke Detection Generic, Analog	100%	2038	* *	1-3	\$302,600			
Generic, Analog	Other Observation, Extent: N/A, Area 2		100%	1-3	Ψ302,000			
	Location: Throughout The Building	-,,,,,,,,, -, -, -, -, -, -, -,						
	Explanation: Strobe Lights, Manual A	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.

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

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

Asset #: 2048

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating Energy Source Utility Steam	100% Other Observation, I Location : Through Explanation : Stea			**	1		
Conversion Equipment Under Construction	100% Other Observation, I Location : Sub-bas	Extent : N/A, Area A ement sure Reducing Valv	Affected : 09		ess. Two I	Brand New Heat	
Distribution Hot Wtr Piping/Pump	95% 0-2 Corroded, Extent: M Location: Baseme Controller Not Work Location: Building	nt	ate, Area A	* * ffected : 100%	4	\$23,000	
Steam Piping/Pump	5% Now Damaged, Extent: M Location: Valves I Repairs In Progress, Location: Steam T	n Basement Extent : N/A, Area		**			
Terminal Devices Air Handler	11% Now Damper(s) Malfunct Location : Mechan	-	2028 derate, Are	\$1,007,200 a Affected : 50%	1	\$30,100	
Air Handler Convector/Radiator	64% 25%		2028 2031	\$5,859,800 \$994,600	1 1	\$194,300 \$39,600	
ir Conditioning Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	100% R-134a Refrigerant, Location : Sub-bas Explanation : Thre	ement	2036 a Affected :	**	1	\$531,400	
Distribution CW & CHW Wtr Pipe/Pump	70% 0-2  Insul. Deteriorating,  Location: Roof An  Malfunctioning, Exte	\$11,000 Extent : Moderate, ad Various Location	s a Affected :		4	\$16,900	
CW & CHW Wtr Pipe/Pump	30%		2043	* *	4	\$7,300	
Terminal Devices Air Handler/Cool/Ht	100%		2028	\$9,440,700	1	\$303,600	

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

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

Asset #: 2048

Mechanical		Current I	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Heat Rejection									
Water Cooling Tower	50%	0-2	\$24,600	2031	\$1,228,800	2	\$197,700		
			: Moderate, Area A	!ffected :	5%				
W ( C 1' T	Location	: Kooj		2021	¢1 220 000		<b>#247.100</b>		
Water Cooling Tower Ventilation	50%			2031	\$1,228,800	2	\$247,100		
Distribution									
Ductwork/Diffusers	5%	0-2	\$21,400	LIFE	* *	2-5	\$13,700		
2 40000 0112 2 11140 010			oderate, Area Affe		%	- 0	410,700		
	_		ators In Basement						
Ductwork/Diffusers	95%			LIFE	* *	2-5	\$260,100		
Exhaust Fans									
Interior	100%			2033	\$2,157,900	2	\$15,000		
Plumbing									
H/C Water Piping	10/	0.2	¢1 200	2052	* *	1			
Brass/Copper	1%	0-2	\$1,300 : Moderate, Area	2053		1			
			ain Valve And Pipi	00					
Brass/Copper	99%			2053	**	1			
HW Heat Exchanger	7770			2033					
Under Construction	100%								
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	0%				
	Location	: Basemen	nt						
	Explanat	tion : Heat	Exchanger Replac	ement Is	In Progress.				
Sanitary Piping	1000/								
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	20%	0-2	\$6,900	LIEE	* *	1			
Cast Iron			\$6,900 : Moderate, Area A	LIFE		1			
			. Moderdie, Ared A South Of Basement	ујестеи .	2/0				
Cast Iron	80%			LIFE	* *	1			
Sump Pump(s)	3070			LIIL		1			
Non-Submersible	100%			2028	\$97,400	4	\$10,400		
Sewage Ejector(s)					***,	-	, ,		
Electric	100%			2043	* *	4	\$19,500		
			ent, Extent : N/A, A	rea Affec	eted : 100%				
	Location	: Sub-base	ement						
Backflow Preventer		_							
Generic	100%		37/4	2043	**	1	\$30,100		
		ervation, E : Basemen	Extent : N/A, Area A	<code>jjected:</code>	100%				
			t Installation.						
Fixtures	Елріанаі	ion . Ivew	เกรเนแนนปก.						
Generic	100%								
Vertical Transport									

Vertical Transport

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

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

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

Asset #: 2048

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Vertical Transport									
Elevators									
Geared Traction	90%	LIFE	* *						
	Other Observation, Extent: N/A, Area 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	\$247,600				
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.

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,142,000	\$2,122,200
Interior Architecture	\$2,515,100	\$10,360,700
Electrical	\$174,900	\$9,092,900
Mechanical	\$7,174,200	\$35,362,900
Site Pavements	\$107,500	
Total	\$15,113,600	\$56,938,600
Importance Code A	\$5,142,000	\$2,122,200
Importance Code B	\$8,791,900	\$54,278,200
Importance Code C	\$1,179,800	\$538,200
Total	\$15,113,600	\$56,938,600

Total	\$891,900	\$370,800	\$2,849,500	\$495,300
Importance Code C	\$37,200			
Importance Code B	\$766,200	\$370,800	\$2,832,400	\$495,300
Importance Code A	\$88,500		\$17,100	
Total	\$891,900	\$370,800	\$2,849,500	\$495,300
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Site Pavements	\$34,800			
Mechanical	\$251,100	\$193,200	\$175,900	\$213,900
Electrical	\$104,700	\$94,700	\$109,800	\$96,300
Interior Architecture	\$329,900		\$2,480,900	\$102,200
Exterior Architecture	\$88,500			
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028



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

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

Asset #: 2051

Architecture	Cui	rent Repair		Futur	e Replacement	M	aintenance	
System Component Type		Date Estir ears)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•					•		
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$254,600	
Masonry: Brick	30%			LIFE	* *	5	\$488,900	
Masonry: Granite	65% No		1,359,000	LIFE	* *	5	\$397,200	
				ate, Area	Affected : 20%			
	Location: Up				CC4-1 . 250/			
	Staining/Discoil	-			jeciea : 25%			
	Location : Pe Water Penetrat		_		atad : 100/			
	Location : At			теи Ајјес	леи . 10/0			
Matal Daniel		Ground Lev	ei Lusi Siuc	2044	* *	<i>5</i> 10	\$1.69.000	
Metal Panel	3%	tion Entont	Licht Auga	2044		5-10	\$168,000	
		ermittent Pa	inels Betwee		vs. Street Facades			
77. 1	Explanation :	Lead Panel	S					
Windows /D	250/ 4		Φ442.500	20.42	* *	_	Ф1.42.400	
Bronze/Brass	25% 4 Deteriorated F Location : Mo		0	2042 a Affected		5	\$143,400	
Metal Louvers	5%			2043	* *	10	\$57,400	
Steel	70% 4	+	\$524,400	2042	* *	5	\$803,000	
	Corrosion/Rust Location : Th	-	Moderate, A	1rea Affe	cted : 10%			
	Caulking Deter Location : Wi		ent : Severe,	Area Affo	ected : 80%			
	Water Penetrat Location: 5th							
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10	\$45,300	
Masonry: Granite	53% No	ow	\$217,300	LIFE	* *	5	\$12,600	
	Caulking Deter Location : Co		ent : Severe,	Area Affe	ected : 100%			
	Water Penetrat Location : Co		Severe, Area	a Affected	l : 20%			
Motel D1		Ping		2054	* *		¢1 500	
Metal Panel Metal Rail	2% 5% 0	2	¢2 500	2054 2047	* *	5 5	\$1,500 \$6,700	
wetai Kali	5% 0. Corrosion/Rust Location: Th	ing, Extent :	\$3,500 Moderate, A			3	\$6,700	
Marble Panels	5%	ougnoui		LIFE	* *	5-10	\$8,200	
							¥0, <b>=</b> 00	

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

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

Asset #: 2051

chitecture	Current Repair	Future Replacement	Maintenance
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost Prior (Yrs)
erior			
Roof			
Cast in Place Concrete	5% Now \$5,20		
	Water Penetration, Extent : Modera	te, Area Affected : 30%	
	Location: Throughout Areaways		
Copper/Terne	35% Now \$34,10		
	Gut/DS Non Func/Miss, Extent: Mo	oderate, Area Affected : 5%	
	Location : Portico		
	Water Penetration, Extent : Light, A	rea Affected : 5%	
	Location: Rotunda		
Modified Bitumen	45% Now \$911,10		
	Blisters, Extent : Moderate, Area Af	fected : 30%	
	Location : Throughout		
	Ponding, Extent : Moderate, Area A	ffected : 10%	
	Location : Throughout		
	Water Penetration, Extent: Severe,		
	Location: 6th Floor. Rooms 615, 6		ry, 2nd Floor Corridors
	Other Observation, Extent: Modera	ite, Area Affected : 35%	
	Location: 6th Floor Roof	(, n · , , , , , , , , , , , , , , , , ,	, H7, II
a	Explanation: Water Penetration A		
Skylight, Metal/Glass	5% Now \$390,40	00 2044	
	Deformed/Dented, Extent: Moderate	te, Area Affected : 10%	
	Location: Various Areas	A A. M 4 - J . 500/	
	Unit Inoperable, Extent: Moderate, Location: Throughout 6th Floor	Area Affectea : 50%	
	Water Penetration, Extent: Modera	ta Area Affactad : 50%	
	Location : Solarium Area	ie, Area Affectea . 5070	
G11.G1		)U liee **	5 \$227.400
Sloped Glazing	10% Now \$924,50 Corrosion/Rusting, Extent : Modera		5 \$227,400
	Location : Steel Supports For Glas		
	Water Penetration, Extent: Severe,	-	
	Location : Area Above Portico	area agreeiea . 1570	
Soffits			
Masonry: Granite	100%	LIFE **	5
erior			-

Interior

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

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

Asset #: 2051

Architecture		Current I	Repair	Future Replacement Maintena		aintenance	nance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors	4 = 0 /		<b>**</b> 10 100		<b>**</b> 400 000	_	<b>0.102 -</b> 00	
Carpet	15%	0-2	\$248,100 : Moderate, Area A	2027	\$2,480,900	3	\$193,700	
			: Moderate, Area A Throughout 5th And					
Cast in Place Concrete	10%	0-2	\$159,100	LIFE	* *	5	\$188,300	
	_	_	Extent : Moderate out Sub-basement	, Area A <u>j</u>	fected : 10%			
		0	xtent : Severe, Area	Affected	d : 10%			
		: Sub-base		33				
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d : 80%			
	Location	: Sub-base	ement					
	Explanat	ion : Grou	nd Water Penetrati	on				
Ceramic Tile	3%	0-2	\$31,600	2043	* *	5	\$12,900	
	_	-	Extent: Moderate					
		: Toilets T	hroughout 5th And	6th Floo	or .			
Cork Tile	10%			2044	* *	5	\$75,300	
Marble Panels	13%			LIFE	* *	5	\$167,900	
Terrazzo	14%	2-4	\$244,800	LIFE	**	5	\$94,200	
	_	Trumbling, Basemen	Extent : Moderate at	, Area A <u>j</u>	fected: 15%			
Vinyl Tile	35%	4+	\$180,800	2034	\$9,041,700	3	\$113,000	
•			Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Offices A	At Basement Level					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$84,600	
Masonry: Brick	5%			LIFE	* *	10	\$10,200	
Marble Panels	10%		<b>\$ 5</b> 0 <b>4</b> 4 0 0	LIFE	* *	10	\$27,100	
Plaster	65%	Now	\$581,400	LIFE	**	5	\$132,000	
	_	_	Extent : Severe, Ai r Solarium	еа Ајјес	tea : 5%			
			r Sotarium 2, Extent : Moderate	2 1 mag 1	Iffacted : 100/			
			e, Extent . Moderau rs, Stairs, Various C					
			s, stairs, various c xtent : Moderate, A					
			rs, Stairs, Various C					
Wood	15%			LIFE	* *	5	\$812,400	

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

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

Asset #: 2051

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type		l Date E ears)	Estimated Cost	Year FY	Estimated (	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior									
Ceilings	100/ 3		# <b>2</b> 00 <b>2</b> 00	LIDD		* *	-	Ф1 <b>2</b> 700	
Exposed Struc: Concret		OW	\$280,300 xtent : Severe, A	LIFE	tad . 50/	* *	5	\$13,500	
	_	_	xient : Severe, A. ent Boiler Room		iea : 5%				
			, Extent : Moder		Affected · 10	0/0			
			t Sub-basement 1			/ 0			
		_	rate, Area Affect						
			t Sub-basement						
Masonry: Infill Arch	3%			LIFE		* *	10	\$12,900	
1124001114 ( 1111111 1 11 411		ition, Ext	ent : Light, Area		: 100%		10	Ψ1 <b>=</b> ,> 0 0	
	Location : M		-	55					
	Explanation	: Undersi	ide Of Portico						
Masonry: Marble	10%			LIFE		* *	1		
Plaster	15%			LIFE		* *	5-10	\$222,000	
Plaster	62% N	ow	\$352,700	LIFE		* *	5	\$333,600	
	Cracking/Crui Location : C	_	xtent : Moderate Throughout	, Area Aj	fected : 5%				
			ent : Light, Area .	Affected	. 20%				
			Waiting Areas, F	00		ooms	615. 62	4. 626. 629. 5th	
			ent Level Offices		.,		, .	.,, ,	
Site Enclosure									
Fence/Gates Iron Picket	1000/			2054		* *			
Free Standing Walls	100%			2054					
Masonry: Fieldstone	100%			2044		* *			
wasomy. Fieldstone		ition Ext	ent : Light, Area		· 100%				
	Location : T			119900000	. 100/0				
	Explanation	_							
Retaining Walls	•								
Masonry: Fieldstone	100%			2044		* *			
	Other Observe	ition, Ext	ent : Light, Area	Affected	: 100%				
	Location: T	_							
	Explanation	: Materia	ıl Is Granite						
Site Pavements									
Public Sidewalk	000/ 1		¢20,000	2047		* *			
Cast in Place Concrete	90% N		\$30,900 xtent : Severe, A	2047	tad . 50/	~ ~			
			eet In Front Of B		iea : 5%				
Pavers/Stone	10% N	ow	\$3,900	2037		* *			
200			xtent : Moderate		ffected : 15%				
	Location: W	-		<i>J.</i>	•				

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

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

Asset #: 2051

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 50% 2039 \*\*

Ponding, Extent : Moderate, Area Affected : 10% Location : Courtyards At Sub-basement Level

 $Other\ Observation,\ Extent: Moderate,\ Area\ Affected:10\%$ 

Location: Courtyards At Sub-basement Level Walkway Ramp On Baxter

Explanation: Poor Drainage And Water Penetration

Masonry: Granite 50% Now \$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	Current Repair	Futur	e Replacement	Maintenance		
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	n				
	Explanation : Main Servic	e Disconnect Switch	Rated At 3,000 Am	peres.		
Fused Disc Sw	60%	2054	* *	5	\$1,500	
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location : Electrical Room	n				
	Explanation : Main Servic	e Disconnect Switch	Rated At 4,000 Am	peres.		
Transformers	-					
Dry Type	100%	2051	* *	5	\$2,100	
	Other Observation, Extent:	N/A, Area Affected:	100%			
	Location : Electrical Room	n				
	Explanation : Three 300 K	ilovolt Amperes, 480	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.

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

Asset #: 2051

Electrical	Current Repair	Future	Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Wiring	4440.000		de de					
Braided Cloth	10% 2-4 \$110,800		**	1				
	Insulation Aged, Extent : Moderate, A Location : Throughout The Building		: 100%					
Thermoplastic	90%	2054	* *	1				
Motor Controllers								
Locally Mounted	20%	2047	* *	5	\$800			
Locally Mounted	45%	2039	* *	5	\$1,700			
Locally Mounted	5%	2032		5	\$200			
Motor Control Center	25%	2039	* *	5	\$3,900			
Variable Frequency	5%	2051	* *					
Drive								
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$16,900			
Stand-by Power								
Transfer Switches	1000/	201-	de de		<b>4.77</b> 000			
Automatic	100%	2047	* *	1	\$177,000			
Generators								
Diesel	100%	2043	* *	1	\$222,800			
	Other Observation, Extent : N/A, Area	ı Affected : I	00%					
	Location: Generator Room	D 14 60						
	Explanation : Emergency Generator	Rated At 60	0 Kilowatts					
Batteries	1000/	2027	<b>#2.700</b>	~	ф1 <b>2</b> 0 <b>2</b> 00			
Nickel Cadmium	100%	2027	\$2,700	5	\$128,200			
Fuel Storage	1000/	20.62	* *	-				
Main Tank	100%	2062		5				
		Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Basement							
1	Explanation: 500 Gallons Rated Co	ірасну						
Lighting								
Interior Lighting Fluorescent	60%	2034	\$5,703,600	10	\$316,500			
Fluorescent	Other Observation, Extent: N/A, Area			10	\$310,300			
	Location: Throughout The Building		00/0					
	Explanation: T-8 Lamps							
El		2024	#1 001 <b>2</b> 00	10	Ø105 500			
Fluorescent	20%	2034	\$1,901,200	10	\$105,500			
	Other Observation, Extent: N/A, Area	і Ајјестеа : 1	00%					
	Location : Hallways	I:-1.4-						
LED	Explanation : Compact Fluorescent		* *					
LED	20%	2042	* *					
Egress Lighting	500/	2020	ناه ماه					
Emergency, Service	50%	2039	* *	1				
Exit, LED	50%	2062	* *	1				
Exterior Lighting	250/	<b>.</b>	<b>4-4</b> 0		* * * -			
HID	25%	2034	\$728,800	10	\$400			
No Component	75%							

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

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

Asset #: 2051

Electrical	Current Repair	Future Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2039	* *	1	\$214,800	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location: Hallways And Outside	Perimeter				
	Explanation : CCTV Surveillance	Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2039	* *	1-3	\$354,500	
	Other Observation, Extent: N/A, A	rea Affected : 100%				
	Location : Throughout The Buildi	ng				
	Explanation: Strobe Lights, Manu	ual Pull Stations, Ald	arm 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	<b>Estimated Cos</b>	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 Lo	ocations. Leaking	Steam R	iser Piping			
	On Extende	d Life, Exte	nt : Moderate, A	rea Affec	ted : 100%			
	Location .	: Steam Line	e, Supply/return (	On Exten	ded Life			
Central Plant Steam Piping/Pmp	25%	2-4	\$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							
	1	Progress, E	xtent : 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.

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

Asset #: 2051

Mechanical	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Terminal Devices	600/ 2.4	¢1 410 000	2020	\$7.054.400	1	¢102 100	
Air Handler	60% 2-4 Leak Evident, Extent:	\$1,410,900 Moderate Area	2029	\$7,054,400	1	\$192,100	
	Location: Various L						
Convector/Radiator	30% 0-2	\$306,500	2032	\$1,532,700	1	\$50,200	
Convector, reachaster	Cracked, Extent : Mod				•	φ20,200	
	Location : Various L	ocations. Cracked	d And Pee	ling Paints On Ra	diator		
No Component	10%						
•	Other Observation, Ex	tent : N/A, Area A	Iffected :	0%			
	Location: Mechanic	al Rooms. Pentho	ouse				
	Explanation: Cover	ed Under Air Con	ditioning	Section			
Controls	0.50/		2022	Ф11 4 <b>7</b> 1 100			
Pneumatic	95%	stant Light Anga	2032	\$11,471,100			
	Other Observation, Ex Location: Througho	-	Ајјестеа .	100%			
	Explanation: Contro		о Мапао	ement System			
Pneumatic	5% 0-2	\$301,900	$\frac{2032}{}$	\$603,700			
1 neumatic	Malfunctioning, Exten						
	Location : Compress						
ir Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller		*. * .	2047	**	1	\$435,800	
	Other Observation, Ex		Affected .	: 70%			
	Location : Basement Explanation : Refrig						
Extenion Disc Linit	5%	erani K-13a	2034	\$242.500	2	¢1 000	
Exterior Pkg Unit - Cooling	370		2034	\$342,500	2	\$1,800	
Cooling	R-22 Refrigerant, Exte	ent · Light, Area A	ffected · S	5%			
	Location : Roof		),)				
Window/Wall Unit	10% 0-2	\$23,700	2029	\$236,700	1		
William W. Will Sills	Malfunctioning, Exten				-		
	Location : Various L						
No Component	15%						
Distribution							
CW & CHW Wtr	70%		2060	* *	4	\$19,800	
Pipe/Pump							
No Component	30%						
Terminal Devices	-0.01			<b></b>	_	****	
Air Handler/Cool/Ht	70%		2029	\$7,213,100	1	\$249,000	
	Other Observation, Ex Location : Various L	-	Affected .	00%			
	Explanation: 80 Per		Constant	Sneed Fow On U.	ariahla E	reauenes Drive	
No Component	30%	cem of onus on	Constant	speed. Few On V	иниине Г	requency Drive	
No Component	3070						-

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

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

Asset #: 2051

echanical	Current F	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
Conditioning							
Heat Rejection							
Water Cooling Tower	70%		2038	* *	2	\$405,200	
No Component	30%						
ntilation							
Distribution	1000/		LIEE	* *	2.5	<b>\$507.000</b>	
Ductwork/Diffusers	100%		LIFE	~ ~	2-5	\$507,900	
Exhaust Fans	0.50/		2020	<b>#2 255 200</b>	2	<b>#17.000</b>	
Interior	85%		2029	\$2,355,300	2	\$15,000	
Roof	15%		2029	\$181,800	2	\$2,600	
imbing							
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: Basemen			0			
IIW II F 1	Location . Dasemen	i Ana Suo-basemei	rii				
HW Heat Exchanger	1000/ 0.2	\$202.100	2044	* *	1	\$56,000	
Steam Fired	100% 0-2 Broken, Extent : Mod	\$302,100	2044		4	\$56,900	
	Location : Broken (						
Sanitary Piping	Locuiton . Broken C	comiron For Hean L	xxnunge				
Cast Iron	100% Now	\$157,400	LIFE	* *	1		
Cast Hon	Blockage /Clogged, E			cted · 5%	1		
	Location: Basemen		111 cu 11jje	ciea . 570			
Storm Drain Piping		<u>-</u>					
Cast Iron	100% Now	\$44,100	LIFE	* *	1		
	Cracked, Extent : Mo			•	1		
	Location : Sub-base						
	Damaged, Extent : Li	ght. Area Affected	: 10%				
	Location : Basemen						
Sump Pump(s)							
Non-Submersible	100% 0-2	\$62,500	2034	\$125,100	4	\$12,200	
	Broken, Extent : Mod				•	,v	
	Location : Through						
Sewage Ejector(s)							
Electric	100% 0-2	\$98,100	2039	* *	4	\$22,900	
	Other Observation, E	. ,		d: 10%	-	<del>,</del> ,, , , ,	
	Location : Sub-base						
	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		a Affected				
	Location : Malfunc						

#### Vertical Transport

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

<sup>\*\*</sup> 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 F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Ligh	it, Area Affected : 1	00%			
ire Suppression	Location : Ten Units From Bas One Unit From Mezzanine To 6 Explanation : 12 Units		, c c 1 rom	2030110	10 / 1 1001,	
Standpipe						
Generic	100%	2034	\$2,876,800	1-5	\$300,800	
Sprinkler						
No Component	90%					
*	90% 10%	2044	* *	1-2	\$16,100	
No Component				1-2	\$16,100	
No Component	10%			1-2	\$16,100	

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,493,200	\$835,500
Interior Architecture	\$2,336,700	\$13,768,500
Electrical	\$3,692,600	\$2,113,000
Mechanical	\$2,894,000	\$24,870,500
Site Enclosure	\$97,800	
Site Pavements	\$794,000	
Total	\$13,308,200	\$41,587,500
Importance Code A	\$3,598,400	\$835,500
Importance Code B	\$7,930,300	\$39,727,200
Importance Code C	\$1,779,600	\$1,024,800
Total	\$13.308.200	\$41,587,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$52,000	\$22,800	
Interior Architecture		\$26,000	\$20,800	\$69,600
Electrical	\$108,300	\$127,400	\$100,900	\$93,000
Mechanical	\$209,100	\$151,300	\$229,900	\$122,300
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
Total	\$495,100	\$534,200	\$552,000	\$462,500
Importance Code A		\$108,500	\$77,800	\$55,000
Importance Code B	\$495,100	\$425,700	\$474,200	\$407,500
Total	\$495,100	\$534,200	\$552,000	\$462,500



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

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

Asset #: 2057

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
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 urtyard	ea Affect	ed : 2%			
Masonry: Granite	Joint Mor	Now tar Miss/Er 1: Through	\$124,700 od, Extent : Moder out	LIFE ate, Ared	* * n Affected : 20%	5	\$54,700	
Masonry: Limestone	11%	Now	\$686,100	LIFE	* *	5	\$60,200	
·		tar Miss/Er 1 : Through	od, Extent : Light, out	Area Affo	ected : 10%			
Masonry: Limestone	44%			LIFE	* *	5	\$240,600	
Metal Coiling Doors	2%			2036	* *	5	\$45,600	
Windows							·	
Aluminum	45%			2047	* *	5	\$45,500	
Bronze/Brass	50%			2047	* *	5	\$316,200	
Steel	5%	Now	\$247,800	2056	* *	5	\$31,600	
	Thermally	ı : Chiller I Inefficient, ı : Chiller I	Extent : Moderate	, Area A	ffected : 100%			
Parapets	100/		<b>***</b>		de de	_	<b>02 ( 7</b> 00	
Masonry: Brick	Spalling, I	Now Extent : Mo 1 : Interior .	\$252,000 derate, Area Affect Face	LIFE ed : 20%	* * j	5	\$36,700	
Masonry: Granite	10%			LIFE	* *	5	\$11,500	
Masonry: Limestone	45%			LIFE	* *	5	\$51,900	
Metal Panel	5%			2051	* *	5	\$17,700	
Roof							+ 1,111	
Asphalt Shingle	5%			2040	* *	10	\$1,700	
IRMA/Protected Membrane	10%			2036	* *	10	\$20,300	
		servation, E 1 : East Side	xtent : Moderate, 2 2	Area Affe	ected : 100%			
	Explana	tion : Greer	n Roof					
Modified Bitumen		Now	\$1,570,100	2041	* *			
Modified Bitainen	Water Pen		xtent : Moderate, A		cted : 10%			
Plaza Roof: Stone Pane	Water Pen	Now netration, E. n : Over Ch	\$454,300 xtent : Moderate, A iller Room	2041 rea Affe	* * cted : 30%			
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
erior								

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior	•							
Floors								
Carpet	5%	)		2030	\$797,700	3	\$62,300	
Cast in Place Concrete	5%	)		LIFE	* *	5	\$90,800	
Ceramic Tile	3%	1		2034	\$1,525,800	5	\$24,900	
Marble Panels	15%	)		LIFE	* *	5	\$93,400	
Terrazzo	25%	)		LIFE	* *	5	\$162,200	
Vinyl Tile	42%	Now	\$209,300	2031	\$10,466,500	3	\$130,800	
•	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 15%			
	Location	n : Through	out					
Vinyl Tile 9" X 9"	5%	Now	\$180,400	2041	* *	3	\$15,600	
•	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 100%			
	Location	n : Through	out					
Interior Walls								
Cast in Place Concrete	3%	Now	\$812,400	LIFE	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location	n : Through	out					
	Water Per	netration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	n : Through	out	-				
Cast in Place Concrete	2%	<u> </u>		LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$196,800	
Masonry: Brick	5%			LIFE	* *	3	Ψ170,000	
Metal Panel	5%			LIFE	* *			
Marble Panels	20%			LIFE	* *			
Plaster	35%		\$303,300	LIFE	* *	5	\$172,200	
Tidstor			Extent : Light, Are		ed : 5%	J	Ψ172,200	
		n : Through		11,5,0000				
Wood	10%			LIFE	* *	5	\$655,900	
Ceilings	10/0	1		LIFE			\$033,900	
AcousTileConcealSpLn	5%			2036	* *	5	\$51,900	
AcousTileSusp.Lay-In	35%			2036	* *	5	\$290,700	
AcousTileSusp.Lay-In	5% 5%			2030	* *	5	\$41,500	
Exposed Struc: Concrete				LIFE	* *	5	\$6,500	
Plaster	50%		\$685,900	LIFE	* *	5	\$259,500	
1 145161			Extent : Moderate			3	\$45 <b>9</b> ,500	
	_	n : Through		, 111 cu Aj	jeeieu . 570			
te Enclosure			- ·· <del>·</del>					
Free Standing Walls								
Masonry: Fieldstone	100%	1		2041	* *			
Retaining Walls	100/0	•		2071				
Masonry: Fieldstone	100%	Now	\$97,800	2041	* *			
wasomy. I leidstone			od, Extent : Light, .					
			ou, Extent . Light, . alls Along Perimete					
			uis Atong 1 ertmete Extent : Light, Ared		d · 10%			
	withouttelle	wought.	илисти . пихти, АТСС	$i$ $\Delta iiie Cie C$	A . 10/0			

Site Pavements

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	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					
	Joint Mort	ar Miss/Er	od, Extent : Light, 2	Area Affe	ected : 10%			
		: Through		35				
Masonry: Granite	90%			LIFE	* *			

ectrical	Current Repair	Futu	re Replacement	М	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$2,900	
	Other Observation, Extent:	-	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 :				
	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.

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

Asset #: 2057

Electrical	Current Repair	Future Replacement	M	Maintenance	
System	% of Fail Date Estimated	Cost   Year   Estimated Cost	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)	FY	(Yrs)		
Under 600 Volts					
Wiring					
Braided Cloth	40%	2030 \$443,000	1		
Thermoplastic	30%	2031 \$332,300			
Thermoplastic	30%	2057 #*	1		
Motor Controllers	2070	2001	-		
Locally Mounted	65%	2029	5	\$2,400	
Locally Mounted	20%	2044 **	5	\$700	
Variable Frequency	15%	2048 **	C	Ψ, σσ	
Drive	10,0	20.10			
Ground					
Grounding Devices					
Generic	50%	LIFE **	5	\$4,100	
Generic	50%	LIFE **	5	\$4,100	
Stand-by Power				. ,	
Transfer Switches					
Automatic	100%	2044 **	1	\$170,900	
Generators					
Diesel	100%	2040 **	1	\$215,200	
Batteries					
Lead/Acid	100%	2025 \$2,700	5	\$20,600	
Fuel Storage					
Day Tank	50%	2047 **	5		
•	Other Observation, Extent: N/A,	Area Affected : 100%			
	Location : Generator Room - Ro	of			
	Explanation: One 275 Gallons				
Main Tank	50%	2059 **	5		
	Other Observation, Extent: N/A,	Area Affected : 100%			
	Location: Basement				
	Explanation: One 20,000 Gallo	n			
Lighting	•				
Interior Lighting					
Fluorescent	85%	2036 **	10	\$433,100	
	Other Observation, Extent : Light	, Area Affected : 100%			
	Location : Throughout The Build	ding			
	Explanation: T-8 Lamps				
Fluorescent	5%	2036 **	10	\$25,500	
	Other Observation, Extent : N/A,	Area Affected : 100%		-	
	Location: Ground Floor And H	allways			
	Explanation: Compact Fluores	cent Lamps			
LED	10%	2039 **			
Egress Lighting					
Emergency, Service	40%	2039 **	1		
Emergency, Battery	15%	2036 **	10	\$20,100	
Exit, Service	10%	2036 **	1	,	
Exit, Battery	35%	2036 **	10	\$13,100	
Exterior Lighting					
Incandescent	100%	2026 \$3,234,000	2	\$900	

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

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

Asset #: 2057

Electrical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2036	* *	1	\$207,500	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%				
	Location : Throughout The Bui	lding				
	Explanation: CCTV Surveillan	ace Camera System				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$342,400	

Mechanical		Current Ro	epair	Future	Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating	•			•				•	
Energy Source									
Fuel Oil No 2	100%			2051	* *	5	\$172,100		
	Location	: Basement			ted : 100%				
	Explana	tion : 2 Oil T	Tanks Each 20,000	) Gallons					
Conversion Equipment									
Steam Boiler		Now	\$105,200	2036	* *	1	\$495,200		
			Severe, Area Affe	cted : 30%	6				
		: No.3 Boile							
			tent : Moderate, A	Area Affec	ted : 100%				
	Location	: Basement	Boiler Room						
	Explana	tion : 3 Unit	S						
Distribution									
Steam Piping/Pump	100%			2041	* *				
Terminal Devices									
Convector/Radiator	95%			2029	\$4,687,900	1	\$170,500		
Unit Heater - Steam	5%			2031	\$171,500	4	\$2,500		
ir Conditioning									
Energy Source									
Electricity	100%			2039	* *	1			
Conversion Equipment									
Centrifugal, Elec Chille	er 50%			2034	\$6,152,000	1	\$300,600		
	R-22 Refri	gerant, Exte	nt : Light, Area A	ffected : 5	50%				
	Location	: Ground F	loor Air Conditio	ning Roon	n				
Interior Pkg Unit -	5%			2025	\$477,200	2	\$1,700		
Cooling	3,0				¥, <u>=</u> 00	_	¥-,. 00		
Split Unit	10%			2036	* *				
Window/Wall Unit	5%			2026	\$114,300	1			
No Component	30%				Ψ11.,500	•			

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

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

Asset #: 2057

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	50%	Now	\$204,900	2061	* *	4	\$13,700		
	Location Leak Evide	: Through	: Severe, Area Affe		%				
No Component	50%								
Terminal Devices Fan Coil - 2 Pipe	Other Obs Location	: Various	\$128,900 Extent: Moderate, 2 Locations Of Condensate Dr			1 Vater Lea	\$80,700		
No Component	50%	1011 . 11050	oj conuciisate Bi	ip i un c	roggen, cansing "	uter Bea			
Heat Rejection	2070								
Water Cooling Tower	Damaged,		\$106,700 evere, Area Affected ne Unit On Roof	2025 d: 25%	\$1,066,800	2	\$223,700		
No Component	50%								
Ventilation Distribution Ductwork/Diffusers	Leak Evide		\$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%								
Plumbing H/C Water Piping									
Brass/Copper	30%			2041	* *	1			
Galvanized Steel	70%	Now	\$107,900	2029	\$5,392,800	1			
			evere, Area Affected						
	Location	: Water M	ain Valve In Basen	ent					
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	\$11,700		
Fixtures Generic	100%				Ţ1 <b>2</b> 0,000		<i>\$11,700</i>		

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

<sup>\*\*</sup> 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	Affected : 100%						
Location: 8 Units From Basement To 9th Floor, 11 Units From 1st To 8th Floor, 1 Unit From 1st Floor To 4m To 6m Explanation: 20 Units								
Fire Suppression								
Standpipe								
Generic	100%	2041 **	1-5 \$280,100					

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 : 06-Nov-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6

Block : 1044 Lot : 22 BIN : 1025397

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$81,900
Interior Architecture	\$156,500	\$1,495,400
Electrical	\$11,900	
Mechanical	\$50,200	\$119,300
Total	\$218,600	\$1,696,600
Importance Code A		\$81,900
Importance Code B	\$62,100	\$732,500
Importance Code C	\$156,500	\$882,200
Total	\$218,600	\$1,696,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,200	\$26,900	\$3,500	\$4,800
Interior Architecture	\$79,200		\$169,800	\$6,200
Electrical	\$1,000	\$1,700	\$1,800	\$1,500
Mechanical	\$63,500	\$59,800	\$10,500	\$6,900
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$151,800	\$94,200	\$191,500	\$25,300
Importance Code A	\$4,000	\$28,700	\$5,300	\$6,600
Importance Code B	\$147,900	\$65,600	\$186,200	\$18,700
Importance Code C				
Total	\$151,800	\$94,200	\$191,500	\$25,300



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

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

Asset #: 13880

rchitecture	Cı	ırrent Re	pair	Futur	e Replacement	M	aintenance	
estem Component Type		l Date E 'ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$81,900	
Masonry: Brick	50%			LIFE	* *	5	\$34,900	
Masonry: Granite	10%			LIFE	* *	5	\$5,200	
Metal Panel	5%			2051	* *	5-10	\$24,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$11,400	
Stucco Cement	5%			2036	* *	5	\$8,700	
Window Wall	10%			2051	* *	5	\$26,200	
Windows								
Aluminum	70%			2047	* *	5	\$6,900	
Bronze/Brass	30%			2039	* *	5	\$18,500	
	Other Observa	ition, Exte	ent : Moderate, A	lrea Affe	cted : 100%			
	Location: Ti	hroughou	t - Front Facade					
	Explanation	: Painted	Landmark Wind	ows Of V	Which Substantial 2	Amount A	1re Peeling.	
Parapets								
Cast Stone/Terra Cotta		)-2	\$2,200	LIFE	* *	5	\$1,700	
	Cracking/Crui Location : U	_	xtent : Light, Are	a Affecte	ed : 10%			
		орет коој			4. 4.		<b></b>	
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$5,100	
Copper/Terne	10%			2066	* *	5	\$2,100	
Masonry: Brick	30%			LIFE	* *	5	\$1,300	
Masonry: Brick	25%			LIFE	* *	5	\$1,100	
			ent : Light, Area	Affected	: 20%			
	Location : N							
	Explanation	: Stucco I	Finish					
Metal Rail	10%			2048	* *	5-10	\$8,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,400	
Roof								
Copper/Terne	10%			2059	* *	10	\$4,500	
Modified Bitumen	70%			2039	* *	10	\$12,600	
Single Ply Membrane	10%			2036	* *	10	\$1,800	
Skylight, Metal/Glass	10%			2041	* *	10	\$6,000	
Soffits								
Cement - Fiber Panel	50%			2036	* *	10		
Granite Panels	50%			LIFE	* *	5		

Interior

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

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

Asset #: 13880

Architecture	Current	Repair	Futur	e Replacement	M	Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior									
Floors				<b>.</b>	_				
Carpet	15% 0-2 Staining/Discoloring Location: Through Worn/Eroded, Extent Location: Through	out : Moderate, Area A	·		3	\$13,100			
Cast in Place Concrete	5%		LIFE	* *	5	\$6,300			
	-	nt Peeling, Extent : Light, Area Affected : 25% ocation : Basement And Sub-basement							
Ceramic Tile	5%		2034	\$177,800	5	\$2,900			
Marble Panels	5% Now Broken/Missing Elen Location: Main St Cracking/Crumbling Location: Main St	air , Extent : Moderate			5	\$2,200			
Quarry Tile	10% Now Cracking/Crumbling Location: Ground		2036 , Area Aj	* * Gected : 10%	5	\$4,400			
Vinyl Tile	25%		2031	\$435,500	3	\$7,300			
Vinyl Tile	35%		2036	* *	3	\$7,600			
Interior Walls									
Ceramic Tile	10% Now Cracking/Crumbling Location: Main St.		2034 , <i>Area Aj</i>	\$882,200 fected : 20%	5	\$7,400			
Concrete Masonry Unit	5%		LIFE	* *	5	\$3,000			
Gypsum Board	40%		LIFE	* *	5	\$35,400			
Masonry: Brick	10%		LIFE	* *					
Plaster	35% Now Cracking/Crumbling Location: Main Sta Water Penetration, E Location: Main Sta	air Extent : Moderate, A			5	\$15,500			
Ceilings									
AcousTileSusp.Lay-In	60% Staining/Discoloring Location: Through			* * ed : 2%	5	\$34,200			
Glass: Susp Panels	2% Other Observation, I Location: Over Me Explanation: Decc	ain Stair							
Maganny Vault Storet	10%	anive injul 1 unels		* *					
Masonry: Vault Struct Plaster	10% 28%		LIFE LIFE	* *	5	¢10,000			
Flaster	28% Paint Peeling, Exten Location : Main Sta				5	\$10,000			

#### Site Enclosure

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

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

Asset #: 13880

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	85%			2066	* *			
Masonry: Brick	15%			2051	* *			
Free Standing Walls								
Masonry: Brick	100%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	90%			2044	* *			
Masonry: Granite	10%			LIFE	* *			

Electrical	Current Rep	pair Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2057	* *	5	\$200	
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location : Electrical F	Room				
	Explanation: Main Se	rvice Disconnect Switch	Rated At 2,000 Am	peres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2057	* *	5	\$900	
Raceway						
Conduit	100%	2057	* *	1		
Panelboards						
Fused Disc Sw	2%	2053	* *	5		
Molded Case Bkrs	98%	2053	* *	5	\$900	
Wiring						
Thermoplastic	100%	2057	* *	1		
Motor Controllers						
Locally Mounted	20%	2048	* *	5		
Variable Frequency	80%	2048	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
T 1 1 41						

Lighting

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

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

Asset #: 13880

Electrical	Curi	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Interior Lighting								
Fluorescent	96%		2039	* *	10	\$31,700		
	•	Fixtures, Extent : Light, oughout The Building	Area Aff	ected : 100%				
Fluorescent	2%		2039	* *	10	\$700		
	Compact Fluore Location : Hal							
Fluorescent	2%		2026	\$11,900	10	\$700		
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Theatre						
Egress Lighting								
Emergency, Battery	50%		2039	* *	10	\$4,300		
Exit, Service	50%		2039	* *	1			
Exterior Lighting								
Fluorescent	5%		2039	* *	10	\$200		
	Compact Fluore Location : Fro	scent Light, Extent : Lig nt	ght, Area	Affected : 100%				
HID	10%		2039	* *	10			
No Component	85%							
.larm								
Security System								
No Component	70%							
Generic	30%		2039	**	1	\$4,000		
		on, Extent : Light, Area		: 100%				
		ertyard, 1st, 5th And 6th						
7. (2. 1. 7	Explanation :	CCTV Surveillance Syst	tem.					
Fire/Smoke Detection	700/							
No Component	70%		2020	* *	1.2	<b>0.700</b>		
Generic, Analog	30%	F I:-I-4 4	2039		1-3	\$6,700		
		on, Extent : Light, Area	Ајјестеа	: 100%				
		oughout Building	Commit	ad Tue Variant				
	Expianation :	Fire Alarm System Was	Complete	ea 1wo 1ears Ago.				

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Natural Gas	100%		2041	* *	1		

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

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

Asset #: 13880

Mechanical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Furnace	15% Other Observation, Extent : Light, An Location : Roof	2036 rea Affected : 100	**	1	\$2,700	
Hot Water Boiler	Explanation: 2 Rooftop Package U 85% Other Observation, Extent: Light, An Location: Basement Boiler Room Explanation: 2 Units	2044	**	1	\$15,100	
Distribution	7					
Hot Wtr Piping/Pump No Component	85% 15%	2047	* *	4	\$1,500	
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	10% 70% Other Observation, Extent: Light, An Location: Various			1	\$1,200 \$8,100	
	Explanation: See 4-pipe Units Und					
Unit Heater - Hot Water No Component	5% 15%	2036	* *			
air Conditioning Energy Source Electricity	100%	2047	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	70%	2036	* *	1	\$11,700	
1	Other Observation, Extent: Light, An Location: Roof Explanation: 1 New Unit. R-410a.	rea Affected : 70%	ó			
Ext Pkg Unit - Heating/Cooling	20%	2036	* *	2	\$400	
c c	Other Observation, Extent: Light, An Location: Roof Explanation: 2 Rooftop Package U					
Split Unit	5% R-134a Refrigerant, Extent : Light, A Location : Various	2036	* *			
Window/Wall Unit	5% Other Observation, Extent: Light, An Location: Theaters Explanation: Tenant Provided	2029 rea Affected : 100	\$7,400 %	1		
Distribution	вършнинон . тенин 1 гочией					
CW & CHW Wtr Pipe/Pump	70%	2051	* *	4	\$1,200	
No Component	30%					

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

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

Asset #: 13880

Mechanical	Current Rep	air Fu	ture Replacement	nent Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Yea	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Terminal Devices	100/	202	1 #110.200		<b>#1.200</b>	
Fan Coil - 2 Pipe	10%	203		1	\$1,200	
Fan Coil - 4 Pipe No Component	60% 30%	203	6 **	1	\$7,000	
Ventilation	3070					
Distribution						
Ductwork/Diffusers	40%	LIF	E **	2-5	\$8,000	
No Component	60%		_		40,000	
Exhaust Fans						
Interior	10%	203	6 **	2	\$100	
Roof	30%	203	6 **	2	\$300	
No Component	60%					
Plumbing						
H/C Water Piping	1000/	<b></b>				
Brass/Copper	100% 4+	\$50,200 204		1		
	Corroded, Extent : Mode Location : Sidewalk Va	***	100%			
W. H. W. W. I.	Location : Staewalk va	uit in Basement				
Water Heater With Tanks	200/	202	6 \$10.200	4		
Electric	20% Other Observation, Exte	202 nt : Light Arag Affac	. ,	4		
	Location : Basement	т . Ligni, Агей Ајјесі	ей . 100/0			
	Explanation: 25 Gallo	nn s				
Gas Fired	80%	202	6 \$29,700	2		
Gas i fied	Other Observation, Exte		. ,	2		
	Location: Basement	218.11, 111 00 119,000	<b>CW</b> . 100/0			
	Explanation : 100 Gal	lons				
Sanitary Piping						
Cast Iron	100% 4+	\$49,300 LIF	E **	1		
	Corroded, Extent : Mode	erate, Area Affected :	100%			
	Location : Sidewalk Va	ult In Basement				
Storm Drain Piping						
Cast Iron	100% 2-4	\$6,900 LIF		1		
	Corroded, Extent : Mode		100%			
	Location : Sidewalk Va	ult In Basement				
Sump Pump(s)	1000/	202	6 97.000	4	¢1 100	
Non-Submersible	100%	202	6 \$7,800	4	\$1,100	
Fixtures Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIF	E **			
	Other Observation, Exte					
	Location: 1 Unit Fron			und To 6	th Floor	
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	205	1 **	1-5	\$18,100	

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

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

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

Asset #: 13880

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2051	* *	1-2	\$10,100	
Fire Pump						
Generic	100%	2040	* *	1	\$6,700	

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

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

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,017,800	\$2,580,200
Interior Architecture	\$2,838,400	\$14,391,000
Electrical	\$2,519,300	\$19,352,100
Mechanical	\$10,149,000	\$48,466,200
Site Pavements	\$142,400	\$3,328,600
Total	\$18,666,900	\$88,118,100
Importance Code A	\$3,661,800	\$2,580,200
Importance Code B	\$13,691,600	\$81,931,300
Importance Code C	\$1,313,600	\$3,606,600
Total	\$18,666,900	\$88,118,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$85,200	\$29,800		
Interior Architecture	\$80,800		\$8,717,000	\$51,600
Electrical	\$161,400	\$205,700	\$160,100	\$134,700
Mechanical	\$1,012,200	\$159,600	\$313,100	\$112,600
Site Pavements	\$41,700			
Elevators/Escalators	\$1,162,700	\$1,162,700	\$1,162,700	\$1,162,700
Total	\$2,544,000	\$1,557,700	\$10,352,900	\$1,461,500
Importance Code A	\$98,100	\$31,900		
Importance Code B	\$2,389,700	\$1,525,800	\$10,352,900	\$1,461,500
Importance Code C	\$56,200			
Total	\$2,544,000	\$1,557,700	\$10,352,900	\$1,461,500



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

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

Asset #: 2071

rchitecture	Current Repair Future Replacement			M			
rstem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior			•				•
Exterior Walls	10/			di di			
Bronze/Brass	1%		LIFE	* *	-	Ф1.47.000	
Cast Stone/Terra Cotta	2%	\$2.225.000	LIFE LIFE	* *	5 5	\$145,900	
Masonry: Granite	97% No	w \$2,325,000 oring, Extent : Moderat			3	\$679,500	
	_	st Facade At Window L			ezewav.		
		Extent : Moderate, Are			,		
	Location: Tow	ver Walls Between 36th	And 38th F	loors			
	Water Penetratio	on, Extent : Moderate,	Area Affecte	ed : 1%			
	Location : 5th	Floor Cornice On Eas	t Elevation				
Windows	0.50/ 3.1	Φ550.000	2020	* *	_	Φ106 400	
Aluminum	95% No	w \$550,900 Extent : Moderate, Are	2039		5	\$106,400	
	Location: Thr		и Ајјестей .	3070			
		Elements, Extent : Mod	derate. Area	Affected : 1%			
	-	h Floor At Renovation		33			
	Ctrwt/Balnc Not	t Funct, Extent : Moder	rate, Area A <u>f</u>	fected : 50%			
	Location: Var	ious Locations Throug	hout				
		ging, Extent : Moderate		ted : 20%			
		ious Locations Throug	hout				
Bronze/Brass	5% 0-2	+ - )	2039	**	5	\$35,000	
		Elements, Extent: Mod	derate, Area	Affected: 1%			
	Location : Ent	ry vesnouie 'Cracked, Extent : Moa	larata Araa	Affacted : 10/			
	-	Crackea, Extent : Moa Floor On North Elevat		Affecteu . 170			
Parapets							
Masonry: Brick Cavity	35%		LIFE	* *	5	\$14,600	
Masonry: Granite	65%		LIFE	* *	5	\$34,000	
Roof	150/		2026	* *	10	\$20,000	
Metal Panel	15% Other Observati	ion, Extent : Moderate,	2036		10	\$29,800	
	Location : 26th		med mjecie	cu . 10070			
		Painted Surface					
Modified Bitumen	65% No	*	2031	\$837,300			
	Blisters, Extent .	: Moderate, Area Affec	ted : 5%				
	Location: 36th	h Floor					
	Water Penetration Location: 36th	on, Extent : Moderate, h Floor	Area Affecte	ed : 5%			
	Other Observati	ion, Extent : Light, Ared	a Affected : :	5%			
	Location: 36th	h Floor					
	Explanation:	Water Was Present Inst	ide Blisters				
Panel/Paver: Cer/Brk	20% No	w \$63,400	2041	* *			
		on, Extent : Moderate,					
		er Chiller Room In Sub			on Vault		
		xtent : Moderate, Area		0%			
	Location : Effl	'orescence - East Plaza	At Grade				

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

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

Asset #: 2071

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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					
			xtent : N/A, Area A	ffected :	100%			
		: Various	00					
		ion : This .	ls Actually A Guast					
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	
		0	ents, Extent : Mode ement And 38th Flo		ea Affected : 1%			
			xtent : Moderate, A oom Old Subway S		cted : 10%			
	Location : Pump Room, Old Subway Station Other Observation, Extent : Moderate, Area Affected : 10%							
			ement At Generator	-	cica . 1070			
			ing/discoloring					
Ceramic Tile	2%			2040	* *	5	\$29,500	
Mosaic Tile	15%			2036	* *	5	\$552,800	
Wosale The	Horizontal	Cracks, E : Through	xtent : Moderate, A out		cted : 15%	3	ψ332,000	
Marble Panels	3%			LIFE	* *	5	\$33,200	
Terrazzo	10%			LIFE	* *	5	\$115,200	
Vinyl Tile	28%			2031	\$12,385,500	3	\$206,400	
No Component	2%			2031	ψ12,505,500	3	Ψ200,100	
110 Component		ervation. F	xtent : N/A, Area A	ffected :	0%			
			ing Of 25th Floor	,,,				
			r 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.

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

Asset #: 2071

Architecture	Current F	Current Repair Future R		Future Replacement M		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls	20/ 37	£470.200	LIDE	* *			
Cast in Place Concrete	3% Now Diagonal Cracks, Ext Location: Pump Ro Spalling, Extent: Sev.	oom, Old Subway S	tation				
	Location : Sub-base Staining/Discoloring,	ement At Refrigerat Extent : Moderate	tion Emer		Room		
	Location : Through						
	Water Penetration, Ex Location : Sub-base				Room		
Ceramic Tile	3%		2040	* *	5	\$29,000	
Concrete Masonry Unit	5%		LIFE	* *	5	\$19,300	
	Staining/Discoloring, Location : Basemen			fected : 2%			
Glass: Single Pane	3%		LIFE	* *	5	\$21,700	
Gypsum Board	29%		LIFE	* *	5	\$167,900	
Masonry: Brick	5% Now	\$499,100	LIFE	* *			
•	Broken/Missing Elem Location: 36th To 3		erate, Are	ea Affected : 1%			
	Diagonal Cracks, Ext Location : Pump Ro		ea Affect	ed : 2%			
	Efflorescence, Extent Location: 36th To 3		Affected :	2%			
	Joint Mortar Miss/Ere Location : Through		ate, Area	Affected: 5%			
	Water Penetration, Ex Location: 36th To 3		rea Affec	eted : 1%			
Metal: Cage/Fence	2% Other Observation, E. Location: Elevator Explanation: Decor	Lobbies		**			
Marble Panels	10% Diagonal Cracks, Ext		LIFE	* * ed : 1%			
	Location: 25th Floo Worn/Eroded, Extent Location: 25th Floo	or : Moderate, Area A					
D14	38% Now		LIEE	* *		¢110.000	
Plaster	Cracking/Crumbling, Location: 38th Floo		LIFE , Area Afj		5	\$110,000	
	Deteriorated Finish, I Location: Stair To 2		Area Affa	ected : 20%			
	Water Penetration, Ex Location: 38th Floo		rea Affec	eted : 15%			

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

<sup>\*\*</sup> 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	Cui	rrent Repair	Future	e Replacement	М	aintenance			
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior									
Interior Walls	20/								
No Component	2%			00/					
		tion, Extent : N/A, Area A	Affected :	0%					
		uth Wing On 25th Floor							
G '1'	Explanation:	Under Construction							
Ceilings	1.40/		2026	* *	-	¢250,000			
AcousTileConcealSpLn	14%		2036	* *	5	\$258,000			
AcousTileSusp.Lay-In	35%	¢500.000	2044	* *	5	\$516,000			
Exposed Struc: Concrete		*/	LIFE		5	\$11,500			
	_	ibling, Extent : Moderate rious Areas In Sub-baser		естеа : 10%					
				1664-1. 100/					
		rcement, Extent : Moder rious Areas In Sub-baser		Ајјестеа : 10%					
				Wasted . 150/					
		urface, Extent : Moderai rious Areas In Sub-basei		ijeciea : 15%					
				4-1.100/					
		ion, Extent : Moderate, A rious Areas In Sub-basei		tea : 10%					
				1 50/					
	Other Observation, Extent : Severe, Area Affected : 5% Location : Sub-basement Corridor Adjacent To Oil Tank Room								
			јасені 10	Oli Tank Koom					
G		Spalling Concrete	TIPE	* *		<b>#2</b> < 0.00			
Gypsum Board	2%		LIFE	* *	5	\$36,900			
Masonry: Marble	2%	£200 C00	LIFE	* *	1	£2.69.500			
Plaster	40% No	*/	LIFE		5	\$368,500			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 1% Location: 38th Floor								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 1% Location : 38th Floor								
	Staining/Discol	oring, Extent : Moderate	e, Area Af	fected : 1%					
	Location: 38	th Floor							
No Component	2%								
•	Other Observat	tion, Extent : N/A, Area A	Affected :	0%					
	Location : So	uth Wing Of 25th Floor							
	Explanation:	Under Construction							
ite Enclosure									
Fence/Gates									
Iron Picket	100%		2051	* *					
Free Standing Walls									
Cast in Place Concrete	15%		2051	* *					
		tion, Extent : N/A, Area A lonnade At Entrance	Affected :	100%					
		This Is Actually Pre-cas	t Concret	e At Column Cani	tals				
Masonny Fieldstone			2041	* *	iais				
Masonry: Fieldstone	85% Other Observat	tion, Extent : N/A, Area A							
		ion, Extent . N/A, Area 2 Ilonnade At Entrance	урсиси.	100/0					
		This Is Actually Granite	,						
Site Pavements	ълрининон.	1.11.5 15 11CHUMY OF WILLE	•						

#### Site Pavements

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

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

Asset #: 2071

Architecture	Cı	ırrent Re	pair	Futur	e Replacement	М	aintenance	
System Component Type		l Date l /ears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	40% N	low	\$41,700	2036	* *			
	Cracking/Crui	mbling, E	Extent : Moderate	Area Aj	fected : 10%			
	Location : Se	outh Side	of Building By S	Subway E	Intrance			
Masonry: Granite	20% N	low	\$75,800	LIFE	* *			
,	Broken/Missin	g Elemei	nts, Extent : Mode	erate, Ar	ea Affected : 2%			
		-	Steps On East Ele					
			Extent : Moderate		fected : 5%			
	Location : W	_			,			
			d, Extent : Moder	ate. Area	Affected: 10%			
			Steps On East Ele		9,5			
			xtent : Moderate,		ected · 2%			
	Location : W			11100 1199	270			
Pavers/Stone	40% N	low	\$66,600	2034	\$3,328,600			
	Broken/Missin	g Elemei	nts, Extent : Mode	rate, Ar	ea Affected : 5%			
	Location : Se	outhwest	Corner Of Buildi	ng				

Electrical	Current Repair	Future I	Replacement	Maintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2051	* *	5	\$4,200				
	Other Observation, Extent : Light, A Location : Electrical Room	lrea Affected : I	100%						
	Explanation : Three 6,000 Ampere Ampere Bolted Pressure Main Dis		re Switch Main L	)isconne	cts; Four 4,000				
Transformers									
Dry Type	50%	2029	\$14,500	5	\$1,800				
	Other Observation, Extent : Light, A	lrea Affected : I	100%						
	Location : Electrical Room								
	Explanation: Three 1,000 Kilovol	t-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-an	npere, 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				

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

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

Asset #: 2071

Electrical		Current F	Repair	F <u>utur</u>	e Replacement	М	aintenance	
System	% of		<b>Estimated Cost</b>		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Duionity
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	ф202 000	
Automatic	100%			2044	* *	1	\$303,000	
Generators Diesel	100%			2040	* *	1	¢201 400	
Diesei			Extent : Light, Area			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%			2025	\$2,700	5	\$36,500	
Doug I told	10070			2023	Ψ2,700		Ψ50,500	

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

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

Asset #: 2071

Electrical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Fuel Storage	<b>7</b> 00/	201-		_			
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	Explanation: 15,000 Gallons Rated C	apacity					
Lighting							
Interior Lighting Fluorescent	70%	2031	\$12,777,600	10	\$632,400		
Pluorescent	Other Observation, Extent : Light, Area			10	\$032,400		
	Location: Throughout The Building	Луестей	. 100/0				
	Explanation: T-8 Lamps						
Fluorescent	10%	2026	\$1,825,400	10	\$90,300		
Fluorescent	Other Observation, Extent : Light, Area			10	\$90,300		
	Location: Throughout The Building	Луестей	. 100/0				
	Explanation: T-12 Lamps						
Elyanagaant	10%	2021	¢1 925 400	10	\$90,300		
Fluorescent	Other Observation, Extent: N/A, Area A	2031	\$1,825,400	10	\$90,300		
	Location: Corridors And Basement	ујестеи .	100/0				
	Explanation: Compact Fluorescent Lo	amne					
Elmana	5%	-	* *	10	¢45.200		
Fluorescent	T-5 Lamps And Fixtures, Extent: Light,	2036		10	\$45,200		
	Location: Upper Floors	Агеи Ајј	естей . 100/6				
1.55		2020	* *				
LED	5%	2039	* *				
Egress Lighting	400/	2021	Φ <b>7</b> 10 200	10	Φ05 100		
Emergency, Battery	40%	2031	\$718,300	10	\$95,100		
	Other Observation, Extent: Light, Area	Affected	: 100%				
	Location: Throughout The Building	4 F :	lurd D	D 1			
Б	Explanation: Some Lighting Fixtures		ppea wun Bauery **		Ф22 000		
Emergency, Battery	10%	2036	* *	10	\$23,800		
Exit, Battery	50%	2036	* *	10	\$33,200		
Exterior Lighting	200/	2021	<b>#000 400</b>	1.0	0.00		
HID	20%	2031	\$998,400 * *	10	\$600		
LED	10%	2039	* *				
No Component	70%						
Alarm							
Security System	70%						
No Component Generic	30%	2036	* *	1	¢110.400		
Generic	00% Other Observation, Extent : Light, Area			1	\$110,400		
	Location : Lobby And Corridors	луестей	. 100/0				
	Explanation: CCTV Surveillance Can	aara Cust	am				
	Explanation . CCI v Surveillance Can	ieru syst	em				

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

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

Page: 291

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

Asset #: 2071

Electrical	Current Repair	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$607,000	
_	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout The Building					
	Explanation: Smoke Detectors, Alarn	Bells, M	anual Pull Station	s, Strobe	Lights And	
	Horns				-	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating									
Energy Source									
Utility Steam	100%			2041	* *	1			
			Extent : Light, Area	Affected	: 100%				
	Location	: Sub-base	ement Steam Room						
	Explanat	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, Valves In Basement		fected : 100%				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 1%				
	Location	: Basemen	nt						
	Explanat	tion : 2 Uni	its For Dual Termp	erature l	Loop Serving Adjac	cent Build	dings		
Distribution									
Steam Piping/Pump			\$1,713,300 evere, Area Affectea n Basement	2031 !: 10%	\$8,566,700				
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 5%				
	Location	: Vacuum	Pumps In Basemen	t					
	-	ps Faulty, I : Basemen	Extent : Severe, Are nt	a Affecte	ed : 30%				
Terminal Devices									
Convector/Radiator	100% Other Obs	ervation, E	Extent : Light, Area	2029 Affected	\$8,747,900 : 10%	1	\$318,100		
	Location: Throughout								
			Air Handling Equi ed For This Purpos		lave The Capability	y To Prov	ide Heating, But		
ir Conditioning									
Energy Source									
Electricity	100%			2039	* *	1			

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

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

Asset # : 2071

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Absorption Chiller/Steam/HW	5%			2034	\$1,735,600	1	\$53,300	
		servation, E n : Sub-base	Extent : Light, Area ement	Affected	: 100%			
	Explana	tion : 3 Uni	its					
Centrifugal, Elec Chiller	20%	ı		2034	\$4,362,400	1	\$213,200	
Interior Pkg Unit - Cooling	10%	0-2	\$846,000	2025	\$1,691,900	2	\$4,800	
-		Other Observation, Extent : Severe, Area Affected : 100% Location : Various Locations						
	Explana	tion : End (	Of Useful Life					
Interior Pkg Unit - Cooling	20%	l		2029	\$3,383,900	2	\$12,100	
Interior Pkg Unit - Cooling	15%	ı		2025	\$2,537,900	2	\$9,000	
Reciprocating Compr/Chiller	20%			2031	\$3,156,500	1	\$91,400	
Split Unit	5%	ı		2031	\$1,270,200			
Window/Wall Unit	5%	ı		2026	\$202,600	1		
Distribution CW & CHW Wtr Pipe/Pump	45%	ı		2041	* *	4	\$32,800	
ripe/rump	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout							
	Location : Inroughout  Explanation : Chilled And Condenser Water Pumps And Piping							
No Component	55%			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Terminal Devices	2270	<u>'</u>						
Fan Coil - 2 Pipe	30%	ı		2031	\$9,790,800	1	\$95,400	
No Component	70%	ı						
Heat Rejection Water Cooling Tower		lent, Extent	\$486,300 : Severe, Area Affe Draft Cell Number		\$2,431,600	2	\$356,900	
	Location : Induced Draft Cell Number At Roof Other Observation, Extent : Light, Area Affected : 100% Location : 26th Floor Of Roof							
	Explanation: 2 Units. 1 Forced Draft Unit Serves Dual Temperature System For Adjacent Building. 1 Induced Draft Unit Serves Centre Street.							
No Component	55%	ı						
Ventilation								
Distribution						<u> -</u>	***	
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$494,300	
No Component	10%							

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

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

Asset #: 2071

echanical	Current Repair	Future Replacement	N	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	Tl.: D4
	Explanation : Component Accounted	For Under The Cooling Sec	tion Oj 1	inis Report
mbing H/C Water Piping				
Brass/Copper	100% 0-2 \$687,000	2041 **	1	
Brass/Copper	Leak Evident, Extent : Severe, Area Aff		1	
	Location: Mains Rotting At North En			
Water Heater With Tanks	2	J		
Electric	35%	2026 \$9,000	4	
	Other Observation, Extent : Light, Area	, ,	-	
	Location : Bathrooms Throughout	33		
	Explanation : Pipe Mounted Water H	leater At Sinks And Lavatori	es	
No Component	65%			
HW Heat Exchanger	0270			
Steam Fired	30%	2031 \$1,551,900	4	\$29,200
	Other Observation, Extent : Light, Area	. , ,		<del></del>
	Location: Basement And 27th Floor			
	Explanation : Three 900 Gallon Store Basement Not In Use.	age Units Serving Low And I	ntermed	iate Zones In
Steam Fired	35%	2041 **	4	\$51,100
	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, 2	Area Affected : 100%		
	Location: Throughout			
Storm Drain Piping				
Cast Iron	100% Now \$75,500	LIFE **	1	
	Blockage /Clogged, Extent : Severe, Ar	rea 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	\$20,800
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.

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

Asset #: 2071

Mechanical		Current Repa	ir	Futur	e Replacement	М	aintenance				
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing											
Backflow Preventer	1000/			2021	<b>0.477</b> 000	1	<b>#</b> 60.200				
Generic	100%			2031	\$477,800	1	\$60,300				
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement										
			,								
T' /	Explanati	on : In Baseme	ent								
Fixtures	100%										
Generic	10076										
Vertical Transport Elevators											
Geared Traction	100%			LIFE	* *						
Geared Traction		rvation, Exten	t · Light Area		. 100%						
	24th To 3	6th Floor on : Total 31 U			n 1st To 25th Floor, rs, 1 Tower Elevato						
Fire Suppression											
Standpipe Generic	100%			2041	* *	1-5	\$496,600				
Sprinkler	10070						<b>\$ 15 0,000</b>				
No Component	40%										
Generic	10%	0-2	\$74,000	2031	\$1,479,400	1-2	\$23,900				
	Corroded, Extent : Moderate, Area Affected : 100%										
	Location	: Piping Rustir	ng Near Filter	Room In	Basement						
Generic	50%			2041	* *	1-2	\$137,900				
	Other Observation, Extent: Light, Area Affected: 100%										
	Location: Throughout										
	F 1	on : Sprinklers	4 411 155	mi m		, 5					

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

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

Page: 295

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 : 14-Nov-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 85 Lot : 6 BIN : 3000172

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$73,400	\$1,459,900
Electrical	\$55,700	
Mechanical		\$262,200
Total	\$129,100	\$1,722,200
Importance Code A	\$73,400	\$1,459,900
Importance Code B	\$55,700	\$262,200
Total	\$129,100	\$1,722,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$27,900	\$33,800	\$7,900	
Interior Architecture	\$32,700	\$15,200	\$19,200	
Electrical	\$7,600	\$18,000	\$8,900	\$7,600
Mechanical	\$14,900	\$37,600	\$19,800	\$11,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$91,000	\$112,400	\$63,700	\$27,400
Importance Code A	\$31,300	\$37,200	\$11,200	\$3,300
Importance Code B	\$58,000	\$75,200	\$52,400	\$24,000
Importance Code C	\$1,700			
Total	\$91,000	\$112,400	\$63,700	\$27,400



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

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

Asset #: 14126

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior	•			•				
Exterior Walls								
Metal, Corrugated	10%			2051	* *	1		
Metal/Glass Curt Wall	5%			LIFE	* *	5	\$4,800	
Metal Panel	5%			2051	* *	5-10	\$17,700	
Panel: Limestone	80%		\$73,400	LIFE	* *	5	\$30,800	
			Extent : Moderate	, Area Aj	ffected : 10%			
		: Loading		4 40	C . 1 100/			
	_		Extent : Moderate,		ected: 10%			
Windows	Locanoi	i : South F	acade, East Facade	!				
Aluminum	97%			2047	* *	5	\$15,700	
Metal Louvers	3%			2047	* *	10	\$3,000	
Parapets	370			2040		10	\$3,000	
Metal/Glass Curt Wall	5%			2051	* *	5	\$4,500	
Wictal/Glass Curt Wall			Extent : N/A, Area A		100%	J	Ψ+,500	
			es - South Facade	55				
	Explana	tion : Actue	ally Single Pane Gl	ass				
Metal Panel	60%		, 0	2051	* *	5	\$53,400	
Metal Rail	25%			2044	* *	5-10	\$103,900	
Panel: Limestone	10%			LIFE	* *	5	\$2,500	
Roof								
IRMA/Protected Membrane	100%	Now	\$27,900	2031	\$1,396,900			
	_		tent : Moderate, Ai Cooling Fans	rea Affec	ted : 5%			
		ck Ballast, 1 : Through	Extent : Moderate, out	Area Afj	fected : 100%			
	Vegetation	i Growth, E	Extent : Moderate, A	Area Affe	cted : 15%			
			spouts And Within					
			xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	ı : Under C	Cooling Fans					
Soffits	600/			2051	* *	<b>7</b> 10		
Metal Panel	60%			2051	**	5-10		
Stucco Cement	40%			2044		5		
Interior Floors								
Carpet	30%			2030	\$531,400	3	\$45,500	
Cast in Place Concrete				LIFE	**	5	\$22,100	
			Extent : Light, Area		: 100%	J	Ψ22,100	
		ı : Through	-					
		tion : Epox						
Ceramic Tile	3%		<u> </u>	2040	* *	5	\$3,000	
Raised Access Floor	5%			2040	* *	5	\$19,000	
Sheet Vinyl/Rubber	20%			2036	* *	5	\$30,300	
Vinyl Tile	32%			2036	* *	3	\$12,100	

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

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

Asset #: 14126

Architecture	Current Repair		Future Replacement		М			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$3,400	
Glass: Single Pane	10%			LIFE	* *	5	\$5,100	
Gypsum Board	75%			LIFE	* *	5	\$30,700	
Granite Panels	5%			LIFE	* *			
			Extent : N/A, Area A	ffected :	100%			
		n : First Flo	•					
	Explana	tion: This	Component Is Actu	ally Slate	Panels			
Wood	5%	)		LIFE	* *	5	\$13,700	
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$20,000	2044	* *	5	\$30,300	
	Water Per	netration, E	xtent : Moderate, A	rea Affec	eted : 5%			
	Location	n : Entrance	e To Command Cen	ter - 3rd	Floor			
Exposed Struc: Concrete	25%	)		LIFE	* *	5	\$3,900	
Gypsum Board	15%			LIFE	* *	5	\$19,000	
Site Enclosure							4-2,400	
Fence/Gates								
Aluminum Picket	85%	)		2051	* *			
Aluminum Rail	15%			2044	* *	5-10		
Free Standing Walls								
Masonry: Fieldstone	100%	)		2051	* *			
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%			
			Dock Area At Rear					
		_	ls Actually A Limes		d Wall			
Retaining Walls			· · · · · · · · · · · · · · · · · · ·					
Cast in Place Concrete	100%	· )		2066	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	)		2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%	) )		2044	* *			
Parking/Driveway								
Asphalt	75%	)		2034				
Cast in Place Concrete	25%			2044	* *			

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$300	
	Other Observation, Extent : Lig	ht, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : Two Main Serv	ice Disconnect Switc	hes Rated At 4,0	000 Amp	eres	

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

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

Asset #: 14126

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estim FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Switchgear / Switchboard						
Fused Disc Sw	90%	2051	* *	5	\$300	
Molded Case Bkrs	10%	2051	* *	5	\$200	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards	1000/	2047	* *	-	Ф1 000	
Molded Case Bkrs	100%	2047	~ ~	5	\$1,800	
Wiring	1000/	2051	* *	1		
Thermoplastic	100%	2051		1		
Motor Controllers	20%	2044	* *	5	\$100	
Locally Mounted Motor Control Center	20% 70%	2044 2044	**	5 5	\$100 \$1,300	
Variable Frequency	10%	2044	* *	3	\$1,300	
Drive	10/0	۷۷ <del>44</del>				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Stand-by Power					. )	
Transfer Switches						
Automatic	100%	2044	* *	1	\$20,800	
Generators						
Diesel	100%	2040	* *	1	\$26,200	
	Other Observation, Extent:		ó			
	Location : Basement Gene					
		Generator Rated At 1,400 K ad Test Done On Weekly Bas		ll Load T	est Done On	
Batteries				_	*	
Nickel Cadmium	100%	2026	\$2,400	5	\$15,100	
Fuel Storage	1000/	2050	ala ala	-		
Main Tank	100%	2059	**	5		
	Other Observation, Extent : Location : Basement	Light, Area Affectea : 100%	o			
	Explanation: 8,000 Gallo	ns Pated Canacity				
Lighting	Explanation . 6,000 Gailo	пѕ каней Сарасну				
Interior Lighting						
Fluorescent	70%	2036	* *	10	\$43,400	
1 Idolescont	Other Observation, Extent:		6	10	ψτ3,τ00	
	Location : Throughout The					
	Explanation: T-8 Lamps	8				
Fluorescent	10%	2036	* *	10	\$6,200	
T Identification	Other Observation, Extent : Location : Corridors		ő	10	\$0,200	
	Explanation: T-5 Lamps					
Fluorescent	10%	2036	* *	10	\$6,200	
1 Idolescent	Compact Fluorescent Light, Location : Corridors And	Extent : Light, Area Affecte	ed : 100%	10	Ψ0,200	
LED	10%	2036	* *			
LED	10/0	2030				

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

Asset #: 14126

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type		Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%		2036	* *	1		
Exit, LED	50%		2059	* *	1		
Exterior Lighting							
HID	20%		2036	* *	10		
		ition, Extent : Light, Area	Affected	: 100%			
		utside Perimeter					
	Explanation	: Operated Via Timer					
No Component	80%						
Alarm							
Security System							
No Component	30%						
Generic	70%		2036	* *	1	\$17,700	
	Other Observation, Extent : Light, Area Affected : 100%						
		ublic Spaces And Outside					
	Explanation	: Surveillance Cameras					
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2036	**	1-3	\$12,500	
		ition, Extent : Light, Area	Affected	: 100%			
		hroughout The Building			_		
	Explanation Detectors	: Strobe Lights, Manual F	Pull Statio	ons, Alarm Bells, H	Iorns And	l Smoke	

echanical	Current Repair	Future Replac	ement	Maintenance		
vstem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2057	* *	1		
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location : Basement With Re	taining Wall Around The To	ınk			
	Explanation: One 8,000 Gala	lon Oil Tank				
Conversion Equipment						
Hot Water Boiler	100%	2048	* *	1	\$33,400	
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location : Basement Boiler F	200m				
	Explanation : Two Dual Fuel	Hot Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2053	* *	4	\$5,000	
Terminal Devices						
Air Handler	70%	2036	* *	1	\$29,200	
Convector/Radiator	30%	2044	* *	1	\$6,500	

Air Conditioning

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

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

Asset #: 14126

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System	% of Fail Date Estimated Cos	st Year	<b>Estimated Cost</b>	Cvcle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)	FY		(Yrs)		
Air Conditioning		•				•
Energy Source						
Electricity	100%	2053	* *	1		
Conversion Equipment						
Interior Pkg Unit - Cooling	5%	2032	\$52,900	2	\$200	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Computer Room					
	Explanation: 2 Units					
Ext Pkg Unit - Heating/Cooling	90%	2036	* *	2	\$3,700	
ricating, cooming	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Roof	33				
	Explanation: 3 Units					
Split Unit	5%	2031	\$79,500			
ծրու Oпп	Other Observation, Extent : Light, Ar					
	Location : Audio Visual Rooms And		. 100/0			
		-	16			
Distribution	Explanation: 2 Units Serve Audio V	rsuai Koom	is			
CW & CHW Wtr	5%	2051	* *	4	\$200	
	370	2031		4	\$200	
Pipe/Pump	Other Observation, Extent : Light, Ar	na Affantad	. 1000/			
	Location: Basement	еи Ајјестеи	. 100/0			
		Anna sintad	With Day Cooley			
	Explanation: Glycol Water Pumps	Associatea	with Dry Cooler			
No Component	95%					
Heat Rejection						
Dry Cooler	5%	2031	\$15,400	2	\$2,400	
No Component	95%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,700	
Exhaust Fans						
Roof	100%	2031	\$129,800	2	\$2,100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2051	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2026	\$16,900	2		
	Other Observation, Extent : Light, Are					
	Location: Basement	••				
	Explanation: Two 150-gallon Units	S				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2036	* *	1	\$4,100	
Generie	10070	2030		1	Ψ-1,100	

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

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

Asset #: 14126

Mechanical	Current Repair	Future Repla	cement	Ma	intenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estim FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
	Low Consumption Fixtures,	Extent: Light, Area Affected	l : 100%			
	Location: Throughout					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected : 100%				
	Location : Basement To 3	rd Floor				
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$34,000	
Sprinkler						
Generic	100%	2051	* *	1-2	\$18,900	
Fire Pump						
Generic	100%	2040	* *	1	\$12,600	

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

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

Page: 302

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 : 16-Jan-2020 Landmark Status : NONE

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

Block : 8 Lot : 70 BIN : 5000085

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,252,500	\$317,400
Interior Architecture	\$96,600	\$4,241,700
Electrical	\$110,100	\$96,600
Mechanical	\$4,519,700	\$6,278,000
Site Pavements	\$428,200	
Total	\$6,407,100	\$10,933,800
Importance Code A	\$1,252,500	\$317,400
Importance Code B	\$4,726,400	\$10,529,200
Importance Code C	\$428,200	\$87,200
Total	\$6,407,100	\$10,933,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$19,400		
Interior Architecture	\$66,700		\$1,229,400	\$15,600
Electrical	\$21,300	\$18,900	\$18,300	\$16,000
Mechanical	\$62,300	\$87,800	\$76,000	\$33,600
Site Enclosure	\$5,400			
Site Pavements	\$21,900			
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$204,300	\$152,800	\$1,350,400	\$91,900
Importance Code A		\$19,800		
Importance Code B	\$131,300	\$133,000	\$1,350,400	\$91,900
Importance Code C	\$72,900			
Total	\$204.300	\$152,800	\$1,350,400	\$91,900



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

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

Asset #: 4381

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Masonry: Brick	20% Now Cracking/Crumbling	\$378,500 Extent : Moderate	LIFE , Area A <u>f</u>	* * Fected : 30%	5	\$46,400	
	Location : Through	out					
	Sidewalk Shed in Use Location : West Ele	_	ea Affect	ed : 30%			
	Spalling, Extent : Mo	derate, Area Affect	ed : 10%				
	Location : North A	nd South Elevations	of Pent	house			
Metal/Glass Curt Wall	73%		LIFE	* *	5	\$317,400	
Metal Panel	2%		2051	* *	5-10	\$31,900	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Penthou	se					
	Explanation: Meta	l Panel Cladding C	n East E	levation			
Marble Panels	5%		LIFE	* *	5	\$8,700	
Windows							
Aluminum	100%		2039	* *	5	\$18,000	
Parapets	200/		LIEE	* *	-	<b>#2 400</b>	
Masonry: Brick	30%		LIFE	* *	5	\$2,400	
Metal/Glass Curt Wall Metal Panel	30% 40%		2051 2041	* *	5 5	\$9,200	
Roof	4070		2041		3	\$12,300	
Modified Bitumen	100%		2026	\$800,100	10	\$73,900	
Wiodified Ditumen	Patching Evident, Ex	tent · Moderate. Ar			10	\$75,700	
	Location : Main Ro						
Soffits							
Glass: Special Gauge	10%		LIFE	* *	1		
-	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : East Ele	vation					
	Explanation : Awni	ng Over Entry Area	ı				
Stucco Cement	90%		2036	* *	5		
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : West Ele	rvation					
	Explanation : Exten	ior Balcony Soffits					
nterior							
Floors	200/		2027	Φ1 10 <b>5 3</b> 00	2	ф10 <b>2</b> 202	
Carpet	30%		2027	\$1,195,300 * *	3	\$102,300	
Cast in Place Concrete	10%		LIFE		5	\$49,700	
Ceramic Tile	5%		2034	\$635,100	5	\$11,400	
Vinyl Tile	55%		2031	\$3,422,900	3	\$62,500	

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

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

Asset #: 4381

Architecture		Current I	nt Repair Future Re		e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cos</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete		Now	\$43,800	LIFE	* :	k		
			xtent : Moderate, A ll In Boiler Room	rea Affeo	cted : 2%			
Ceramic Tile	5%			2040	* :	* 5	\$14,500	
Concrete Masonry Unit	15%			LIFE	* :	* 5	\$17,400	
	_	_	Extent : Light, Are ls, Basement	a Affecte	ed : 5%			
Gypsum Board	50%			LIFE	* :	* 5	\$87,200	
Plaster	20%			LIFE	* :		\$17,400	
Ceilings								
AcousTileSusp.Lay-In	85%			2036	* :	* 5	\$193,200	
Exposed Struc: Concrete	5%			LIFE	* :	* 5	\$1,800	
Exposed Struc: Steel	5%			LIFE	* :	k		
Gypsum Board	5%			LIFE	* :	* 5	\$14,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2031				
Retaining Walls								
Cast in Place Concrete		Now	\$5,400	2051	* :	k		
	-	_	Extent : Moderate					
	Location	ı : Various	Walls At Parking A	ea And	Adjacent To Gene	erator		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* :	ķ		
On-Site Walkways	4000/		44.000		ata .			
Cast in Place Concrete	100%		\$21,900	2036	*:	ķ		
	-	_	Extent : Moderate vation At Entry	Area Aj	fected : 10%			
Parking/Driveway								
Asphalt		Now	\$428,200	2046	* :			
		_	ents, Extent : Mode		ea Affected : 50%	ó		
			rking Area And Ran	-				
			oderate, Area Affect		6			
	Location	ı : Rear Pai	rking Area And Ran	np				
	C	0.	ctent : Moderate, A	00	eted : 20%			
	Location	ı : Rear Pai	rking Area And Ran	np				

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

Under 600 Volts

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

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

Asset #: 4381

Electrical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	5	\$600	
	Other Observation, I	Extent : Light, Area	Affected :	100%			
	Location : Electric						
	Explanation: One	3,000 Ampere Mair	n Disconn	ect Switch			
Switchgear / Switchboard							
Fused Disc Sw	70%		2051	* *	5	\$500	
Fused Disc Sw	30%		2031	\$96,600	5	\$200	
Raceway							
Conduit	80%		2051	* *	1		
Conduit	20%		2041	* *	1		
Panelboards							
Fused Disc Sw	5%		2039	* *	5	\$200	
Fused Disc Sw	5%		2030	\$14,800	5	\$200	
Molded Case Bkrs	30%		2039	* *	5	\$1,200	
Molded Case Bkrs	60%		2047	* *	5	\$2,400	
Wiring							
Thermoplastic	70%		2051	* *	1		
Thermoplastic	30%		2041	* *	1		
Motor Controllers							
Locally Mounted	20%		2036	* *	5	\$200	
Motor Control Center	70%		2036	* *	5	\$2,900	
Variable Frequency	10%		2044	* *			
Drive							
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Automatic	100%		2044	* *	1	\$46,200	
	Other Observation, I	0	Affected :	100%			
	Location : Electric						
	Explanation : Auto	matic Transfer Swit	tch				
Generators							
Diesel	100%		2040	* *	1	\$58,100	
	Other Observation, I	Extent : Light, Area	Affected :	100%			
	Location: Outside						
	Explanation: One	275 Kilowatts					
Batteries							
Lead/Acid	100%		2025	\$2,400	5	\$5,600	
Fuel Storage	4000						
Not Accessible	100%						

Lighting

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

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

Asset #: 4381

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs)	Priority				
Lighting								
Interior Lighting								
Fluorescent	75%	2036 **	10 \$103,200					
	Other Observation, Extent : Light,							
	Location : Throughout The Build	ling						
	Explanation: T-8 Lamps							
Fluorescent	5%	2036 **	10 \$6,900					
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Some Area	ds.						
LED	20%	2039 **						
222	Other Observation, Extent: N/A, A							
	Location: Looby, 8th And 7th Flo							
	Explanation : New LED Lighting							
Egress Lighting								
Emergency, Service	48%	2036 **	1					
Emergency, Battery	2%	2036 **	10 \$700					
Exit, LED	50%	2059 **	1					
Exterior Lighting								
LED	100%	2039 **						
Alarm								
Security System								
No Component	60%							
Generic	40%	2036 **	1 \$22,400					
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%	2036 **	1-3 \$37,000					
Generic, Digital	40%	2036 **	1-3 \$37,000					

echanical		Current F	Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Distribution								
Hot Wtr Piping/Pump	100%	2-4	\$16,300	2047	* *	4	\$7,400	
	Corroded,	Extent: M	oderate, Area Affec	eted : 15%	6			
	Location	: Air Hand	lling System Pump	P-2. Base	ement			
	Other Obs	ervation, E	xtent : Light, Area	Affected .	: 100%			
	Location	: Basemen	t					
	Explana	tion : 3 Pun	np Sets For Air Ha	ndling U	nits And 3 Pump S	ets For F	Perimeter Heat.	
Terminal Devices			_					
Air Handler	40%			2026	\$1,118,900	1	\$37,100	
Convector/Radiator	20%			2029	\$243,100	1	\$9,700	
Fan Coil Unit/Heat	40%			2026	\$1,474,100	1	\$19,400	
	Other Obs	ervation, E	xtent : Light, Area	Affected .	: 60%			
	Location	: Serves P	erimeter Of Buildir	ıg				
	Explana	tion : Dual	Temperature Fan (	Coil Units	5			

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

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

Asset #: 4381

Mechanical	Current	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Energy Source								
Electricity	10%		2039	* *	1			
Natural Gas	90%		2041	* *	1			
Conversion Equipment Absorption Chiller/Direct Fire	90% 0-2	\$73,500	2031	\$3,677,300	1	\$131,500		
	Corroded, Extent : S	Severe, Area Affectea	l : 30%					
	Location: Chilled	And Hot Water Flan	iged Con	nections To Piping	At Units	s. Basement		
	Other Observation, Location: Baseme		Area Affe	cted : 100%				
	Explanation : Dou	ble Effect Chiller - I	Heaters.	Unit No 1 Of 3 In 1	Repair			
Interior Pkg Unit -	10%		2025	\$235,100	2	\$900		
Cooling	-0,0		_ \ <b></b> \	\$ <b>-</b> 22,100	_	Ψ, 00		
Distribution CW & CHW Wtr Pipe/Pump	100%		2031	\$240,300	4	\$7,400		
Terminal Devices								
No Component	90%							
	Other Observation,	-	Affected	: 0%				
	Location : Baseme							
	Explanation : See	Heating Units						
No Component	10%							
Heat Rejection								
Dry Cooler	10%		2026	\$68,200	2	\$10,400		
Water Cooling Tower	90%		2025	\$675,700	2	\$135,900		
Tentilation Tentilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$83,600		
Exhaust Fans						*		
Interior	90%		2026	\$593,300	2	\$4,100		
Roof	10%		2026	\$28,800	2	\$500		
lumbing H/C Water Piping								
Brass/Copper	100%		2031	\$1,909,000	1			
Water Heater With Tanks Gas Fired	100%		2025	\$203,100	2			
	Other Observation, Location: Baseme	nt						
	Explanation: 1 10	0- Gallon And 1 125	5- Gallor	Unit				
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sewage Ejector(s)				,				
Electric	100%		2026	\$77,800	4	\$9,000		
Backflow Preventer	1000/		2021	<b>.</b>		<b>40.20</b>		
Generic	100%		2031	\$66,400	1	\$9,200		

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

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

Asset #: 4381

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected :	100%			
	Location: 1 Unit From Base	ment To 9th Floor, 2	2 Units From 1st	To 9th F	loor	
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$75,600	
Sprinkler						
Generic	100%	2041	* *	1-2	\$42,000	
Fire Pump						
Generic	100%	2034	\$141,900	1	\$28,000	

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

Page: 309

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$792,800	\$1,452,000
Interior Architecture	\$2,839,100	\$3,822,900
Electrical	\$286,000	\$3,377,100
Mechanical	\$880,800	\$9,539,500
Site Pavements	\$166,900	
Total	\$4,965,700	\$18,191,400
Importance Code A	\$792,800	\$1,528,400
Importance Code B	\$4,006,000	\$16,486,400
Importance Code C	\$166,900	\$176,600
Total	\$4,965,700	\$18,191,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$59,300	\$4,100	\$22,500	\$35,800
Interior Architecture	\$63,000	\$33,600	\$4,500	\$645,800
Electrical	\$57,200	\$27,400	\$60,200	\$30,200
Mechanical	\$94,600	\$94,900	\$148,300	\$79,600
Site Enclosure	\$18,100			
Site Pavements	\$27,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$327,500	\$167,900	\$243,400	\$799,300
Importance Code A	\$85,100	\$29,900	\$48,900	\$61,600
Importance Code B	\$205,500	\$137,900	\$194,500	\$737,700
Importance Code C	\$36,800			
Total	\$327,500	\$167,900	\$243,400	\$799,300



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

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

Asset #: 2039

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	1%			2041	* *	5	\$8,200	
Masonry: Brick	86%			LIFE	* *	5	\$187,700	
Masonry: Limestone	10%		\$170,400	LIFE	* *	5	\$16,400	
			derate, Area Affect	ed : 5%				
		n : Main En			CC . 1 100/			
			Extent : Moderate	e, Area A <u>j</u>	ffected: 10%			
C ' P 1		n : Main En	trance	LIPP	* *		Ф4 000	
Granite Panels Windows	3%			LIFE	* *	5	\$4,900	
Windows Aluminum	100%			2048	* *	5	\$71,600	
Parapets	10070	1		2040			\$71,000	
Masonry: Brick	83%	Now	\$559,200	LIFE	* *	5	\$22,300	
Massing. Brien			xtent : Moderate, A		cted : 40%	J	Ψ22,500	
		ı: Through		33				
		_	tent : Light, Area A	ffected :	50%			
		ı : Interior .	-					
	Spalling,	Extent : Mo	derate, Area Affect	ed : 25%	Ó			
		ı : Interior .						
Masonry: Limestone	10%	Now	\$16,500	LIFE	* *	5	\$3,400	
Masoniy. Enflectione			od, Extent : Moder		Affected : 25%	J	ψ5,100	
		ı : Coping	,	,	33			
			d, Extent : Modera	te, Area	Affected : 50%			
	_	ı : Coping	•		33			
Metal Rail	5%			2037	* *	5-10	\$24,300	
Granite Panels	2%			LIFE	* *	5	\$600	
Roof								
Metal Panel	15%			2045	* *	10	\$42,800	
Modified Bitumen	75%	Now	\$63,200	2032	\$1,264,300		. ,	
	Miss/Dan	aged Flash	ings, Extent : Mod	erate, Ar				
	Location	ı: 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		
Interior								
Floors								
Carpet	10%			2028	\$627,900	3	\$71,700	
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	\$47,000	
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.

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

Asset #: 2039

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
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.

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

Asset #: 2039

Architecture		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Asphalt	25%	0-2	\$7,800	2035	* *			
	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	* *			
	Broken/M	issing Elem	ents, Extent : Sever	re, Area .	Affected : 10%			
	Location	: Front En	itrance Area					
Parking/Driveway								
Asphalt	100%	Now	\$166,900	2035	* *			
1	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
		: Through						
		_	Extent : Moderate	, Area A	ffected : 30%			
	_	: Through			V			
		_	Extent : Moderate,	Area Afi	fected : 5%			
	_		Dock Area					

Electrical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	ctrical 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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	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, <b>2</b> 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.

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

Asset #: 2039

Electrical		Current Rep	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Exterior Lighting								
HID	30%	Now	\$36,200	2037	* *			
	Malfunctio	ning, Extent :	Moderate, Area	ı Affecte	d : 10%			
	Location	: Building Ex	terior					
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2037	* *	1	\$9,800	
	Other Obse	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: 4th Floor H	Iallways Only					
	Explanati	ion : CCTV Si	urveillance Cam	ieras				
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%	Now	\$66,700	2040	* *	1-3	\$73,100	
	Other Obse	ervation, Exte	nt : Moderate, A	1rea Affe	cted : 100%			
	Location	: Throughout	The Building					
			rm Control Pane Manual Pull Sta		yed 12 Trouble Ald arm Bells	arms And	Ground Default.	

echanical	Current Repair	Future F	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 2039

Mechanical		Current l	Repair	Future Replacement		Maintenance		
System	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component	Total	(Years)		FY		(Yrs)		١
Type								
Air Conditioning								
Conversion Equipment	1.00/			2025	* *	1	¢20,200	
Centrifugal, Elec Chiller			¢114.500	2035		1 1	\$28,200	
Reciprocating Compr/Chiller	30%	Now	\$114,500	2032	\$1,144,700	1	\$32,700	
•	Broken, E.	xtent : Seve	re, Area Affected :	20%				
	Location	1:1 Of 4 U	nits In Penthouse					
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	40%			
	Location	ı : Basemer	nt					
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	40%			
	Location	ı : Basemer	nt					
	Explana	tion : Rotai	ry Screw Compress	ors				
Ext Pkg Unit - Heating/Cooling	20%	0-2	\$521,400	2042	* *	2	\$2,600	
iioming cooming	-	-	nt : Severe, Area A	ffected :	100%			
		ı : Lower Ro	-					
			Extent: Moderate,	, Area A <u>f</u>	fected: 100%			
		ı: Lower Re	-	1.00	1000/			
			Extent : N/A, Area A	lffected :	100%			
		ı: Lower Re	· ·					
			40 Ton Units					
Split Unit	15%			2032	\$921,200			
			tent : Light, Area Ą	ffected :	15%			
	Location	-						
			Extent : Light, Area		: 100%			
			In Rear Yard And R					
			it On Rooftop, 2 Ur					
Window/Wall Unit	25%	ı		2027	\$244,900	1		
Distribution				• • • •		_	<b></b>	
CW & CHW Wtr	75%			2042	* *	4	\$14,500	
Pipe/Pump	<b>~</b> = ~ ·							
No Component	25%							
Terminal Devices						_		
Air Handler/Cool/Ht	75%			2032	\$3,763,800	1	\$121,100	
No Component	25%							
Heat Rejection				2025	<b>0.1.2.2</b> .2.2	_	<b>42 - 2</b> 2 2	
Air Cooled Condenser	15%			2032	\$112,300	2	\$27,300	
Unit	(00/			2022	φ <b>πο</b> 2 οσο	2	¢157.600	
Water Cooling Tower	60%			2033	\$783,800	2	\$157,600	
No Component	25%							
Ventilation								
Distribution	10007			LIPP	* *	2.5	Ø145 500	
Ductwork/Diffusers	100%			LIFE	<b>~ </b> Φ	2-5	\$145,500	
Exhaust Fans	000/			2022	¢1 022 400	2	<b>07.000</b>	
Interior	90% 10%			2032	\$1,032,400	2	\$7,200	
Roof Plumbing	10%			2032	\$50,200	2	\$800	

Plumbing

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	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	00%			
	Location: Basement					
	Explanation : Serving C	ooling Equipment				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			
	Other Observation, Exten	t : N/A, Area Affected : 1	00%			
	Location: Basement To	3rd Floor				
	Explanation : One Freig	ght Unit				
Hydraulic	50%	LIFE	* *			
3	Other Observation, Exten	t : N/A, Area Affected : 1	00%			
	Location : Basement To					
	Explanation : One Pass	enger Unit				
Fire Suppression	1					
Standpipe						
Generic	100%	2052	* *	1-5	\$136,500	
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.

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

Page: 317

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,545,600	\$2,426,600
Interior Architecture	\$1,051,600	\$3,968,800
Electrical	\$902,300	\$4,569,200
Mechanical	\$11,388,500	\$3,693,000
Site Pavements	\$242,800	
Total	\$16,130,800	\$14,657,700
Importance Code A	\$2,545,600	\$5,450,900
Importance Code B	\$13,285,200	\$5,747,100
Importance Code C	\$300,000	\$3,459,600
Total	\$16,130,800	\$14,657,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,600	\$66,100	_	
Interior Architecture	\$153,600		\$5,800	\$56,300
Electrical	\$62,500	\$56,400	\$44,800	\$44,800
Mechanical	\$94,900	\$80,600	\$164,900	\$74,700
Site Enclosure	\$6,900			
Site Pavements	\$21,000			
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
Total	\$421,800	\$257,400	\$269,800	\$230,100
Importance Code A	\$43,200	\$80,900	\$22,900	\$14,200
Importance Code B	\$355,300	\$176,400	\$241,100	\$215,900
Importance Code C	\$23,300		\$5,800	
Total	\$421,800	\$257,400	\$269,800	\$230,100



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

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

Asset #: 4375

Architecture	Current	Repair	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls									
Masonry: Brick	5%		LIFE	* *	5	\$11,900			
Masonry: Granite	10% Now	\$185,300	LIFE	* *	5	\$17,800			
,	Joint Mortar Miss/E	rod, Extent : Moder	ate, Area	Affected : 5%					
	Location: South And West Side								
	Recent Repair Evide Location : Through		ea Affecti	ed : 5%					
	Water Penetration, E	xtent : Severe, Area	ı Affected	l : 5%					
	Location: Lower L	evel 1 Garage At S	torm Dra	in Line					
Metal/Glass Curt Wall	12% Now	\$237,900	LIFE	* *	5	\$53,400			
	Water Penetration, E	·	rea Affec	cted : 15%					
	Location: 1st Floo	r Main Lobby							
Metal/Glass Curt Wall	13%		LIFE	* *	5	\$57,900			
Metal Panel	10%		2051	* *	5-10	\$163,300			
	Other Observation, I	Extent : Light, Area		: 100%		4-00,000			
	Location : Mechan	ical Penthouse							
	Explanation : Meta	l Louvers							
Metal Coiling Doors	5%		2036	* *	5	\$37,100			
Č	Corrosion/Rusting, E	Extent : Light, Area	Affected	: 5%					
	Location : South Si	de Along 90th Aven	ue						
Panel: Limestone	9% Now	\$572,400	LIFE	* *	5	\$16,000			
	Joint Mortar Miss/E	. ,		Affected: 15%	-	4-0,000			
	Location : Various	Locations Through	out						
	Water Penetration, E	xtent : Moderate, A	rea Affec	cted : 5%					
	Location: Stair G	- Grade Level And	Lower Le	evel 1					
Panel: Limestone	36%		LIFE	* *	5	\$64,100			
Windows									
Aluminum	80% Now	\$14,300	2047	* *	5	\$7,500			
	Water Penetration, E		rea Affec	cted : 5%					
	Location : 5th Floo	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.

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

Asset #: 4375

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior	•			•				•
Parapets								
Masonry: Granite	10%			LIFE	* *	5	\$1,400	
Metal Panel	10%	Now	\$4,600	2041	* *	5	\$2,200	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	ı : Penthous	e Roof					
Metal Rail	10%	4+	\$3,800	2044	* *	5	\$8,200	
	Corrosion	/Rusting, E	xtent : Moderate, A	lrea Affe	cted : 30%			
		ı : Through						
Panel: Limestone	30%	Now	\$228,600	LIFE	* *	5	\$3,800	
Tuner. Emilestene			d, Extent : Modera		Affected : 20%	J	Ψ2,000	
	-	i : Through		,	-95			
		_	Extent : Moderate	. Area Ai	ffected : 35%			
	_	ı : Coping S		, 11, 000 11)	y eeten : 20 / 0			
Panel: Limestone	35%	1 0		LIFE	* *	5	\$4.400	
	55% 5%		¢5 000	LIFE	* *	3 1	\$4,400	
Weathering Steel	_		\$5,900			1		
			xtent : Light, Area					
			pports - Mechanica osion Of Non-weati					
Doof	Ехрійни	uon . Corre	sion Of Non-weath	iering si	ееі			
Roof IRMA/Protected	270/	Now	¢166 900	2031	\$922,000			
Membrane	2/70	NOW	\$166,800	2031	\$833,900			
Welliorane	Drains In	ad/Misnosn	Extent : Moderate	a Araa A	ffected · 25%			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  Location : Penthouse Roof							
			ings, Extent : Mod	orato Ar	van Affactad : 15%			
		agea Fiash 1 : Penthou		eruie, Ar	ей Ајјестей . 1570			
				waa Affa	atad : 50/			
		ieiraiion, E. 1 : Stair B	xtent : Moderate, A	rea Ajjet	ciea : 5%			
IRMA/Protected	33%			2031	\$1,019,200	10	\$43,500	
Membrane								
Plaza Roof: Stone Panel		Now	\$503,100	2061	* *			
			xtent : Severe, Area					
			sement Parking Ga	rage - W	est And South Face	ides, Mai	in Entrance And	
G1 1 G1		Courtyard	Ф <i>С</i> 7.1 7.00	TIPP	* *		<b>\$2.62.400</b>	
Sloped Glazing		Now	\$651,500	LIFE		5	\$263,400	
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
	Location: Atrium							
			xtent : Moderate, A	rea Affe	cted: 25%			
	Location	ı : Atrium						
Soffits						_	44 44	
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.

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

Asset #: 4375

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Floors									
Carpet		Now	\$124,700	2030	\$1,247,100	3	\$106,700		
			: Moderate, Area A		10%				
	Location	ı : 3rd Floo	r Offices And Thro	ughout					
Cast in Place Concrete	20%	Now	\$159,900	LIFE	* *	5	\$207,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location	ı : Boiler R	oom						
	Water Per	etration, E.	xtent : Severe, Area	Affected	d : 10%				
	Location	ı : 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/Ero	ded, Extent	: Moderate, Area A	ffected :	15%		•		
	Location	ı : Courtro	om 301						
Terrazzo	15%			LIFE	* *	5	\$55,600		
Vinyl Tile	35%	Now	\$90,900	2036	* *	3	\$62,300		
•	Worn/Ero	ded, Extent	: Severe, Area Affe	cted : 40	%				
	Location	ı : Lower L	evels 1 And 2 And	Court Ro	oms Behind Bench	!			
Interior Walls									
Concrete Masonry Unit	20%	Now	\$57,200	LIFE	* *	5	\$12,300		
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 10%				
		ı : Boiler R							
			xtent : Severe, Area		l : 10%				
	Location	ı : 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%	Now	\$17,000	LIFE	* *	5	\$36,800		
	Water Per	etration, E.	xtent : Moderate, A	rea Affec	cted : 5%				
	Location	1 : 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.

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

Asset #: 4375

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	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 Per	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 at 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.

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

Asset #: 4375

Architecture	Current	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	25% Now	\$2,400	2044	* *			
	Cracking/Crumbling	g, Extent : Moderate	, Area Aj	ffected : 10%			
	Location: Stair A	t 90th Avenue Exit					
Masonry: Granite	75% Now	\$166,000	LIFE	* *			
•	Loose Units, Extent	: Moderate, Area Af	fected : .	5%			
	Location : Along S	Sutphin Boulevard					
	Misaligned/Bulging	, Extent : Moderate,	Area Afj	fected : 5%			
	Location : Along S	Sutphin Boulevard					
	Sinking/Subsiding,	Extent : Light, Area A	Affected .	: 5%			
	Location : Along S	Sutphin Boulevard					
Parking/Driveway							
Cast in Place Concrete	100% 0-2	\$76,900	2044	* *			
	Cracking/Crumbling	g, Extent : Light, Are	a Affecte	ed : 10%			
	Location : Garage	e Entrance					

ectrical	Current Repair	Future Replacem	ent	M	aintenance					
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
ler 600 Volts										
Service Equipment										
Fused Disc Sw	100%	2041	* *	5	\$1,400					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Electrical Room									
	Explanation : Thre Electrical Service Indicated That The Switchgear Is Ha Evaluate This Issue.									
Transformers										
Dry Type	100%	2036	* *	5	\$1,200					
	Other Observation, Extent : Light, Area	a Affected : 100%								
	Location : Electrical Room, Generat	or Room, Boiler Room								
	Explanation: Three 45 Kilovolt-amp	ere, Two 30 Kilovolt-a	mpere,	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					•					

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

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

Asset #: 4375

Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2036	**	5	\$100	
Motor Control Center	80%		<b>406.500</b>	2036	* *	5	\$7,000	
Variable Frequency Drive	10%		\$86,500	2051				
		_	ent : Severe, Area A	Affected :	100%			
	Location	ı : Mechan	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 –		_ ~				
	Explana	tion : Five-	Water Mains With	Five- Se	parate Ground Co.	nnection.	S.	
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	\$6,600	
			ic Transfer Switch			chanical	Room	
			natic Transfer Switch				Room	
Generators	Ехрійни	uon . Autoi	nanc Transfer Swii	cn 100.5 1	is ivoi i uncioning.	•		
Diesel	100%			2034	\$107,700	1	\$123,600	
Diesei			Extent : Light, Area			1	Ψ123,000	
	Location			33				
		-	gency Generator R	ated At 1	400 Kilowatts			
Batteries	•							
Lead/Acid	100%			2025	\$2,400	5	\$11,800	
Fuel Storage								
Day Tank	50%			2039	* *	5		
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Generat	or Room					
	Explana	tion : 250 (	Gallons Rated Capa	acity				
Main Tank	50%			2046	* *	5		
	Other Obs	servation, E	Extent : Light, Area		: 100%			
		ı : Basemer		-				
	Explana	tion : 4,500	) Gallon Capacity					
Lighting	-							

Lighting

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

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

Asset #: 4375

Electrical	Current Repair	Futui	re Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ighting							
Interior Lighting							
Fluorescent	70%	2031	\$3,368,100	10	\$204,900		
	Other Observation, Extent: Light, Ar		: 100%				
	Location: Throughout The Building	•					
771	Explanation: T-8 Lamps		<b>*</b> 404 <b>*</b> 600		***		
Fluorescent	10%	2031	\$481,200	10	\$29,300		
	Other Observation, Extent : N/A, Area	ı Affected :	100%				
	Location: Hallways	7					
LED	Explanation: Compact Fluorescent		* *				
LED	20%	2039					
	Other Observation, Extent: Light, Ar						
	Location: Garage, 1st, 2nd, 5th Flo						
	Explanation: LED Fixtures Installe	d 2 Years A	lgo.				
Egress Lighting	500/	2021	<b>#07.400</b>	1			
Emergency, Service	50%	2031	\$97,400 * *	1 1			
Exit, LED	50%	2046		1			
Exterior Lighting LED	20%	2036	* *				
LED	Other Observation, Extent : Light, Ar						
	Location: Building Exterior	ги Ајјестеи	. 10070				
	Explanation: LED Fixtures Installe	d 3 Years A	lan				
No Component	80%	a 5 Tears 2	150.				
Alarm	8070						
Security System							
No Component	60%						
Generic	40%	2031	\$237,500	1	\$47,700		
	Other Observation, Extent : Light, Are	ea Affected			. ,		
	Location: Public Spaces And Outside	de					
	Explanation : CCTV Surveillance (	Camera Sys	tems				
Fire/Smoke Detection	_						
Generic, Digital	100%	2026	\$815,700	1-3	\$196,700		
	Other Observation, Extent : Light, Ar		' : 100%				
	Location: Throughout The Building	,					
	Explanation: Strobe Lights, Alarm		ual Pull Stations, S	Smoke De	tectors, Horns.		
	System Is Being Assessed To Be Rep	laced.					

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

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

Asset #: 4375

Mechanical	Current Repair		Futur	e Replacement	M					
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating										
Conversion Equipment										
Hot Water Boiler	90%		2029	\$3,024,300	1	\$142,000				
	Other Observation, Extent : Light, Area Affected : 95%									
	Location : Sub-basem	ent Boiler Room								
	Explanation: 2 Dual	Fuel Hot Water I	Boilers							
HTHW/HW Exchanger	10%		2027	\$8,300	2	\$2,000				
_	Other Observation, Ext	ther Observation, Extent : Moderate, Area Affected : 100%								
	Location : Fifth Floor	Penthouse								
	Explanation: Hot Wa	ter To Glycol Un	it Servin	g 2 Rooftop Air Co	nditionin	g Units.				
Distribution				· -						
Hot Wtr Piping/Pump	95% 0-2	\$65,700	2039	* *	4	\$14,900				
	Insul. Deteriorating, Ex	ctent : Moderate,	Area Aff	fected : 5%						
	Location : Damage F	rom 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	r, Ruptured Base	Board Ro	adiator Piping						
No Component	50%									
1	Other Observation, Extent : Light, Area Affected : 0%									
	Location: Roof									
	Explanation : See Air	Conditioning Ur	iits							
Air Conditioning	=									
Energy Source										
Electricity	100%		2039	* *	1					

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

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

Asset #: 4375

<b>lechanical</b>		Current Repair			e Replacement	M					
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
ir Conditioning	•			•							
Conversion Equipment											
Centrifugal, Elec Chille	er 70%			2027	\$4,513,500	1	\$241,800				
	R-22 Refr	igerant, Ex	tent : Light, Area Ą	ffected :	70%						
	Location	ı : Refriger	ation Room								
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 70%						
	Location	ı : Refriger	ation Room, Basem	ient							
	Explana	tion : 3 Scr	oll Compressor Ch	illers							
Interior Pkg Unit - Cooling	5%	0-2	\$250,100	2036	* *	2	\$800				
	-	_	nt : Moderate, Ared								
	Location	i : Through	out, Multiple Mech	anical D	efects To Air Cond	litioners 2	2, 3, 4 And 5				
Interior Pkg Unit - Cooling	5%			2025	\$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									
			Extent : Light, Area	Affected	: 10%						
		: Penthous	-								
		tion : I Roc	oftop Package Unit								
Ext Pkg Unit - Heating/Cooling	5%			2026	\$265,700	2	\$1,000				
	Abandone Location		Extent : Light, Are	a Affecte	d : 100%						
Window/Wall Unit	1%	0-2	\$200	2025	\$12,000	1					
		Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement									
			3 Serving Elevator ear 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	\$11,000				
Pipe/Pump											
No Component	30%										
Terminal Devices											
Air Handler/Cool/Ht	40%			2026	\$2,233,600	1	\$78,900				
Air Handler/Cool/Ht	10%		\$335,000	2041	**	1	\$17,800				
			loderate, Area Affe								
		-	amaged Duct Insula								
		_	nt : Moderate, Ared								
		i : Various I	Locations, Supply (	Or Returi	n Fans With Defect	tive Varia	ble Frequency				
F G '1 4 B'	Drives			2026	Φ1 004 C00	1	<b>#10.200</b>				
Fan Coil - 4 Pipe	10%			2026	\$1,094,600	1	\$10,300				
No Component	40%										

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

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

Asset #: 4375

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	Location	Extent : Se : Roof	\$872,200 evere, Area Affected		* *	2	\$154,200	
	Location	: Roof	Extent : Severe, Are	a Affected	d : 50%			
			riorating Baffles					
Water Cooling Tower		Extent : Se	\$145,400 evere, Area Affected	2036 l : 50%	* *	2	\$25,700	
		ervation, E	Extent : Severe, Are	a Affected	d : 50%			
		-	riorating Baffles					
No Component	30%							
Ventilation Distribution								
Ductwork/Diffusers		_	\$277,800 Extent : Moderate, Due To Weather: B		* * ected : 5%	2-5	\$178,000	
Exhaust Fans								
Roof	20%			2031	\$122,700	2	\$2,000	
No Component	80%							
Plumbing								
H/C Water Piping	050/			2041	* *	1		
Brass/Copper	95%	0-2	¢121 000		* *	1 1		
Brass/Copper	5%		\$121,800 evere, Area Affected	2061		1		
			evere, Areu Affeciel it, Corroded 5 Inch		lve Train			
	* ' '	v	ing, Extent : Mode egulating Valve At		00			
Water Heater With Tanks Gas Fired			ent, Extent : N/A, A	2030 rea Affec	\$16,900 ted : 100%	2		
	Location	: Basemen	Extent : Light, Area nt 200-gallon Units	Affected	: 100%			
Sanitary Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE	~ ^	1		
Storm Drain Piping Cast Iron		0-2 Extent : M	\$55,800 Toderate, Area Affec	LIFE eted: 209	**	1		

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

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

Asset #: 4375

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	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	sement ed : 50%	**	4	\$12,700	
Backflow Preventer						
Generic	100%	2031	\$141,200	1	\$19,500	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	75% Other Observation, Extent : Light, Are Location : 1st To 5th Floor Explanation : 8 Units	LIFE a Affected : 75	**			
Hydraulic	25%	LIFE	* *			
·	Other Observation, Extent : Light, Are Location : 1 Unit From 1st To 3rd Fl Explanation : 3 Units			To 1st F	loor	
Fire Suppression						
Standpipe Generic	100%	2041	* *	1-5	\$160,900	
Sprinkler						
Generic	100% 2-4 \$437,300 Corroded, Extent : Moderate, Area Aff Location : Dry Pipe System Piping In		* * age. Sub-basen	1-2 nent	\$77,500	
Fire Pump	, I , I , I	0				
Generic	100%	2040	* *	1	\$59,600	

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

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

Page: 329

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,151,300	\$5,054,800
Interior Architecture	\$18,464,100	\$13,739,600
Electrical	\$5,404,300	\$4,445,700
Mechanical	\$3,489,400	\$37,242,100
Site Pavements		\$799,700
Total	\$32,509,100	\$61,281,900
Importance Code A	\$5,151,300	\$5,769,000
Importance Code B	\$27,006,500	\$54,384,200
Importance Code C	\$351,300	\$1,128,700
Total	\$32,509,100	\$61,281,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$72,500	\$24,300	_	_
Interior Architecture	\$2,642,700	\$10,100		\$157,100
Electrical	\$58,500	\$62,600	\$56,400	\$52,500
Mechanical	\$729,400	\$173,500	\$341,700	\$155,400
Site Enclosure	\$1,800			
Site Pavements	\$42,800			
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
Total	\$3,697,600	\$420,400	\$548,200	\$515,000
Importance Code A	\$78,600	\$31,900	\$6,100	\$6,100
Importance Code B	\$3,593,900	\$388,600	\$542,000	\$508,900
Importance Code C	\$25,100			
Total	\$3,697,600	\$420,400	\$548,200	\$515,000



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

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

Asset #: 2764

rchitecture	Curre	ent Repair	Future	Replacement	M		
stem Component Type	% of Fail D Total (Yea	ate Estimated Cos rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	cted : 30%	5	\$81,700	
Glass Block	3% Nov	v \$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.

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

Page: 331

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

Asset #: 2764

Architecture		Current R	epair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$34,500	2031	\$345,300			
	Embedded	d Gravel Sur	face, Extent : Ligh	it, Area A	Affected : 15%			
	Location	ı : 3rd Floor	Roof					
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Througho	ut					
Modified Bitumen	65%	2-4	\$105,100	2031	\$2,101,700			
	Ponding,	Extent : Ligh	nt, Area Affected :		. , ,			
	_	ı : 3rd Floor						
Plaza Roof: Stone Panels	20%	Now	\$152,000	2041	* *			
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Annex		55				
Skylight, Metal/Glass	5%	Now	\$83,100	2051	* *			
Skynght, Wetar Glass	_				ea Affected : 20%			
		ı : 3rd Floor						
Soffits								
Metal Panel	100%			2051	* *	5-10	\$89,000	

Interior

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

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

Asset #: 2764

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior					
Floors	150/ 0.2	2022 #2 (12 500	2	<b>#22</b> < <b>2</b> 00	
Carpet	15% 0-2 \$2,642,700 Punct/Tear/Impact Damage, Extent : Mo Location : Throughout	2033 \$2,642,700 oderate, Area Affected : 40%	3	\$226,200	
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	\$153,900	
Ceramic Tile	3% Now \$84,200 Cracking/Crumbling, Extent: Moderate Location: Toilets Throughout Patching Evident, Extent: Light, Area A Location: Toilets Throughout		5	\$15,100	
Granite Panels	5% 0-2 \$220,700 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** Area Affected: 30%	5	\$37,700	
Terrazzo	5% Now \$93,100 Cracking/Crumbling, Extent: Light, Are Location: Throughout	LIFE ** a Affected : 10%	5	\$39,300	
Vinyl Tile	45% Now \$247,700 Cracking/Crumbling, Extent: Moderate, Location: Throughout Corridors, 5th A Patching Evident, Extent: Light, Area A Location: Throughout Corridors, 5th A	And 8th Floors ffected : 15%	3	\$169,600	
Vinyl Tile 9" X 9"	20% Now \$318,700 Cracking/Crumbling, Extent: Moderate, Location: 3rd, 5th, 8th Floor Through	00	3	\$75,400	

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

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

Asset #: 2764

Architecture		Current I	Repair	Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	5%		\$100,600	2040	* *	5	\$18,400	
	-	_	Extent : Light, Are	ea Affecte	ed : 10%			
		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%		\$185,000	LIFE	* *	5	\$115,100	
			xtent : Moderate, A					
	Location	ı : 8th Floo	r Room 812 And Th	hroughoi	ıt			
SGFT/Glazed Masonry	5%	2-4	\$65,700	LIFE	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 10%			
	Location	ı : Through	out					
Wood	5%			LIFE	* *	5	\$147,600	
			Extent : Light, Ared	a Affecte	d : 25%		. ,	
	Location	ı : Through	out					
Ceilings								
AcousTile,Adhered	3%		\$192,400	2036	* *	5	\$15,100	
	_	_	Extent: Moderate	, Area Aj	fected : 60%			
	Location	ı : Through	out					
AcousTile,Adhered	2%			2036	* *	5	\$20,100	
AcousTileConcealSpLn	47%			2044	* *	5	\$590,600	
Exposed Struc: Steel	3%	Now	\$359,100	LIFE	* *			
	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Mechanı	ical Room Penthous	se - 1994	Wing			
Exposed Struc: Steel	2%			LIFE	* *			
Glass: Susp Panels	3%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$62,800	
Plaster	17%			LIFE	* *	5	\$106,800	
Plaster	18%	0-2	\$545,300	LIFE	* *	5	\$113,100	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 20%			
	Location	i : Room 19	00, 825, 856, 812 A	nd Throu	ghout			
	Water Per	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	i : Room 19	00, 825, 856, 812					
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.

<sup>\*\*</sup> 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 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ite Enclosure									
Free Standing Walls									
Cast in Place Concrete	70%			2066	* *				
Masonry: Brick	30%		\$1,800	2041	* *				
	_	U	Extent : Moderate	, Area Aj	ffected : 10%				
			de Parking Lot						
			od, Extent : Moder	ate, Areo	a Affected : 10%				
	Location	n : South Si	de Parking Lot						
Retaining Walls									
Cast in Place Concrete	100%	l		2066	* *				
ite Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	· · · · · · · · · · · · · · · · · · ·	\$19,500	2044	* *				
	_	Crumbling, n : Through	Extent : Light, Are out	ea Affecto	ed : 5%				
On-Site Walkways									
Cast in Place Concrete	90%	0-2	\$11,600	2044	* *				
	Cracking/	Crumbling,	Extent: Light, Are	a Affecto	ed : 10%				
	Location	n : South Er	trance And Throug	hout					
Masonry: Granite	10%	4+	\$11,700	LIFE	* *				
•	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location	n : Main En	trance Stair						
Parking/Driveway									
Asphalt	100%			2034	\$799,700				

Electrical	Current Repair	Future R	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Under 600 Volts										
Service Equipment										
Air Circuit Breaker	50%	2031	\$418,800	5	\$1,600					
Other Observation, Extent : Light, Area Affected : 100%										
	Location: Electrical Room 1									
	Explanation: Two 4,000 Ampere	Main Disconnect	Switches.							
Fused Disc Sw	50%	2051	* *	5	\$1,300					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Electrical Room 2									
	Explanation: Two 3,000 Ampere Main Disconnect Switches									
Transformers										
Dry Type	100%	2044	* *	5	\$2,300					
	Other Observation, Extent: N/A, Area Affected: 100%									
	Location : Electrical Room 2									
	Explanation: 150 Kilovolt-amper	re, 480/208/120 V	<i>'olts</i>							

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

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

Asset #: 2764

Electrical		Current	Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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				\$ <b>-</b> ,.50		<b>4-20,000</b>	-

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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2047	* *	5		
	Other Observation, Extent : Light, Area		100%			
	Location: Generator Room - Pentho	use				
	Explanation : One 300 Gallon					
Main Tank	50%	2059	* *	5		
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location: Basement					
	Explanation: 10,000 Gallon					
Lighting						
Interior Lighting	200/	2026	<b>#2 7</b> 00 000	10	<b>#170 200</b>	
Fluorescent	30%	2026	\$2,799,800	10	\$170,300	
	Other Observation, Extent: Light, 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 I					
Fluorescent	10%	2039	* *	10	\$56,800	
	T-8 Lamps And Fixtures, Extent: Mode	erate, Area	Affected : 100%			
	Location: Throughout The Building					
HID	10%	2036	* *	10	\$2,000	
Incandescent	10%	2036	* *	2	\$1,400	
LED	35%	2039	* *			
Egress Lighting						
Emergency, Service	10%	2039	* *	1		
Emergency, Battery	20%	2031	\$205,900	10	\$29,900	
Exit, LED	40%	2059	* *	1		
Exit, Service	30%	2026	\$79,300	1		
Exterior Lighting						
HID	70%	2026	\$2,003,500	10	\$1,300	
HID	30%	2036	* *	10	\$600	
Alarm						
Security System						
No Component	90%					
Generic	10%	2036	* *	1	\$23,100	
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2036	* *	1-3	\$76,300	

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

Heating

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

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

Asset #: 2764

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	80%	Now	\$6,800	2041	* *	1		
			: Severe, Area Affe					
		_	essure Condensate			urt And E	Borough Hall.	
			Extent : Light, Area	Affected	: 80%			
		: Basemen	a n Supply From Boro	ovek Ha	11			
1. (11.C./D.1		non : Steam	п ѕирріу ғ ғот Боға		* *	1		
Interruptible Gas/Dual Fuel	20%			2041	ጥ ጥ	1		
			Extent : Light, Area	Affected	: 100%			
		: Undergr						
·	Explana	tion : Two I	10,000 Gallon Fuel	Oil Tank	k For Q1 Annex			
Conversion Equipment	200/			2026	* *		D (1. 200	
Hot Water Boiler	20%	T		2036		1	\$61,200	
			Extent : Light, Area Itanical Room	Ајјестеа	. 20%			
		tion : 2 Uni						
Pres. Reducing Valve/LP		non . 2 On		2034	\$295,400	5	\$29,400	
Steam	8070			2034	\$293,400	3	\$29,400	
Distribution								
Hot Wtr Piping/Pump	20%			2039	* *	4	\$6,100	
		ervation, E	Extent : Light, Area		: 100%		40,-00	
		: Mechani						
	Explanat	tion : Q1 A	nnex					
Central Plant Steam Piping/Pmp	80%			2041	* *	4	\$36,600	
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								
Electricity	100%			2047	* *	1		

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

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

Asset #: 2764

Mechanical		Current R	epair	Futur	e Replacement			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
ceamg	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								
			: Severe, Area Aff	ected: 1	00%			
		a: 3rd Floor	•	100 . 1	1000/			
			tent : Light, Area	Affected	: 100%			
		: 3rd Floor	v	on With 1	Pump Serving Lobb	n Poofto	n I luit	
Distribution	Ехріапа	iion : Giycoi	Air Coolea Chill	er wun i	ump serving Lood	у коојю	р Опи.	
CW & CHW Wtr	80%			2041	* *	4	\$36,600	
Pipe/Pump	0070			2041		7	\$50,000	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	\$9,521,500	1	\$306,200	
Air Handler/Cool/Ht	10%			2031	\$1,190,200	1	\$38,300	
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	ı : 3rd Floor	Roof					
	Explana	tion : Roofto	p Cooling Only U	Init Servi	ing Lobby			
No Component	10%							
Heat Rejection								
Dry Cooler	20%			2031	\$563,000	2	\$86,200	
Water Cooling Tower		Now	\$495,700	2025	\$2,478,600	2	\$398,700	
			vere, Area Affected	d : 60%				
			ly Corroded	100 . 1	1000/			
			ctent : Light, Area	Affected	: 100%			
	Location	-	s One At Main D	uildin~ 4	nd One At Ol A	av		
entilation	£хріапа	uon : 2 Unii	s. One At Main Bi	unuing A	nd One At Q1 Ann	ŧЛ.		
Distribution								
Distribution  Ductwork/Diffusers	100%			LIFE	* *	2-5	\$345,200	
Exhaust Fans	100/0			LII L		23	Ψ5-15,200	
Interior	90%			2031	\$2,448,400	2	\$17,100	
Roof	10%			2031	\$119,000	2	\$1,900	
lumbing					, - , -		4 5 4	
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		

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

<sup>\*\*</sup> 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	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater With Tanks						
Gas Fired	100%	2029	\$16,900	2		
	Recent Replace Evident, Extent: N/A, A	lrea Affec	rted : 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	\$73,400	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	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	\$24,600	
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					
n	Explanation: 19 Units					
Fire Suppression						
Standpipe	1000/	2041	* *	1.5	¢212 100	
Generic	100%	2041		1-5	\$312,100	
Sprinkler	900/					
No Component	80%	2041	* *	1.2	¢2.4.700	
Generic F: P	20%	2041	~ ^	1-2	\$34,700	
Fire Pump	1000/	2024	ΦΕΩΕ (ΩΩ	1	¢115 (00	
Generic	100%	2034	\$585,600	1	\$115,600	
	Other Observation, Extent : Light, Area Location : Basement	Ајјестеа	. 100%			
-	Explanation: Located In Q1 Annex.					

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

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

Page: 340

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$417,300
Interior Architecture	\$545,300	\$439,200
Electrical	\$88,300	
Mechanical	\$106,700	\$788,300
Total	\$740,200	\$1,644,800
Importance Code A		\$417,300
Importance Code B	\$688,900	\$997,300
Importance Code C	\$51,300	\$230,300
Total	\$740,200	\$1,644,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$200,800		\$17,300	
Interior Architecture	\$92,500	\$7,500		\$45,900
Electrical	\$30,400	\$29,600	\$25,100	\$29,500
Mechanical	\$93,900	\$60,800	\$146,000	\$72,700
Site Enclosure	\$700			
Site Pavements	\$28,600			
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
Total	\$526,200	\$177,200	\$267,800	\$227,400
Importance Code A	\$217,900	\$8,700	\$26,300	\$8,700
Importance Code B	\$279,000	\$161,100	\$241,500	\$215,100
Importance Code C	\$29,300	\$7,500		\$3,700
Total	\$526,200	\$177,200	\$267,800	\$227,400



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

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

Asset #: 13663

rchitecture		Current I	Repair	Futur	e Replacement	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	ı : 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							<b></b>	
Metal Panel	100%			2052	* *	5-10	\$25,100	

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	10%			2031	\$591,900	3	\$67,500	
Cast in Place Concrete	7%		***	LIFE	* *	5	\$51,700	
Cast in Place Concrete	3%		\$20,500	LIFE	**	5	\$22,200	
	_	Crumbling, 1 : Parking	Extent : Moderate Garage	, Area A <u>j</u>	ffected : 10%			
	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	
		urface, Exte 1 : Lobby	ent : Light, Area Aff	ected : 2	25%		·	
Vinyl Tile	60%	Now	\$110,900	2037	* *	3	\$76,000	
Ž		issing Elem ı : Basemer	ents, Extent : Light at	, Area A	ffected : 1%			
	_	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	
		etration, 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	

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

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

Asset #: 13663

Architecture		Current	Repair	Futu	re Replacement	M				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior										
Ceilings										
AcousTileSusp.Lay-In		Now	\$22,300	2045	* *	5	\$6,800			
		_	nents, Extent : Ligh	t, Area A	ffected : 2%					
		n : Basemer		1.00	1 50/					
	_	วเรcotoring n : Basemer	, Extent : Light, Are	га Ајјесі	ea : 5%					
			u xtent : Moderate, A	rea Affe	cted · 2%					
			r Throughout	11 cu 11jje	cieu . 270					
AcousTileSusp.Lay-In	76%			2045	* *	5	\$256,700			
Exposed Struc: Steel	10%		\$160,900	LIFE	* *		4,,,,,,			
•	Corrosion	/Rusting, E	xtent : Moderate, A	1rea Affe	cted : 10%					
	Location	n : Basemer	ıt, Below Exterior İ	Plaza						
			xtent : Moderate, A	-	cted : 1%					
	Location	n : Basemer	nt, Below Exterior I	Plaza						
Gypsum Board		Now	\$11,700	LIFE	* *	5	\$42,200			
		_	nents, Extent : Mod		ea Affected : 5%					
	Location : Basement Below Exterior Plaza Water Penetration, Extent : Moderate, Area Affected : 10%									
						mulialita				
Site Enclosure	Location	i : basemei	nt Below Exterior F	iaza, Lo	oby Entries And Sk	cytignts				
Fence/Gates										
Iron Picket	100%	2-4	\$700	2067	* *					
			Extent : Moderate,	Area Af	fected : 25%					
	Location	n : Through	out							
Site Pavements										
Public Sidewalk	2.50/			2015	* *					
Cast in Place Concrete	25%			2045	**					
Pavers/Stone On-Site Walkways	75%	<u> </u>		2041						
Pavers/Stone	100%	Now	\$28,600	2041	* *					
Tuvels/Stolle			od, Extent : Moder		a Affected : 15%					
		n : Through			33					
		_	ed, Extent : Modera	ite, Area	Affected : 10%					
	Location	n : Throuhg	out Base Of Buildin	ng						
	Other Ob:	servation, E	Extent : Moderate, 2	Area Affe	ected : 10%					
			cterior Lobby							
	Explana	tion : Wate	r Penetration Into I	Basemen	t					

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

Under 600 Volts

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

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

Asset #: 13663

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent : N/A, Area A Location : Electrical Room	2052 ffected :	**	5	\$800	
	Explanation : One Main Service Switc Switches Rated At 1200 Amperes And					
Transformers	<i>T</i>				T · · · ·	
Dry Type	100% Other Observation, Extent : N/A, Area A Location : Electrical Room And Penth		* *	5	\$600	
	Explanation: 45 Kilovolt-ampere, 2-3 Kilovolt-ampere 460/230v	0 Kilovo	olt-ampere 480/208	/120v An	d 10- 51	
Switchgear / Switchboard	-					
Fused Disc Sw	100%	2052	* *	5	\$800	
Raceway	1000/	20.50				
Conduit	100%	2052	* *	1		
Panelboards	100/	2040	* *	_	¢400	
Fused Disc Sw	10%	2048	* *	5	\$400	
Molded Case Bkrs	90%	2048		5	\$4,100	
Wiring	10%	2045	* *	1		
Busway	90%	2043	* *	1 1		
Thermoplastic Motor Controllers	9070	2032		1		
Locally Mounted	10%	2045	* *	5	\$100	
Motor Control Center	90%	2045	* *	5	\$4,300	
Ground	9070	2043			φ+,500	
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$2,600	
Stand-by Power	10070				<b>\$2,</b> 000	
Transfer Switches						
Automatic	100%	2045	* *	1	\$53,800	
Generators					· /	
Diesel	100%	2041	* *	1	\$67,800	
	Other Observation, Extent: N/A, Area A	ffected :	100%		-	
	Location: Penthouse					
	Explanation : Emergency Generator R	ated At	1100 Kilowatts			
Batteries						
Lead/Acid	100%	2026	\$2,400	5	\$6,500	
Fuel Storage						
Day Tank	5%	2048	* *	5		
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location: Penthouse					
	Explanation: 275 Gallon Capacity					
Main Tank	95%	2060	* *	5		
	Other Observation, Extent: N/A, Area A Location: Basement	ffected :	100%			
	Explanation: 5,000 Gallon Capacity					

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

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

Asset #: 13663

Electrical	Current Repair	Future Replac	ement	Ma			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	55%	2037	* *	10	\$88,300		
	Other Observation, Extent: N/2 Location: Throughout The Bi						
	Explanation: T-8 Lamps	uuung					
HID	5%	2037	* *	10	\$300		
пір	Other Observation, Extent : N/2			10	\$300		
	Location : Atrium	i, med nyjecied i 10070					
	Explanation : Artwork Floodl	ighting					
LED	40%	2040	* *				
Egress Lighting							
Emergency, Service	50%	2037	* *	1			
Exit, LED	50%	2060	* *	1			
Exterior Lighting							
HID	30%	2037	* *	10	\$200		
	Other Observation, Extent: N/A	A, Area Affected : 100%					
	Location : Roof Explanation : Halogen Lamps						
No Common and	70%	1					
No Component Lightning Protection	/0%						
Arresters/Cabling							
Generic	100%	2060	* *	5	\$1,400		
	Other Observation, Extent: N/A	4, Area Affected : 100%			4-,		
	Location: Roof	•					
	Explanation : Copper						
Alarm							
Security System	-00/						
No Component	70%	2027	* *		Ø10 (00		
Generic	30% Other Observation, Extent: N/A	2037	* *	1	\$19,600		
	Location : Hallways, Lobby A						
	Explanation : CCTV Surveillance Cameras						
Fire/Smoke Detection	Zipiananon . CC1 i Survenu						
Generic, Analog	100%	2037	* *	1-3	\$111,100		
, <b>6</b>	Other Observation, Extent : N/A			-	. , . ,		
	Location : Throughout The Bi	ıilding					
	Explanation : Strobe Lights, F	Horns, Manual Pull Station	is And Smo	oke Dete	ectors		

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

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

Asset #: 13663

Mechanical		Current I	Current Repair			Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment	•••		444.400	•••			000 400	
Hot Water Boiler	30%		\$11,100	2045	**	1	\$23,400	
			ng, Extent : Moder	ate, Area	Affected: 5%			
			ntrol Boards		1000/			
			Extent : N/A, Area A	ffected :	100%			
			nt Boiler Room					
TT - TT - D - 11		tion : 2 Uni	uts	2045			<b></b>	
Hot Water Boiler	70%			2045	* *	1	\$60,600	
Distribution	100%			2048	* *	4	<b>¢</b> 0 600	
Hot Wtr Piping/Pump Terminal Devices	100%			2048		4	\$8,600	
Air Handler	70%			2037	* *	1	\$75,800	
Convector/Radiator	30%			2045	* *	1	\$17,000	
Air Conditioning	3070			2043		1	\$17,000	
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Absorption	54%	0-2	\$51,500	2037	* *	1	\$92,000	
Chiller/Direct Fire							. ,	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Basemen	nt					
	Explana	tion : 3 Ine	fficient Units. No.1	Unit Ha	s Multiple Defects.			
Absorption	36%			2037	* *	1	\$68,200	
Chiller/Direct Fire								
Reciprocating	10%	0-2	\$12,800	2037	* *	1	\$7,300	
Compr/Chiller								
	_		ent : Severe, Area A	ffected :	100%			
	Location	i : Air Cond	litioning Room					
Distribution	1000/			2052	* *	4	<b>#0.600</b>	
CW & CHW Wtr	100%			2052	* *	4	\$8,600	
Pipe/Pump Terminal Devices								
Air Handler/Cool/Ht	100%			2037	* *	1	\$108,200	
Heat Rejection	10070			2037		1	\$100,200	
Air Cooled Condenser	10%			2037	* *	2	\$12,200	
Unit	10/0			2031		2	Ψ12,200	
Water Cooling Tower	63%	0-2	\$55,200	2033	\$551,800	2	\$88,800	
water cooming rower			oderate, Area Affec			_	φου,σου	
	Location		33					
	Leak Evid	ent, Extent	: Moderate, Area A	Iffected :	10%			
		: Valves. R						
Water Cooling Tower	27%			2033	\$236,500	2	\$47,600	
Ventilation S								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,600	

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

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

Asset #: 13663

Mechanical	Currer	Futu	e Replacement	М			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	¢000	2052	* *	1		
Brass/Copper		\$900 ank, Extent : Moderate	2052		1		
	_	tive Control Board. Ba		ijjeciea . 570			
D/C		iive Comroi Boara. Ba		* *	1		
Brass/Copper	98%		2052	· · · ·	1		
Water Heater With Tanks	1000/		2027	\$16,000	2		
Gas Fired	100%	Entant N/A Anga A	2027	\$16,900	2		
		, Extent : N/A, Area Aj ouse Mechanical Rooi	-	100%			
	Explanation: Tw		n				
Sanitary Piping	Explanation . Iw	0 250 Gallons					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LII L				
Submersible	100%		2025	\$5,300	4	\$5,500	
Sewage Ejector(s)	10070		2023	ψ3,300	•	Ψ2,200	
Electric	100% Now	\$1,800	2037	* *	4	\$7,000	
		ent : Moderate, Area 2		: 10%		* - ,	
		ding Tank Pumps And			f Service	2.	
Backflow Preventer							
Generic	100%		2037	* *	1	\$10,700	
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		, Extent : N/A, Area Aj	-				
		From Basement To 5t		Penthouse, 8 Unit	s From E	Basement To 5th	
	Explanation: 12	om Basement To 4th F	loor				
Escalators	ыхрининон . 12	Onto					
Over 20' Rise	100%		LIFE	* *			
Over 20 Kise		, Extent : N/A, Area Aj		100%			
		To Second, Second To	-		Floors		
	Explanation: 6 U						
Fire Suppression		-					
Standpipe							
Generic	100%		2052	* *	1-5	\$91,500	
Sprinkler					-	. ,	
-	100%		2052	* *	1-2	\$49,000	
Generic	100/0		2032			ΨΙΖΑΟΟΟ	
Generic Fire Pump	10070		2032			\$ 15,000	

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

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

Page: 348

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

Asset #: 13663

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

Page: 349

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,329,700	\$339,800
Interior Architecture	\$269,900	\$7,600,600
Electrical	\$102,800	\$5,965,000
Mechanical	\$200,200	\$3,651,500
Site Pavements	\$96,500	
Total	\$1,999,100	\$17,556,900
Importance Code A	\$1,329,700	\$339,800
Importance Code B	\$372,800	\$16,415,200
Importance Code C	\$296,600	\$801,900
Total	\$1,999,100	\$17,556,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,400			\$22,900
Interior Architecture	\$23,500	\$29,400	\$47,000	\$11,700
Electrical	\$45,000	\$49,300	\$53,500	\$42,100
Mechanical	\$185,600	\$121,400	\$218,300	\$145,600
Site Enclosure	\$11,800			
Site Pavements	\$78,700			
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
Total	\$456,100	\$269,200	\$387,900	\$291,500
Importance Code A	\$72,900	\$30,500	\$31,200	\$53,500
Importance Code B	\$292,600	\$238,700	\$356,700	\$238,100
Importance Code C	\$90,500			
Total	\$456,100	\$269,200	\$387,900	\$291,500



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

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

Asset #: 2038

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**	_	***	
Masonry: Brick	3%			LIFE	* *	5	\$12,700	
	_	Discoloring, n : Penthou.	. Extent : Light, Are se	ea Affecti	ed : 10%			
Masonry: Granite	8%	4+	\$263,400	LIFE	* *	5	\$25,300	
		tar Miss/Er n : Through	od, Extent : Moder out	ate, Ared	a Affected : 5%			
Masonry: Limestone		Now	\$572,800	LIFE	* *	5	\$275,300	
	_	Crumbling, n : Through	Extent : Moderate out	, Area Aj	ffected : 6%			
	_	_	Extent : Moderate out At Doors, Exte					
		_	Extent : N/A, Area A					
		n : Around I		gjeerea .	10,0			
			valk Bridge Erected	l				
Windows								
Aluminum	98%	4+	\$67,000	2040	* *	5	\$35,400	
	Air Infiltration, Extent : Moderate, Area Affected : 10%							
	Location	n : Around	Window Units					
	Deteriora	ted Finish,	Extent : Light, Ared	a Affecte	d : 25%			
	Location	n : Through	out					
Metal Louvers	2%	ı		2035	* *	10	\$9,000	
Parapets							•	
Masonry: Limestone	75%	Now	\$355,900	LIFE	* *	5	\$24,300	
·	Broken/Missing Elements, Extent: Severe, Area Affected: 2%  Location: Southeast Corner							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  Location : Throughout							
	Staining/L	_	Extent : Moderate	e, Area A	ffected : 25%			
Metal Rail	25%			2037	* *	5-10	\$116,400	
Metal Rail	25%	ı		2037	**	5-10	\$116,400	

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

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

Asset #: 2038

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior Roof									
Cast in Place Concrete	1%	Now	\$300	LIFE	* *				
	Drains Cl		ent : Moderate, Are	a Affecte	ed : 25%				
IRMA/Protected Membrane	2%			2032	\$64,500	10	\$2,800		
Metal Panel	Drains Ind Location Water Pen	n : Gutter A etration, E:	\$22,600 , Extent : Moderate bove Room 735 An xtent : Moderate, A	d 718a Irea Affe	-				
	Other Obs Location	ervation, E a : Through	bove Room 735 An Extent : Moderate, 2 out eed Surfaces		ected : 100%				
Modified Bitumen		xtent : Ligh	\$10,400 ht, Area Affected : 3 Of Penthouse Doo		* *				
Skylight, Metal/Glass	5%			2058	* *	10	\$22,900		
Soffits									
Masonry: Limestone	100%			LIFE	* *	5			
nterior									
Floors									
Carpet	5%			2031	\$411,800	3	\$47,000		
Cast in Place Concrete	5%			LIFE	* *	5	\$51,400		
Ceramic Tile	5%			2035	* *	5	\$23,500		
Marble Panels	5%			LIFE	* *	5	\$17,600		
Terrazzo	30%			LIFE	* *	5	\$110,100		
Vinyl Tile	50%			2032	\$6,431,600	3	\$88,100		
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		Now	\$115,100	LIFE	* *	5	\$71,600		
2 110002	Cracking/		Extent : Light, Are		ed : 5%		Ψ,1,000		
SGFT/Glazed Masonry	5%	Now	\$85,000	LIFE	* *				
· : - : • • • • • • • • • • •	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location: Stairs In Front Of Custodial Office To Sub-basement								
	Diagonal		tent : Light, Area A						
Wood	15%		•	LIFE	* *	5	\$572,800		
WOOd	1370			LITE		J	φ312,000		

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<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 2038

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

Site Pavements

Parking/Driveway

Asphalt 100% 4+ \$43,100 2035 \*\*

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

Location: Throughout

Electrical	Current F	Current Repair			M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	60%		2042	* *	5	\$800	
	Other Observation, E Location : Electrica Explanation : Two I	ıl Room 2			100 1	over Each	
D 1D: 6		viain Service Disco		viicnes Kaiea Ai 40 **			
Fused Disc Sw	40%	37/4	2042		5	\$500	
	Other Observation, E	•	ffected :	100%			
	Location : Electrica Explanation : Two M Amperes		nnect Sw	vitches Rated At 40	00 Ampe	eres And 1200	
Transformers	*						
Dry Type	100%		2037	* *	5	\$1,100	
	Other Observation, E Location: Chiller R 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	Sur 30 Hitovoti Hiip	eres 100/2///2007	Otts				
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	3370		2031	Ψ100,100		Ψ2,000	
Thermoplastic	50%		2032	\$336,800	1		
Thermoplastic	50%		2042	**	1		
Motor Controllers	3070		2012				
Locally Mounted	60%		2037	* *	5	\$1,200	
Locally Mounted	20%		2037	\$123,300	5	\$400	
Variable Frequency	20%		2030	\$125,500 * *	3	φ <del>+</del> 00	
Drive	2070		2043				
Ground Grounding Devices							
Grounding Devices  Generic	100%		LIFE	* *	5	\$4,500	
Stand-by Power	10070		LIII		3	φτ,500	

Stand-by Power

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

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

Asset #: 2038

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches	1000/	2025	* *		<b>#04.000</b>	
Automatic	100%	2037	* *	1	\$94,800	
Generators	1000/	2025	* *	1	<b>#110 400</b>	
Diesel	100% Other Observation, Extent: N/A, Area A	2035		1	\$119,400	
	Location: Roof	<i>Ајјестеа</i> .	10070			
	Explanation : No Available Nameplat	a Ratina	Canacity			
Batteries	Explanation : No Ilvatiable Numeptat	e Ruing	Сириспу			
Lead/Acid	100%	2027	\$2,400	5	\$11,400	
Fuel Storage	10070	2027	Ψ2,100		Ψ11,100	
Day Tank	12%	2040	* *	5		
J	Other Observation, Extent : N/A, Area		100%			
	Location: Roof					
	Explanation: 275 Gallons Rated Cap	acity				
Main Tank	88%	2047	* *	5		
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Underground					
	Explanation: 2000 Gallons Rated Ca	pacity				
Lighting						
Interior Lighting						
Fluorescent	63%	2032	\$2,927,400	10	\$178,100	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	15%	2032	\$697,000	10	\$42,400	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location : Hallways, Courtrooms					
	Explanation : Compact Fluorescent L				***	
Incandescent	2%	2027	\$102,800	2	\$100	
LED	20%	2037	* *			
Egress Lighting	500/	2022	Φ0.4.1.00	1		
Emergency, Service	50%	2032	\$94,100 * *	1		
Exit, LED	50%	2047		1		
Exterior Lighting HID	150/	2032	\$212 900	10	\$100	
LED	15% 5%	2032	\$213,800	10	\$100	
No Component	80%	2037				
Lightning Protection	8070					
Arresters/Cabling						
Generic	100%	2047	* *	5	\$1,400	
Alarm		_0.7			¥2,.00	
Security System						
No Component	70%					
Generic	30%	2032	\$172,000	1	\$34,500	
	Other Observation, Extent: N/A, Area				•	
	Location : Hallways And Outside Per	imeter				
	Explanation: CCTV Surveillance Can	neras				

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

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

Asset #: 2038

Electrical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	2032	\$787,800	1-3	\$189,900			
	Other Observation, Extent: N/A, Area A	ffected :	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 F Total	Fail Date Estima (Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Interruptible Gas/Dual	100%			2052	* *	1		
Fuel								
Conversion Equipment								
Steam Boiler	100%			2045	* *	1	\$305,200	
		rvation, Extent : I		ffected :	100%			
	Location :	: Sub-basement B	oiler Room					
	Explanatio	on : 2 Low Pressi	ire Steam U	nits				
Distribution								
Hot Wtr Piping/Pump	5%	0-2	\$1,700	2048	* *	4	\$800	
		rvation, Extent : I	Moderate, A	1rea Affe	cted : 20%			
	Location :	Throughout						
	Explanation	on : Defective Bu	ilding 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 /	20%			2042	* *	1		
PRV								
Electricity	80%			2040	* *	1		

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

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

Asset #: 2038

Mechanical	Current Repair		Futu	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Absorption	15%			2035	* *	1	\$50,000	
Chiller/Steam/HW							. ,	
	Location Explanat		Extent : N/A, Area A nt Mechanical Room it	n				
Centrifugal, Elec Chille	R-134a Re		Extent : Light, Area nt Air Conditioning		* * d : 40%	1	\$233,500	
Split Unit	5% R-134a Ra	ofrigarant	Extent : Light, Area	2032	\$362,600			
	Location		имет . Ligni, Агеи	Ајјестес	1.100/0			
No Component	10%							
Distribution								
CW & CHW Wtr	85%			2052	* *	4	\$12,900	
Pipe/Pump	1.50/							
No Component Terminal Devices	15%							
Air Handler/Cool/Ht	85%			2037	* *	1	\$162,000	
Fan Coil - 2 Pipe	5%			2037	\$419,300	1	\$5,000	
No Component	10%			2032	ψ+17,500	1	Ψ5,000	
Heat Rejection								
Air Cooled Condenser Unit	5%			2032	\$39,800	2	\$10,700	
Water Cooling Tower	85%			2033	\$1,180,100	2	\$263,600	
No Component	10%			_000	<b>\$1,100,100</b>	_	Ψ=00,000	
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$68,700	
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$103,100	
Exhaust Fans								
Interior	98%			2037	* *	2	\$9,200	
Roof	2%			2032	\$11,900	2	\$200	
Plumbing								
H/C Water Piping	1000/			20.42	* *	1		
Brass/Copper	100%			2042	T T	1		
Water Heater With Tanks Gas Fired	100%			2027	\$16,000	2		
Gas Fired	Other Obs Location	: Basemer	Extent : N/A, Area A nt Mechanical Roon 50 Gallon Unit	ffected :	\$16,900 100%	2		
HW Heat Exchanger	F /							
Steam Fired	100% Other Obs	ervation, E	Extent : N/A, Area A	2032 ffected :	\$1,476,800 100%	4	\$30,500	
			nt Mechanical Room	n				
	Explanat	tion : One .	300 Gallon Unit					

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

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

Asset #: 2038

Mechanical	Current I	Current Repair		Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing										
Sanitary Piping	1000/		LIDE	* *						
Cast Iron	100%		LIFE	* *	1					
Storm Drain Piping Cast Iron	10% 0-2	\$2,200	LIFE	* *	1					
Cast IIon	Cracked, Extent : Mo				1					
	Location: Basemen		cu . 570							
Cast Iron	90%	-	LIFE	* *	1					
Sump Pump(s)	9070		LILE		1					
Non-Submersible	25% 0-2	\$15,300	2042	* *	4	\$1,600				
Tron Susmersion	Not in Service, Exten	·		50%	•	Ψ1,000				
	Location : Sub-base									
	Obsolete Equipment,	Extent : Moderate,	Area Affa	ected : 100%						
		Location: Sub-basement Boiler Room								
	On Extended Life, Extent : Moderate, Area Affected : 100%									
	Location : Sub-base	ement Boiler Room								
Non-Submersible	75%		2042	* *	4	\$7,300				
Sewage Ejector(s)										
Electric	100%		2027	\$159,900	4	\$12,300				
Backflow Preventer										
Generic	100% 0-2	\$2,700	2032	\$136,400	1	\$17,000				
	Other Observation, Extent : Moderate, Area Affected : 25%									
	Location: Basemen									
77	Explanation : Leaki	ng								
Fixtures	1000/									
Generic	100% Leaking Connections	Extant : Madagate	2 1 mag 1 f	Factod: 100/						
	Location: Various		г, Агеи Ај	jeciea . 1076						
Vertical Transport	Location : rarious i	<u>Locuitons</u>								
Elevators										
Geared Traction	100%		LIFE	* *						
Gearea Traction	Other Observation, E	xtent : N/A. Area A		100%						
	Location: 5 Units I				m 1st To	7th Floor				
	Explanation: 10 Ne	ew Units.								
Fire Suppression	•									
Standpipe										
Generic	100%		2042	* *	1-5	\$155,400				
Sprinkler										
Generic	100%		2052	* *	1-2	\$86,300				
Fire Pump										
Generic	100%		2035	* *	1	\$57,600				

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

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

Page: 358

#### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,800			\$38,400
Interior Architecture	\$22,300	\$9,300	\$4,600	
Electrical	\$12,400	\$17,100	\$14,800	\$66,000
Mechanical	\$6,600	\$12,300	\$18,700	\$42,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$72,100	\$46,600	\$46,100	\$154,600
Importance Code A	\$22,800	\$7,600	\$7,600	\$46,100
Importance Code B	\$49,300	\$39,000	\$38,500	\$108,400
Importance Code C				
Total	\$72,100	\$46,600	\$46,100	\$154,600



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

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

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

Asset #: 2041

Architecture	Curre	Future	Replacement	Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls Masonry: Brick		ng, Extent : Moderat	LIFE e, Area Affe	* * Pected : 5%	5	\$64,000	
	Location : Throu Joint Mortar Miss. Location : Throu	/Erod, Extent : Mode	rate, Area .	Affected : 5%			
Masonry: Granite	5% Now Joint Mortar Miss Location: Throu	/Erod, Extent : Light,	LIFE Area Affec	* * cted : 5%	5	\$4,000	
Masonry: Limestone	32% Now Joint Mortar Miss. Location: Throu	/Erod, Extent : Light,	LIFE Area Affec	* * cted : 5%	5	\$25,600	
Metal Panel	3%		2043	* *	5-10	\$22,000	
Windows							
Wood	100% Now Ctrwt/Balnc Not F Location: Throu	\$279,800 Tunct, Extent : Severe	2041 , Area Affe	* * cted : 25%	5	\$110,600	
		, Extent : Moderate, 2	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	Ψ2 1,000	
on ngin, notice of the	Glazing Broken/Co Location : 4th Fi	racked, Extent : Seve loor	re, Area Af				
	Water Penetration Location: 4th Fi	, Extent : Severe, Are loor	a Affected	: 50%			
Slate	40%		LIFE	* *			
		, Extent : Moderate, 2 ghout		ed : 5%			
nterior							
Floors	15%		2032	\$256 200	2	\$27,800	
Carpet Cast in Place Concrete	10%		LIFE	\$356,300	3 5	\$27,800	
Ceramic Tile	5% Now	\$75,700	2042	* *	5	\$3,100	
Cetamic The		lements, Extent : Ligh		Sected: 15%	3	\$3,100	
Marble Panels	15%		LIFE	* *	5	\$13,900	
Terrazzo	25% 0-2	\$313,900	LIFE	* *	5	\$24,200	
	Cracking/Crumbli Location : Corri	ng, Extent : Moderat	e, Area Aff	ected : 20%		•	

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

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

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

Asset #: 2041

rchitecture	Current Repair			Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior									
Interior Walls	120/			LIEE	* *		<b>#0.500</b>		
Gypsum Board	13% 10%			LIFE	* *	5	\$8,500		
Masonry: Brick Marble Panels	20%			LIFE LIFE	* *				
Plaster	10%		\$86,800	LIFE	* *		\$3,300		
Taster	Cracking/	Crumbling,	, Extent : Moderat Coom 218, Basemer	e, Area Aj	fected : 25%	3	\$3,300		
	Paint Pee		t : Moderate, Area		: 60%				
	Water Pen		xtent : Moderate, 2	Area Affe	cted : 10%				
Plaster	45%			LIFE	* *	5	\$14,800		
Wood	2%			LIFE	* *		\$8,800		
Ceilings							40,000		
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		
1 7	Punct/Tea		amage, Extent : Li out		Affected : 10%				
Plaster			\$51,100 e, Extent : Severe, 2 Skylights	LIFE 4rea 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	LIFE rea Affec			\$11,600		
		-	t : Moderate, Area nd Throughout	Affected	: 25%				
te Enclosure			2 3 3						
Fence/Gates									
Iron Picket	100%			2053	* *	:			
Free Standing Walls									
Concrete Masonry Unit	100%		\$132,800	2053	* *				
	_	Crumbung, 1 : Through	, Extent : Moderate out	e, Area Aj	jeciea : 50%				
	Joint Mor	tar Miss/Er	rod, Extent : Severe	e, Area A <u>j</u>	fected : 50%				
	Location	ı : Through	out						
Retaining Walls	10007	N	0007 100	2052	* *				
Concrete Masonry Unit	Broken/M Location	ı : Through			ea Affected : 25%				
	_	Crumbling, 1 : Through	, Extent : Moderate out	e, Area Aj	fected : 50%				

Site Pavements

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

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

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

Asset #: 2041

Current F	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100% 2-4	\$59,000	2038	* *			
Cracking/Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
Location: Front Wa	lk					
50% 2-4	\$186,400	2046	* *			
0 0		, Area A <u>j</u>	fected : 50%			
		ea Affecto	ed : 5%			
50% Now	\$1,486,200	2048	* *			
Broken/Missing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 50%			
Location : Through	out					
0						
		aic, 217 ca	injected : 5070			
100%		2042	* *			
	% of Fail Date Total (Years)  100% 2-4 Cracking/Crumbling, Location: Front Wa  50% 2-4 Cracking/Crumbling, Location: Throughe Tripping Hazard, Exte Location: Side Yard 50% Now Broken/Missing Elem Location: Throughe Diagonal Cracks, Ext Location: Throughe Joint Mortar Miss/En Location: Throughe	Total (Years)  100% 2-4 \$59,000 Cracking/Crumbling, Extent: Light, Are Location: Front Walk  50% 2-4 \$186,400 Cracking/Crumbling, Extent: Moderate Location: Throughout Tripping Hazard, Extent: Moderate, Are Location: Side Yard  50% Now \$1,486,200 Broken/Missing Elements, Extent: Moderate Location: Throughout Diagonal Cracks, Extent: Moderate, Are Location: Throughout Joint Mortar Miss/Erod, Extent: Moderate Location: Throughout	% of Fail Date Estimated Cost Total (Years)  100% 2-4 \$59,000 2038  Cracking/Crumbling, Extent: Light, Area Affecte Location: Front Walk  50% 2-4 \$186,400 2046  Cracking/Crumbling, Extent: Moderate, Area Affecte Location: Throughout  Tripping Hazard, Extent: Moderate, Area Affecte Location: Side Yard  50% Now \$1,486,200 2048  Broken/Missing Elements, Extent: Moderate, Area Affecte Location: Throughout  Diagonal Cracks, Extent: Moderate, Area Affecte Location: Throughout  Joint Mortar Miss/Erod, Extent: Moderate, Area Location: Throughout	% of Fail Date Estimated Cost Total (Years)  100% 2-4 \$59,000 2038 **  Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Front Walk  50% 2-4 \$186,400 2046 **  Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Throughout  Tripping Hazard, Extent: Moderate, Area Affected: 5% Location: Side Yard  50% Now \$1,486,200 2048 **  Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Throughout  Diagonal Cracks, Extent: Moderate, Area Affected: 25% Location: Throughout  Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout	% of Total (Years)  100% 2-4 \$59,000 2038 **  Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Front Walk  50% 2-4 \$186,400 2046 **  Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Throughout  Tripping Hazard, Extent: Moderate, Area Affected: 5% Location: Side Yard  50% Now \$1,486,200 2048 **  Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Throughout  Diagonal Cracks, Extent: Moderate, Area Affected: 25% Location: Throughout  Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout  Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout	% of Total (Years) Estimated Cost FY Estimated Cost (Yrs)  100% 2-4 \$59,000 2038 **  Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Front Walk  50% 2-4 \$186,400 2046 **  Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Throughout  Tripping Hazard, Extent: Moderate, Area Affected: 5% Location: Side Yard  50% Now \$1,486,200 2048 **  Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Throughout  Diagonal Cracks, Extent: Moderate, Area Affected: 25% Location: Throughout  Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout  Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2043	* *	5	\$400	
	Other Observation, Extent Location: Basement	: Light, Area Affected	: 100%			
	Explanation: Two 4,000	Ampere 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.

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

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

Asset #: 2041

Electrical	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Generators					*** ***		
Diesel	100%	2036	* *	1	\$29,600		
	Other Observation, Extent : Light, Area Location : Generator Room	i Affected	: 100%				
	Explanation: One 450 Kilowatts						
Batteries	Explanation . One 450 Kilowalis						
Lead/Acid	100%	2026	\$2,700	5	\$2,800		
Fuel Storage	10070		<i>\$</i> =, <i>1</i>		<del></del>		
Day Tank	50%	2041	* *	5			
,	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location : Generator Room						
	Explanation: One 23 Gallons						
Main Tank	50%	2048	* *	5			
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location: Basement						
	Explanation: 10,000 Gallons						
Lighting							
Interior Lighting	50/	2022	450 500	10	<b>#2.5</b> 00		
Fluorescent	5%	2033	\$70,700	10	\$3,500		
	T-8 Lamps And Fixtures, Extent: Light, Location: Throughout	, Area Ajjo	естеа : 100%				
Fluorescent	10%	2038	* *	10	\$7,000		
	Compact Fluorescent Light, Extent : Li Location : Throughout The Building	ght, Area	Affected : 100%				
Incandescent	5%	2028	\$60,600	2	\$100		
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location: 1st Floor Borough Preside	nt Area					
	Explanation: Chandeliers						
LED	80%	2041	* *				
Egress Lighting							
Emergency, Service	55%	2033	\$28,100	1			
Emergency, Battery	5%	2033	\$7,000		\$900		
Exit, LED	35%	2048	* *	1			
Exit, Service	5%	2028	\$1,800	1			
Exterior Lighting	100/	2020	044400	2			
Incandescent	10%	2028	\$44,400 * *	2			
LED	10%	2043	* *				
No Component	80%						
Lightning Protection							
Arresters/Cabling Generic	100%	2036	* *	5	\$600		
Alarm	100/0	2030		3	<b>\$000</b>		

Alarm

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

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

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

Asset #: 2041

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2033	\$155,600	1	\$28,500	
	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation : Cameras Security System	em				
Fire/Smoke Detection						
Generic, Digital	100%	2033	\$213,800	1-3	\$47,000	

Mechanical		Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2053	* *	1		
Conversion Equipment Steam Boiler	Broken, Ex	Now ctent : Seve : Basemen	\$144,500 ere, Area Affected :	2038 20%	* *	1	\$68,000	
	Other Obs	ervation, E	xtent : Light, Area	Affected :	100%			
	Location	: Basemen	nt					
	Explanat	tion : 2 Uni	its					
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$116,500	2043	* *	4	\$3,800	
		eriorating, : Basemen	Extent : Severe, Ar	ea Affecte	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		
Ventilation								
Distribution Ductwork/Diffusers			t : Severe, Area Aff nt, 1st Floor, 2nd Fl		**	2-5	\$42,500	
Plumbing								
H/C Water Piping Galvanized Steel		0-2 Extent : M : Basemen	\$105,800 Toderate, Area Affec	2038 cted : 10%	* *	1		

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

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

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

Asset #: 2041

Mechanical	Current Repair		Futur	e Replacement	M				
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing									
Water Heater With Tanks									
Gas Fired	100%		2028	\$18,600	2				
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1				
	On Extended Life, Location : Throu	Extent : Light, Area A ghout	Iffected :	50%					
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
	On Extended Life, Location : Throu	Extent : Light, Area A ghout	Iffected :	50%					
Backflow Preventer									
Generic	100%		2038	* *	1	\$4,700			
	Other Observation Location: Groun	ı, Extent : Light, Area ıd Floor	Affected	: 100%					
	Explanation : Lo	cated On Ground Flo	or						
Fixtures									
Generic	100%								
ertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%								
		Init. Basement To 4th	Floor Ar	id Basement To Gr	ound				
	Explanation : Tw	vo Units							
ire Suppression									
Standpipe	1000/		20.42	* *	1.5	<b>#20.000</b>			
Generic	100%		2043	* *	1-5	\$39,900			
Sprinkler	700/								
No Component	70%		2042	* *	1.2	¢.( 100			
Generic	30%		2043	4. 4.	1-2	\$6,400			

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

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

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$65,100	
Interior Architecture		\$185,700
Electrical	\$27,100	\$228,000
Mechanical		\$539,800
Site Pavements		\$167,200
Total	\$92,200	\$1,120,700
Importance Code A	\$65,100	
Importance Code B	\$27,100	\$843,000
Importance Code C		\$277,600
Total	\$92,200	\$1,120,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$67,000		\$2,300	
Interior Architecture	\$20,200		\$5,300	
Electrical	\$700	\$21,800	\$700	\$700
Mechanical	\$4,800	\$26,000	\$4,900	\$2,400
Site Enclosure	\$3,300			
Site Pavements	\$16,200			
Total	\$112,200	\$47,800	\$13,100	\$3,000
Importance Code A	\$68,800	\$1,800	\$4,000	\$1,800
Importance Code B	\$13,500	\$46,000	\$9,000	\$1,300
Importance Code C	\$29,900			
Total	\$112,200	\$47,800	\$13,100	\$3,000



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

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

Asset #: 4166

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls	000/	0.2	065100	LIEE		_	<b>#20.000</b>	
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 <sub>:</sub> 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, <del>4</del> 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.

<sup>\*\*</sup> 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 l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site 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	<u> </u>			
Masonry: Fieldstone	_	Now	\$300	2041	* *			
	Joint Mor	tar Miss/Ei	od, Extent : Moder	ate, Ared	a Affected : 100%			
	Location	n : Front Er	itry Stair Cheek Wo	ılls				
			Extent : N/A, Area A		100%			
	Location	n : Front Er	itry Stair Cheek Wo	ılls				
	Explana	tion: This.	Is 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%	1		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	n : Front Er	itry Stair					
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Front Er	itry Stair					
	Explana	tion: This	ls Actually Limesto	ne				
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$14,900	2036	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 15%			
	Location	n : Rear Yar	d					

lectrical	Current Repair	Future l	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$100	
	Other Observation, Extent : Light, Ai	rea Affected : I	100%			
	Location : Electrical Room					
	Explanation: Main Disconnect Swi	itch Rated At 6	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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	Other Observation, Extent : Light, Area Affected : 100%							
		_	out The Building					
	Explanati	ion : CCT	V Surveillance Syst	em				

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source							
Natural Gas	100%	2041	* *	1			
Conversion Equipment							
Steam Boiler	100%	2036	* *	1	\$17,800		
	Other Observation, Extent : Light, A	Area Affected : 10	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.

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

Asset #: 4166

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	60%			2029	\$169,300	2	\$700	
C	Other Observ	ation, E	xtent : Moderate, A	lrea Affe	cted : 100%			
	Location : A							
	Explanation Refrigerant	: Six Ui	nits Serving Courtr	rooms 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		
			xtent : Light, Area	Affected	: 100%			
	Location : B	Boiler Ro	oom					
	Explanation	: One 5	0 Gallon Unit					
Sanitary Piping				_				
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	\$500	4	\$600	
Fixtures								
Generic	100%							

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

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

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$276,900	\$598,600
Interior Architecture	\$71,400	\$1,160,100
Mechanical		\$1,000,400
Total	\$348,300	\$2,759,100
Importance Code A	\$276,900	\$598,600
Importance Code B	\$71,400	\$1,325,400
Importance Code C		\$835,100
Total	\$348,300	\$2,759,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,400		\$111,200	\$19,200
Interior Architecture	\$103,200	\$13,600		\$35,200
Electrical	\$23,200	\$27,100	\$58,600	\$24,700
Mechanical	\$103,400	\$61,800	\$186,800	\$71,900
Site Pavements	\$17,100			
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$330,600	\$143,900	\$398,000	\$192,400
Importance Code A	\$52,300	\$9,800	\$121,600	\$29,000
Importance Code B	\$261,300	\$128,000	\$276,400	\$161,900
Importance Code C	\$17,100	\$6,100		\$1,500
Total	\$330,600	\$143,900	\$398,000	\$192,400



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

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

Asset #: 14812

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Copper/Terne	25%			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%			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%	1		2048	* *	5	\$38,500	
Parapets								
Metal Panel	45%			2052	* *	5	\$24,800	
Metal Rail	15%			2045	* *	5-10	\$38,600	
Pre-Cast Concrete	40%	ı		LIFE	* *	5	\$35,900	
Roof								
Green, Roof Inaccessible				LIFE	* *			
IRMA/Protected	15%	1		2037	* *	10	\$16,300	
Membrane							*	
Metal Panel	5%			2045	* *	10	\$10,000	
Single Ply Membrane	30%	ı		2037	* *	10	\$32,600	
Soffits	000/			20.52	***	<b>7.10</b>	фо <b>д</b> 000	
Metal Panel	98%			2052	* *	5-10	\$87,900	
Stucco Cement	2%		7 37/4 4	2045		5	\$700	
			Extent : N/A, Area A	ујестеа :	100%			
		n : Main En	•					
· ·	Explana	tion : Cand	py					
Interior Floors								
Carpet	20%			2031	\$1,048,500	2	\$119,700	
Carpet Cast in Place Concrete	10%			LIFE	\$1,040,300 * *	3 5	\$65,400	
Ceramic Tile	5%			2041	* *	5	\$15,000	
Terrazzo	50%			LIFE	* *	5	\$15,000	
Vinyl Tile	10%			2037	* *	3	\$15,000	
Wood	5%			2060	* *	5	\$28,000	
Interior Walls	370			2000			Ψ20,000	
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	* *	J	\$220,700	
Wood	2%			LIFE	* *	5	\$49,000	

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

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

Asset #: 14812

Architecture		Current I	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2045	* *	5	\$71,400	
AcousTileSusp.Lay-In	50%			2045	* *	5	\$142,700	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$4,500	
Gypsum Board	20%		\$19,800	LIFE	* *	5	\$71,400	
	_	_	Extent: Moderate					
			r Jury Section And		•			
			xtent : Moderate, A					
	Location	ı : 1st Floor	r Jury Section And	5th Floo	r By Elevators			
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	100%			2067	* *			
			xtent : N/A, Area A					
			y On North Side Oj	Building	3			
	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		Now	\$17,100	2045	* *			
	_	_	Extent : Moderate		•			
	Location	ı : Bottom (	Of Ramp Area Adja	cent To C	Cemetery			
Parking/Driveway								
Asphalt	100%			2041	* *			

lectrical	Current Repa	ir Futur	Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 14812

Electrical	Current Repair	Future Rep	Future Replacement		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, 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.

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

Asset #: 14812

Electrical	Current Repa	ir Future Re	eplacement	Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Est FY	imated Cost   Cyc (Yr		Priority		
Lighting							
Exterior Lighting							
LED	30%	2037	* *				
	Other Observation, Extend	t : Light, Area Affected : 10	0%				
	Location : Integral With	Location : Integral With Light Fixtures					
	Explanation: Operated	Via Photocells					
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100%	2060	** 5	\$1,100			
Alarm							
Security System							
No Component	50%						
Generic	50%	2037	** 1	\$37,300			
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2037	** 1-3	\$38,100			

echanical	Current Repair	Futur	e Replacement	Maintenance			
vstem Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 14812

Mechanical	Current Repair		Future Replacement		М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices	<b>500</b> /			2015	ماد ماد		Ф22.200	
Convector/Radiator	50%		7	2045	* *	1	\$32,300	
			Extent : N/A, Area A Sout Peripheral Spo					
		_	eoui Feripheral Space. Peripheral Space.	-	-	Eloor Pad	iant Haating	
			And 2 Hallway By			toor Kaai	ani Heating	
Unit Heater - Hot Water	10%			2037	* *			
			Extent : N/A, Area A		100%			
			nt And 6th Floor					
	Explana Room.	tion : Serve	e Basement Mechai	nical And	Electrical Rooms	. 6th Floo	r Mechanical	
No Component	40%							
Air Conditioning								
Energy Source	4000/			• • • • •	ate at			
Electricity	100%			2048	* *	1		
Conversion Equipment	0.50/			2041	* *	1	<b>#207 700</b>	
Centrifugal, Elec Chiller				2041	* *	1	\$205,500	
Split Unit Distribution	5%			2037				
CW & CHW Wtr	30%			2052	* *	4	\$3,000	
Pipe/Pump	3070			2032		4	\$5,000	
Ductwork/Diffusers	70%			LIFE	* *	2	\$182,000	
Terminal Devices	, , ,						4-0-,000	
Air Handler/Cool/Ht	95%			2037	* *	1	\$117,400	
	Other Obs	servation, E	Extent : N/A, Area A	Affected :	100%			
	Location	ı : Mechan	ical Rooms Baseme	ent And 6	th Floor			
			nits. Provide Cooli		th Peripheral And	Interior Z	Zone Spaces.	
			he Interior Zone Sp					
Fan Coil - 2 Pipe	5%			2037	* *	1	\$3,200	
			Extent : N/A, Area A	Affected :	100%			
		_	out The Building	F-1		1 Elt-	Marabiara	
			nits Serve Mainly T trical Room.	ieiecomm	unication, Contro	i, Eievaio	r Macnine,	
Heat Rejection	50, 10, 1	tuuio, Biec	ii icai Itooni.					
Water Cooling Tower	100%			2033	\$1,000,400	2	\$201,100	
8			Extent : N/A, Area A				, , , , , ,	
	Location	ı : 6th Floo	or, Outside					
	Explana	tion : 2 Un	its					
Ventilation	·							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$111,400	
Exhaust Fans	100:			202=		•	* < ^ <	
Interior	10%			2037	* *	2	\$600	
Roof	90%			2037	* *	2	\$5,500	
Plumbing								
H/C Water Piping Brass/Copper	100%			2052	* *	1		
Diass/Copper	10070			2032		1		

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

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

Asset #: 14812

Mechanical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Plumbing									
Water Heater With Tanks									
Electric	10%	2030 \$2,300	4						
	Other Observation, Extent: N/A, Area	Affected : 100%							
	Location: Boiler Room								
	Explanation: Heater Is A Backup In	Case Of Gas Shut Off							
Gas Fired	90%	2030 \$15,200	2						
	Other Observation, Extent : N/A, Area								
	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		_	4,					
	Location : Basement Boiler Room An	**							
	Explanation: 3 Water Main Services		ıter.						
Fixtures									
Generic	100%								
/ertical Transport									
Elevators									
Geared Traction	100%	LIFE **							
Gearea Traction	Other Observation, Extent: N/A, Area								
	Location: 1 Unit From L L To 6th Flo	**	h Floor	l Unit From L.L.					
	To 4th Floor.	001, 1 011115 1 10111 E E 10 311		CHILITONIEE					
	Explanation: 6 Units. 1 Unit Not Op	erational							
ire Suppression									
Standpipe									
Generic	100%	2052 **	1-5	\$104,500					
	Other Observation, Extent: N/A, Area			, , , , , , , , ,					
	Location: Staircases								
	Explanation : 2 Main Stair Cases Ha	ve Stand Pipe System.							
Sprinkler	,	Trayers W							
Generic	100%	2052 **	1-2	\$56,000					
Concre	Other Observation, Extent: N/A, Area		. 2	\$20,000					
	Location: All Floors								
	Explanation : Dry System For Garage	re Only. Wet For The Rest O	f The Bui	lding.					
Fire Pump	Explanation : Dry System For Garag	ge Only. Wet For The Rest O	f The Bui	lding.					

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

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

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 : 05-Aug-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 542 Lot : 9 BIN : 5014078

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$783,200	
Interior Architecture	\$86,100	\$550,500
Electrical	\$362,000	\$273,700
Mechanical		\$711,900
Site Pavements		\$510,500
Total	\$1,231,300	\$2,046,600
Importance Code A	\$783,200	\$96,600
Importance Code B	\$448,100	\$1,329,100
Importance Code C		\$620,800
Total	\$1,231,300	\$2,046,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,800	\$14,900		
Interior Architecture	\$61,400	\$1,800	\$64,400	\$2,000
Electrical	\$1,100	\$65,600	\$800	\$800
Mechanical	\$3,900	\$51,200	\$3,600	\$2,800
Site Enclosure	\$1,200			
Site Pavements	\$18,700			
Total	\$138,000	\$133,500	\$68,800	\$5,600
Importance Code A	\$53,900	\$17,300	\$2,100	\$2,100
Importance Code B	\$26,000	\$116,200	\$66,700	\$3,500
Importance Code C	\$58,100			
Total	\$138,000	\$133,500	\$68,800	\$5,600



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

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

Asset #: 4165

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Masonry: Brick	90% Now \$366,300	LIFE **	5	\$44,900	
	Cracking/Crumbling, Extent: Moderate Location: 1st Floor Level At South Fo Efflorescence, Extent: Moderate, Area Location: East Facade At Entry Misaligned/Bulging, Extent: Moderate, Location: 1st Floor Window Lintels A	acade, East Facade And W Affected : 10% , Area Affected : 10%		'e	
Masonry: Limestone	10% Now \$58,400  Joint Mortar Miss/Erod, Extent: Model Location: Main Entrance  Staining/Discoloring, Extent: Moderate Location: Main Entrance		5	\$3,700	
Windows					
Aluminum	100% Now \$42,700 Ctrwt/Balnc Not Funct, Extent: Moder Location: Throughout	2047 ** ate, Area Affected : 30%	5	\$2,300	
Parapets		1100 **			
Masonry: Brick	90% Now \$83,400 Cracking/Crumbling, Extent: Moderate Location: Inside Face Joint Mortar Miss/Erod, Extent: Moderate Location: North Facade, South Facad Spalling, Extent: Moderate, Area Affec Location: North Facade, South Facad Worn/Eroded, Extent: Moderate, Area Location: Inside Face	rate, Area Affected : 50% de, East Facade And West I ted : 40% de, East Facade And West I Affected : 60%	Facade	\$2,200	
Masonry: Limestone	10% Now \$9,100 Cracking/Crumbling, Extent: Moderate Location: Throughout Joint Mortar Miss/Erod, Extent: Model Location: Throughout		5	\$300	
Roof Built-Up (BUR)	80% Now \$275,200  Alligatoring, Extent: Moderate, Area A  Location: Throughout	-			
	Embedded Gravel Surface, Extent: Mo Location: Throughout Miss/Damaged Flashings, Extent: Mod Location: Throughout Patching Evident, Extent: Moderate, A Location: Throughout Water Penetration, Extent: Moderate, A Location: Above Courtrooms	lerate, Area Affected : 30% rea Affected : 30%			
Common/T		2046 **	10	¢14 000	
Copper/Terne	20%	2046 **	10	\$14,900	

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

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

Asset #: 4165

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Soffits								
Stucco Cement	100%			2036	* *	5		
nterior								
Floors	100/			2027	Φ.(2, (0.0)	2	Φ7.400	
Carpet	10%			2027	\$62,600	3	\$5,400	
Cast in Place Concrete	10%			LIFE	* *	5	\$7,800	
Mosaic Tile	5%			2044	* *	5	\$4,500	
Marble Panels	5%			LIFE	* *	5	\$1,300	
Terrazzo	25%			LIFE	* *	5	\$7,000	
Vinyl Tile	45%		\$22,000	2031	\$440,100	3	\$6,000	
	_	Crumbling, 1 : Courtroc	Extent : Light, Are oms	ea Affecte	ed : 5%			
	Patching I	Evident, Ex	tent : Moderate, Ar	rea Affect	ted : 10%			
	Location	i : Courtroc	oms					
	Worn/Eroo	ded, Extent	: Moderate, Area A	Affected :	20%			
	Location	i : Court Ro	oom And 2nd Floor	· Offices				
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2034	\$110,400	5	\$2,000	
Masonry: Brick	5%	Now	\$7,600	LIFE	* *			
		ling, Extent 1 : Boiler R	: Moderate, Area . oom	Affected .	: 15%			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Boiler R	oom					
Marble Panels	5%			LIFE	* *			
Plaster		Now	\$31,700	LIFE	* *	5	\$7,900	
i iustei	Cracking/		Extent : Light, Are		ed : 10%	3	\$7,700	
		_		luag Affa	atad . 50/			
		etration, E. 1 : Courtroc	xtent : Moderate, A oms	irea Ajjeo	ciea : 5%			
Wood	10%			LIFE	* *	5	\$16,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2036	* *	5	\$3,600	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$600	
Plaster	80%	Now	\$86,100	LIFE	* *	5	\$17,900	
		Crumbling, 1 : Courtroc	Extent : Moderate oms	, Area A <u>j</u>	ffected : 15%		-	
	Water Pen		xtent : Moderate, A	lrea Affe	cted : 10%			
ite Enclosure								
Fence/Gates								
Chain Link	25%			2041	* *			
	70%			2041	* *			
Iron Picket								

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

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

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

Asset #: 4165

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ite Enclosure								
Retaining Walls								
Cast in Place Concrete	15%			2051	* *			
Masonry: Brick	85%	0-2	\$1,200	2041	* *			
			od, Extent : Moder Walls At Rear Yard	ate, Ared	a Affected : 20%			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	40%	Now	\$8,500	2036	* *			
		ssing Elem : Rear Yar	ents, Extent : Mode d	erate, Ar	ea Affected : 10%			
	_	Crumbling, : Rear Yar	Extent : Moderate d	, Area Aj	fected : 20%			
Pavers/Stone	50%	4+	\$8,500	2034	\$425,400			
	_	iscoloring, : Front En	. Extent : Moderate atry Yard	, Area Aj				
Pavers/Stone	10%	4+	\$1,700	2034	\$85,100			
		ar Miss/Er : Front Er	od, Extent : Moder					
Parking/Driveway Cast in Place Concrete	100%			2036	* *			

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Service Equipment						
Molded Case Bkrs	100%	2031	\$96,600	5	\$600	
	Other Observation, Extent : Li Location : Electrical Room	ight, Area Affected	: 100%			
	Explanation : No Rating Info	rmation Available				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$96,600	5	\$600	
Raceway						
Conduit	100%	2031	\$40,900	1		
Panelboards						
Molded Case Bkrs	100%	2030	\$39,600	5	\$600	
Wiring						
Thermoplastic	100%	2031	\$57,700	1		
Motor Controllers						
Locally Mounted	100%	2036	* *	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					

#### Lighting

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

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

Asset #: 4165

Electrical	Current Repair Future Replacement		Replacement	Ma		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	80%	2026	\$259,300	10	\$15,800	
	T-12 Lamps And Fixtures, Extent:	0 , 00	ected : 100%			
	Location : Throughout The Build	ling				
Fluorescent	7%	2031	\$22,700	10	\$1,400	
	T-8 Lamps And Fixtures, Extent: 1	Light, Area Affed	cted : 100%			
	Location : Throughout The Build	ling				
Fluorescent	1%	2026	\$3,200	10	\$200	
	Compact Fluorescent Light, Exten					
	Location : Second Floor	3				
HID	10%	2031	\$25,200	10	\$100	
Incandescent	2%	2026	\$7,200	2		
Egress Lighting						
Emergency, Battery	50%	2026	\$17,900	10	\$2,600	
Emergency, Battery	50%	2026	\$17,900	10	\$2,600	
Exterior Lighting						
HID	100%	2026	\$99,400	10	\$100	
Alarm						
Security System						
Generic	100%	2031	\$40,000	1	\$8,000	
	Other Observation, Extent : Light,		100%			
	Location : Throughout The Build	ling				
	Explanation: CCTV Surveillance	e Camera Syste	m			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$21,300	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2031	\$170,600			
Terminal Devices						
Convector/Radiator	100%	2029	\$174,200	1	\$6,900	
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

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

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

Asset #: 4165

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment Exterior Pkg Unit - Cooling	40%		2031	\$93,400	2	\$500	
	R-134a Refrigerant,	Extent : Light, Area	Affected	d : 30%			
	Location: 3 Units I	-					
Window/Wall Unit	60%		2026	\$48,400	1		
Ventilation							
Distribution							
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$4,800	
No Component	60%						
Exhaust Fans							
Roof	30%		2031	\$12,400	2	\$200	
No Component	70%						
Plumbing							
H/C Water Piping	1000/		•••	<b>***</b>			
Brass/Copper	100%		2031	\$273,600	1		
Water Heater With Tanks	1000/		2020	<b>#16000</b>			
Gas Fired	100%		2029	\$16,900	2		
	Other Observation, E Location : Boiler R		јјестеа	. 100%			
Sanitary Piping	Explanation : One	74 Ganon Onn					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LII L		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	100/0		ъп ъ		1		
Sump Fump(s) Submersible	100%		2025	\$700	4	\$700	
Fixtures	100/0		2023	Ψ700		ψ/00	
Generic	100%						

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

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

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,218,100	\$442,600
Interior Architecture		\$468,900
Electrical		\$313,500
Mechanical		\$340,500
Total	\$2,218,100	\$1,565,400
Importance Code A	\$2,218,100	\$513,200
Importance Code B		\$1,052,200
Total	\$2,218,100	\$1,565,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,500			
Interior Architecture	\$900	\$2,000	\$2,400	\$26,600
Electrical	\$5,600	\$200	\$11,400	\$100
Mechanical	\$23,600	\$1,500	\$21,400	\$1,500
Site Enclosure	\$3,500			
Site Pavements	\$3,100			
Total	\$88,300	\$3,700	\$35,200	\$28,200
Importance Code A	\$52,600	\$1,100	\$1,200	\$1,100
Importance Code B	\$32,600	\$2,600	\$34,000	\$27,100
Importance Code C	\$3,100			
Total	\$88,300	\$3,700	\$35,200	\$28,200



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

<sup>\*\*</sup> 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		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	1000/		<b>** ** * * * * * * * *</b>			_	0000	
Cast Stone/Terra Cotta	100%		\$2,154,900	LIFE	**	5	\$389,600	
	Location :	_	Extent : Moderate out	, Area A <u>j</u>	уества : 10%			
			od, Extent : Moder	ate, Area	a Affected : 25%			
	Location:	_						
	Staining/Dis Location :	_	Extent : Moderate out	, Area Aj	ffected : 20%			
	Other Obser	vation, E	Extent : Moderate, A	Area Affe	ected : 25%			
	Location:	East Fac	rade					
	Explanatio	on : Sidev	valk Shed In Place					
Windows	1000/	4.	<b>#4.500</b>	20.40	d. d.	-	Φ2.200	
Aluminum	100%	4+ N-4 E	\$4,700	2048	**	5	\$2,300	
			ct, Extent : Modera n Windows	ue, Area	Affectea : 10%			
Parapets								
Cast Stone/Terra Cotta	50%	Now	\$12,200	LIFE	* *	5	\$9,500	
	•		Moderate, Area Aj	fected : :	50%			
	Location:	_						
	_	_	Extent : Light, Are	ea Affecte	ed : 40%			
27	Location:	1 nrougn	out —————————					
Not Accessible	50%							
Roof Copper/Terne	85%			2047	* *	10	\$63,200	
Modified Bitumen	15%			2032	\$53,000	10	\$4,500	
Soffits	1370			2032	ψ33,000	10	Ψ1,500	
Exposed Struc: Steel	70%	4+	\$34,700	LIFE	* *	5	\$7,600	
•	Corrosion/R	usting, E	xtent : Light, Area	Affected	: 30%			
	Location:	Through	out Covered Walkw	ay At Re	ear Of Building			
Metal, Corrugated	30%			2052	* *	1		
nterior								
Floors	/							
Carpet	5%			2028	\$25,900 * *	3	\$2,700	
	7%			LIFE	* *	5 5	\$4,100 \$500	
Cast in Place Concrete	20/				ተ ተ	`		
Ceramic Tile	2%			2035				
Ceramic Tile Marble Panels	3%			LIFE	* *	5	\$600	
Ceramic Tile								

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

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

Asset #: 13692

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
		_	: Light, Area Affec	ted : 209	%			
	Location	ı : Boiler R	oom					
Concrete Masonry Unit	15%	ı		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	Yalls At Main Entry	Stair				
Site Pavements								
Public Sidewalk					* *			
Cast in Place Concrete	100%			2037	**			
On-Site Walkways	400/		4.4.00		de de			
Cast in Place Concrete		Now	\$3,100	2037	**			
	_	Crumbling, 1 : Main En	Extent : Moderate try Steps	Area Aj	fected : 30%			
Pavers/Stone	60%			2035	* *			
Parking/Driveway								
Asphalt	100%			2035	* *			

Electrical	Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2032	\$70,600	5	\$300	
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Ra	ted At 35	0 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.

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	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	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Asset #: 13692

Mechanical	Current Re	epair	Future	e Replacement	Ma				
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
leating									
Distribution									
Steam Piping/Pump	100%		2032	\$93,900					
Terminal Devices	1000/		2020	#0 <b>.</b> 7.000		Φ2.700			
Convector/Radiator	100%		2030	\$95,900	1	\$3,500			
ir Conditioning									
Energy Source Electricity	100%		2040	* *	1				
Conversion Equipment	10070		2040		1				
Window/Wall Unit	50%		2025	\$22,200	1				
No Component	50%		2023	Ψ22,200	1				
Distribution	2070								
Ductwork/Diffusers	25%		LIFE	* *	2	\$3,500			
No Component	75%								
Terminal Devices									
No Component	75%								
Not Accessible	25%								
	Other Observation, Ext Location : Attic, Roof		ffected :	0%					
	Explanation : Air Ha	ndlers Serves Bas	ement Oj	fices And Courtro	oms.				
Heat Rejection Air Cooled Condenser Unit	5%		2032	\$800	2	\$400			
Cilit	Other Observation, Ext Location : Outside, R Explanation : 1 Unit.	ear Of The Buildi	-	100%					
No Component	75%								
Not Accessible	20%								
1.0011.000.0010.00	Other Observation, Extent : N/A, Area Affected : 0% Location : Roof								
	Explanation : Conder	nsing Units Assoc	iated Wit	h Air Handlers Sei	rving Co	urtrooms.			
entilation									
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, Ext Location : Roof	tent : N/A, Area Ą	ffected :	0%					
	Explanation: Roof E.	xhausts Are Inacc	essible.						
lumbing									
H/C Water Piping 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.

<sup>\*\*</sup> 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 Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$423,800	\$96,900
Interior Architecture		\$223,900
Electrical	\$162,200	\$887,700
Mechanical	\$182,000	\$1,630,000
Site Pavements	\$172,800	
Total	\$940,900	\$2,838,500
Importance Code A	\$423,800	\$96,900
Importance Code B	\$344,200	\$2,741,600
Importance Code C	\$172,800	
Total	\$940,900	\$2,838,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,000			\$6,600
Interior Architecture	\$81,400	\$3,600	\$10,100	\$15,900
Electrical	\$8,300	\$4,200	\$18,500	\$5,400
Mechanical	\$4,700	\$6,300	\$20,600	\$6,300
Site Enclosure	\$4,100			
Site Pavements	\$21,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$167,100	\$22,000	\$57,100	\$42,100
Importance Code A	\$42,500			\$6,600
Importance Code B	\$94,600	\$22,000	\$57,100	\$35,500
Importance Code C	\$29,900			
Total	\$167,100	\$22,000	\$57,100	\$42,100



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

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

Asset #: 2042

rchitecture		Current I	Repair	Futur	e Replacement	Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior									
Exterior Walls			****			_	****		
Masonry: Limestone	Cracking/ Location Joint Mor	n : Base Of tar Miss/Er	\$331,700 Extent: Moderate Building On West I od, Extent: Moder Building At Variou	Elevation ate, Area	n n Affected : 10%	5	\$96,900		
Windows			-						
Aluminum	90%			2048	* *	5	\$13,200		
Wood	10%		\$38,300 nt : Moderate, Area	2057	**	5	\$7,300		
	-		r Has Original Wo						
			ents, Extent : Mod						
		-	r Casement Windo		00				
Parapets									
Masonry: Limestone	100%			LIFE	* *	5	\$9,900		
Roof	0 = 0 /				d. d.	4.0	000 100		
Metal Panel	85%		Φ <b>7</b> 00	2037	**	10	\$92,100		
Modified Bitumen	5%		\$700	2032	\$35,100				
			xtent : Moderate, A st Corner Adjacent						
Skylight, Metal/Glass	10%			2052	**	10	\$19,700		
Soffits									
Masonry: Limestone	100%			LIFE	* *	5			
erior									
Floors									
Carpet	20%			2031	\$443,900	3	\$46,200		
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	\$17,300		
Vinyl Tile	5%			2032	\$173,300	3	\$2,200		
Interior Walls	407			TIPP	* *				
Cast in Place Concrete	4%		<b>#2.100</b>	LIFE	* *				
Cast in Place Concrete	1%		\$3,100	LIFE					
			xtent : Moderate, A 10-b S Water Infiltr	00					
Cast Stone/Terra Cotta	10%		o o maior mjill	LIFE	**				
Ceramic Tile	3%			2035	* *	5	\$2,200		
Masonry: Brick	5%			LIFE	**	3	φ2,200		
Plaster	10%			LIFE	* *	5	\$2,200		
Plaster	55%			LIFE	**	5	\$12,300		
SGFT/Glazed Masonry	2%			LIFE	* *	3	Ψ12,500		
SOI I/GIAZCA MIASUIII y	10%			LIFE	* *	5	\$29,900		

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

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

Asset #: 2042

% of		Current Repair		Future Replacement		Maintenance	
Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	oto Palustrado			
Ехріапа	tion . 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.

<sup>\*\*</sup> 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 F	Repair	Futu	re Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Site Pavements										
On-Site Walkways										
Cast in Place Concrete	25%	Now	\$21,700	2045	* *					
	Broken/M	issing Elem	ents, Extent : Mod	'erate, Ai	rea Affected : 15%					
	Location	n : Areaway	Slab On Schuyler	Street						
Pavers/Stone	25%	Now	\$172,800	2041	* *					
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
	Location	n : Main Eni	try Stair							
	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 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									
		· ·	xtent : N/A, Area A	Affected :	100%					
		n : Main En		00						
	Explana	tion : These	Are Actually Lim	estone St	air Treads					

2035

\* \*

Electrical	Current R	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100% 4+	\$3,500	2052	* *	5	\$200	
	Enclosure Corroded, I	Extent : Moderate,	Area Afj	fected : 10%			
	Location : Electrica	l Room					
	Other Observation, Ex	ctent : N/A, Area A	ffected :	100%			
	Location : Electrica	l Room					
	Explanation: Low V	oltage Power Circ	uit Brea	ker Rated At 4,000	Amperes	•	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2052	* *	5	\$1,700	
Raceway							
Conduit	100%		2052	* *	1		
Panelboards							
Molded Case Bkrs	100%		2048	* *	5	\$1,700	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers							
Locally Mounted	100%		2045	* *	5	\$400	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	
	Other Observation, Ex	ctent : N/A, Area A	ffected :	100%			
	Location: 1st Floor	Electrical Room					
	Explanation: Groun	d Bar Observed					

### Stand-by Power

Pavers/Stone

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.

50%

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

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

Asset #: 2042

Electrical	Current Repair Future Replacement		t N	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost   Year   Estimated Co FY	Ost Cycle (Yrs)		Priority		
Stand-by Power							
Transfer Switches							
Automatic	100%	2045 *	** 1	\$19,400			
ighting							
Interior Lighting							
Fluorescent	85%	2032 \$887,7	00 10	\$49,300			
	T-8 Lamps And Fixtures, Extent: Location: Throughout	Light, Area Affected : 100%					
Fluorescent	10%	2027 \$104,4	00 10	\$5,800			
	T-12 Lamps And Fixtures, Extent Location: Throughout	. ,		<b></b>			
Incandescent	5%	2027 \$57,8	00 2	\$100			
Egress Lighting							
Emergency, Battery	50%	2037	* * 10	\$7,600			
Exit, LED	50%	2060	* * 1				
Exterior Lighting							
HID	30%	2037	* * 10	\$100			
No Component	70%						
Alarm Security System							
No Component	50%						
Generic	50%	2037	* * 1	\$11,800			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Hallways And Outside						
	Explanation : CCTV Surveillance Cameras						
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%	2037	* 1-3	\$12,000			
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Throughout The Build	O .					
	Explanation : Strobe Lights, Ma	nual Pull Station, Horns And S	Smoke Dete	ctors			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2042	* *	1		
	Other Observation, Extent:	N/A, Area Affected:	100%			
	Location: Basement					
	Explanation : Steam Provi	ded From Adjacent E	Borough Hall Build	ling		
Distribution						
Steam Piping/Pump	100%	2042	* *			
	Other Observation, Extent: N/A, Area Affected: 100%					
	Location: Throughout					
	Explanation : Steam Traps	Installed In 2020.				

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

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

Asset #: 2042

Mechanical	Current Repair F		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
leating								
Terminal Devices								
Convector/Radiator	70%	2030	\$392,900	1	\$14,300			
No Component	30%							
	Other Observation, Extent: N/A, Area		0%					
	Location: Basement, Mezzanine And							
	Explanation: See Air Conditioning Section For Air Handlers. Units Utilized Steam For							
Air Conditioning	Heating.							
Energy Source								
Electricity	100%	2040	* *	1				
Conversion Equipment	10070	20.0						
Split Unit	5%	2040	* *					
Spin Sin	Other Observation, Extent: N/A, Area		100%					
	Location : Room 207							
	Explanation: Unit Installed In 2020.							
Window/Wall Unit	70%	2027	\$182,000	1				
No Component	25%		, , , , , , ,					
Distribution								
Ductwork/Diffusers	30%	LIFE	* *	2	\$24,700			
No Component	70%							
Terminal Devices								
Air Handler/Dir	30%	2032	\$296,100	1				
Expansion								
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Basement, Mezzanine And Attic							
	Explanation: 5 Units In Attic. 3 Unit	s In Mezzo	anine. 1 Unit In Th	e Basem	ent.			
No Component	70%							
Heat Rejection								
Air Cooled Condenser	30%	2032	\$44,700	2	\$13,200			
Unit								
	Other Observation, Extent: N/A, Area	Affected :	100%					
	Location: Roof And Courtyard  Explanation: 3 Units In Courtyard. 1 Unit On Mezzanine, 8 Units On The Roof.							
	<u> </u>	Unit On	Mezzanine, 8 Unit:	s On The	Roof.			
No Component	70%							
Ventilation								
Distribution 1/Disc	2007	TIPE	* *	2.5	<b>#10.600</b>			
Ductwork/Diffusers	30%	LIFE	<b>~ </b> Φ	2-5	\$10,600			
No Component	70%							
Exhaust Fans	200/	2022	¢60,000	2	0400			
Interior	20%	2032	\$60,900	2	\$400 \$200			
Roof	10% 1%	2032 2032	\$13,300	2 2	\$200			
Wall Unit	1% 2032 \$300 2 Other Observation, Extent: N/A, Area Affected: 100%							
	Ciner Coservation, Extent : N/A, Area Ajjectea : 100%  Location : Basement Water Main Room							
	Explanation: 1 Unit	,,,,,						
No Comment								
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.

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

Asset #: 2042

Mechanical	Current Repair	Future Rep	lacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing		•		•			
H/C Water Piping							
Brass/Copper	70%	2032	\$617,100	1			
	Other Observation, Extent : N/A, Area A	Affected : 100%					
	Location: Throughout						
	Explanation : Domestic Hot Water Pro				Building.		
Galvanized Steel	30%	2030	\$262,900	1			
Water Heater With Tanks							
Electric	1%	2027	\$300	4			
	Other Observation, Extent : N/A, Area A	Iffectea : 100%					
	Location: Attic	D					
N. C.	Explanation: 1 Small Unit Serving Or	пе вагнгоот О	nıy.				
No Component	99%						
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
	100%	LIFE		1			
Storm Drain Piping Cast Iron	99%	LIFE	* *	1			
Cast Iron	1% Now \$1,500	LIFE	* *	1			
Cast Hon	Other Observation, Extent : Severe, Are		7%	1			
	Location: Basement Custodian Suppl		,,,				
	Explanation : Cracked And Leaky Pip						
Backflow Preventer	7 1						
Generic	100%	2037	* *	1	\$3,900		
	Other Observation, Extent : N/A, Area A	Affected : 100%					
	Location : Basement Water Main Service Room, Ladies Locker Room						
	Explanation: 2 Water Main Services I	Each With A Ba	ckflow Preve	enter.			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/	LIDE	* *				
Geared Traction	100% Other Observation, Extent: N/A, Area A	LIFE					
	Location: Basement To 3rd Floor	престей : 100%					
	Explanation: 2 Units						
Fire Suppression	Explanation . 2 Ontis						
Standpipe							
Generic	100%	2042	* *	1-5	\$31,900		
Sprinkler					+52,500		
No Component	75%						
Generic	25%	2042	* *	1-2	\$4,400		
	Other Observation, Extent : N/A, Area A	Affected : 100%			-		
	Location: Basement						
	Explanation : Sprinkler System Serves	Basement.					

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

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

### Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$542,400	\$516,200
Interior Architecture	\$1,755,000	\$410,200
Electrical		\$481,800
Mechanical	\$1,687,000	\$1,550,500
Total	\$3,984,400	\$2,958,700
Importance Code A	\$542,400	\$516,200
Importance Code B	\$2,448,000	\$2,301,300
Importance Code C	\$994,000	\$141,200
Total	\$3,984,400	\$2,958,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$72,000		\$7,400	
Interior Architecture	\$60,900		\$97,700	
Electrical	\$61,600	\$47,900	\$54,600	\$50,600
Mechanical	\$180,100	\$76,600	\$162,500	\$69,400
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$416,000	\$166,000	\$363,700	\$161,400
Importance Code A	\$72,000		\$10,900	
Importance Code B	\$326,700	\$166,000	\$352,800	\$161,400
Importance Code C	\$17,300			
Total	\$416,000	\$166,000	\$363,700	\$161,400



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

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

Asset #: 2055

chitecture	Current Repair	Futur	e Replacement	Maintenance		
tem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior						
Exterior Walls						
Cast Iron	3% 0-2	\$17,400 LIFE	* *			
	Corrosion/Rusting, Extent: Location: Storefront Face Deteriorated Finish, Extent	ides				
	Location : Storefront Face					
Copper/Terne	8% Now Deformed/Dented, Extent: Location: Courtyard Face	***	* * eted : 15%			
	Other Observation, Extent:		: 100%			
	Location : 6th And 7th Flo	oors				
	Explanation : Located In I	nterior Courtyard				
Fiberglass Panel	2%	2047	* *	5	\$14,900	
Masonry: Brick	10% 4+	\$35,500 LIFE	* *	5	\$19,800	
•	Water Penetration, Extent:	Moderate, Area Affed	cted : 5%			
	Location : Sub-basement (					
Masonry: Marble	71%	LIFE	* *	5	\$211,100	
Metal Panel	3%	2054	* *	5-10	\$40,900	
Metal Panel				3-10	\$40,900	
	Deformed/Dented, Extent : Location : Interior Courty		13/0			
	Other Observation, Extent: Location: Reade Street El Explanation: Basement W	Light, Area Affected evation	: 100%			
Motel Coiling Doors	3%	2039	* *	5	\$19,600	
Metal Coiling Doors	370	2039		3	\$18,600	
Windows	20/	2050	* *	5	¢1 200	
Aluminum	2%	2050	* *	5	\$1,200	
Metal Louvers	3%	2043	**	10	\$11,500	
Steel	3%	2050		5	\$23,000	
Wood	92%	2050	* *	5	\$564,200	
Parapets						
Masonry: Brick	10%	LIFE	* *	5-10	\$8,300	
Metal Cornice	15%	2062	* *	10	\$5,900	
Metal Panel	5%	2054	* *	5	\$2,300	
Metal Rail	70%	2047	* *	5-10	\$153,100	
Roof						
Copper/Terne	15%	2062	* *	10	\$34,200	
	Recent Replace Evident, Ex. Location: Roof	tent : N/A, Area Affec	ted : 100%			
Modified Bitumen	75%	2042	* *	10	\$68,300	
	Recent Installation, Extent : Location : Roof		100%		,	
Skylight, Metal/Glass	10%  Recent Installation, Extent:  Location: Roof Area	2060 N/A, Area Affected :	**	10	\$30,400	

Interior

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

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

Asset #: 2055

Architecture		Current Repair		Futur	<b>Future Replacement</b>		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Carpet	20%			2033	\$1,691,900	3	\$132,100		
Cast in Place Concrete		Now	\$203,400	LIFE	* *	5	\$96,300		
	0	_	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/C	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%				
	Location	: 1st Floor	· Corridors And Lo	bby					
Terrazzo	15%			LIFE	* *	5	\$103,200		
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/Dela	ım Surface	, Extent : Severe, A	lrea Affe	cted : 10%				
	Location : Chiller Room, Sub-level Garage								
		etration, Es : Sidewalk	ctent : Moderate, A Vault	lrea Affec	cted: 25%				
		ervation, E : Sidewalk	xtent : Moderate, 2 Vault	Area Affe	cted : 25%				
	Explanati	ion : Corre	osion On Steel Coli	umns					
Glazed Ceramic Panel	20%			LIFE	* *	10	\$70,600		
Gypsum Board	60%			LIFE	* *	5-10	\$400,000		
Masonry: Brick	10%	Now	\$405,600	LIFE	* *				
,	Spalling, Extent: Severe, Area Affected: 15%								
	Location: Basement, Steam Room, Sidewalk Vault At Reade Street								
	Water Penetration, Extent: Moderate, Area Affected: 10%								
			t, Steam Room, Sid			et			
Plaster	5%			LIFE	* *	5-10	\$16,700		
Plaster	3%			LIFE	* *	5-10	\$10,000		

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

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

Asset #: 2055

Architecture		Current F	Repair	Futur	e Replacement	nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Ceilings									
AcousTile,Adhered	15%			2039	* *	5	\$66,100		
AcousTileSusp.Lay-In	55%			2047	* *	5	\$242,200		
Exposed Struc: Concrete	10%	Now	\$143,300	LIFE	* *	5	\$6,900		
	Location Loose/Del	: Basemen	, Extent : Severe, A		•				
Masonry: Vault Struct	Joint Mor Location Loose Uni	i : Vault Un its, Extent :	\$84,100 od, Extent : Severe der Sidewalk. Read Severe, Area Affec der Sidewalk. Read	le Street ted : 10%	,				
	Location	: Sidewalk	xtent : Moderate, A Vault. Reade Stree	et ss			044.000		
Plaster	Water Pen		\$43,600 xtent : Severe, Area tt Corridor Leading			5	\$41,300		
Site Pavements Public Sidewalk									
Cast in Place Concrete	100%			2047	* *				
Parking/Driveway Cast in Place Concrete	100%			2047	* *				

lectrical	Current Repair	Future Re	placement	Maintenance					
ystem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2054	* *	5	\$1,300				
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room								
	Explanation: One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main Disconnect Switch.								
Transformers									
Dry Type	100%	2047	* *	5	\$1,100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Mechanical Room								
	Explanation: Three 45 Kilovolt A	Ampere 208 High V	Voltage 208/12	20 Low V	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.

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

Asset #: 2055

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Panelboards				_					
Molded Case Bkrs	100%	2050	* *	5	\$7,700				
Wiring Thermoplastic	100%	2054	* *	1					
Motor Controllers									
Locally Mounted	70%	2047	* *	5	\$1,400				
Variable Frequency	30%	2047	* *						
Drive	Other Observation, Extent: Light, Area Affected: 100%  Location: Engineers Office  Explanation: Most Of The Controllers Are Monitored By Building Management System								
Consens 1	Explanation: Most Of The	e Controllers Are Monitorea	By Building	g Manage	ement System				
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$8,600				
Stand-by Power	10070	LIFE			\$6,000				
Transfer Switches									
Automatic	100%	2047	* *	1	\$90,500				
Generators	10070	2017			Ψ70,500				
Diesel	100%	2043	* *	1	\$113,900				
	Other Observation, Extent : Location : Generator Roo	Light, Area Affected : 100%			, 2,, 1				
Batteries	1								
Lead/Acid	100%	2028	\$2,700	5	\$10,900				
Fuel Storage					•				
Day Tank	50%	2050	* *	5					
	Other Observation, Extent : Location : Generator Roo Explanation : The Tank Co	m Sub-basement	6						
Main Taula	50%		* *						
Main Tank	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 The		6						
LED	Explanation: T-8 Lamps	20.12	* *						
LED	40% Other Observation, Extent: Location: Throughout The Explanation: LED Lights		* *						
Egress Lighting	1 3.11								
	60%	2039	* *	1					
Emergency, Service	00%	2039		1					

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

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

Asset #: 2055

Electrical	Current Repair	Future Replace	Future Replacement Maintenance		Future Replacement		Maintenance		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Lighting										
Exterior Lighting										
HID	20%	2039	* *	10	\$200					
No Component	80%									
Alarm										
Security System										
Generic	100%	2039	* *	1	\$109,900					
	Other Observation, Extent :	Moderate, Area Affected: 100	%							
	Location : Exterior									
	Explanation : Cameras Se	curity System								
Fire/Smoke Detection				•	_					
Generic, Digital	100%	2039	* *	1-3	\$181,300					

echanical		Current Repair		Future Replacement		M	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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: M	oderate, Area Affec	cted: 10	%				
	Location	: Basemen	t. Corroded Steam	Piping					
Hot Wtr Piping/Pump	10%			2050	* *	4	\$2,200		
Central Plant Steam	10%			2044	* *	4	\$1,500		
Piping/Pmp							• ,		
Terminal Devices									
Unit Heater - Steam	2%			2039	* *	4	\$500		
No Component	80%								
1			xtent : N/A, Area A out The Building	ffected :	0%				
		tion : Fan ( ir Condition	Coil Units At Each ning	Window	Provide Heating A	nd Coolii	ng. Covered		
No Component	18%								
•	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%				
	Location	: Mechani	cal Rooms On Eac	h Floor					
	Explana	tion : Air H	andlers Are Cover	ed Under	Air Conditioning	System			
Conditioning	-								
Energy Source									
Electricity	100%			2050	* *	1			

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

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

Asset #: 2055

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Conversion Equipment							****		
Centrifugal, Elec Chiller				2037	**	1	\$318,400		
			Extent : Light, Area	Affected	l : 100%				
		: Basemen		1.00	1000/				
			Extent : Light, Area	Affected	: 100%				
		: Basemen							
D: - 1:	Explana	tion : 2 Uni	its						
Distribution CNV 8 CHW/W/	1000/			2054	* *	4	¢21 000		
CW & CHW Wtr	100%			2054	* *	4	\$21,800		
Pipe/Pump									
Terminal Devices Air Handler/Cool/Ht	20%			2039	* *	1	¢26 400		
	20% 80%			2039	* *	1 1	\$36,400 \$76,000		
Fan Coil - 4 Pipe	80%			2039		1	\$70,000		
Heat Rejection Water Cooling Tower	100%			2028	\$1,614,100	2	\$296,100		
Ventilation	10070			2028	\$1,014,100		\$290,100		
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$259,800		
Exhaust Fans	10070			LIFE		2-3	\$239,800		
Interior	80%			2034	\$1,133,800	2	\$7,200		
Roof	20%			2034	\$124,000	2	\$1,800		
Plumbing	2070			2031	Ψ12 1,000		Ψ1,000		
H/C Water Piping									
Brass/Copper	25%			2044	* *	1			
Galvanized Steel	75%			2039	* *	1			
Water Heater With Tanks	,,,,								
Electric	100%			2029	\$77,100	4			
		ervation, E	Extent : Light, Area						
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement								
	Explana	tion : Multi	ple Units Range Fr	rom 6 To	50 Gallons Each.				
HW Heat Exchanger									
No Component	80%								
No Component	20%								
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	90%			LIFE	* *	1			
Cast Iron	10%	Now	\$5,600	LIFE	* *	1			
	Broken, Ex	xtent : Seve	re, Area Affected :	10%					
	Location	: Basemen	nt						
Sump Pump(s)									
Submersible	100%			2027	\$9,800	4	\$9,300		
Backflow Preventer									
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.

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

Mechanical	Current Repair	Future Rep	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost   Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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.

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$828,600	\$672,300
Interior Architecture	\$2,863,200	\$726,100
Electrical	\$98,900	\$3,761,900
Mechanical	\$3,055,000	\$6,477,100
Total	\$6,845,700	\$11,637,400
Importance Code A	\$828,600	\$776,700
Importance Code B	\$3,910,700	\$10,708,500
Importance Code C	\$2,106,400	\$152,100
Total	\$6,845,700	\$11,637,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$66,400			
Interior Architecture	\$34,700		\$26,200	\$18,600
Electrical	\$67,300	\$18,900	\$20,700	\$25,000
Mechanical	\$144,000	\$24,400	\$43,700	\$29,100
Site Pavements	\$37,200			
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$389,000	\$82,800	\$130,100	\$112,200
Importance Code A	\$66,400		\$4,800	
Importance Code B	\$302,600	\$82,800	\$125,300	\$101,200
Importance Code C	\$19,900			\$11,000
Total	\$389,000	\$82,800	\$130,100	\$112,200



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

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

Asset #: 2052

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls									
Copper/Terne	5%		2069	* *	10	\$29,400			
Masonry: Granite	72% 0-2	\$463,300	LIFE	**	5	\$135,400			
	Joint Mortar Miss/Er			00					
	Location : Decorati		-						
	Staining/Discoloring, Location : Interior (		e, Area A <u>j</u>	jectea : 15%					
			TIED	* *		<b>#</b> 06.700			
Masonry: Granite	23%		LIFE	* *	5	\$86,500			
Windows Wood	100% 4+	\$289,900	2050	* *	5	\$222.200			
wood	Air Infiltration, Exten	•			5	\$332,300			
	Location: Various I		Ајјестеи	. 50/0					
	Ctrwt/Balnc Not Fund		ite Area	Affected · 10%					
	Location: Various I		, 117 ca .	ijjeeteu . 1070					
	Deteriorated Finish,		Area Aff	ected : 80%					
	Location : Various I		33						
Parapets									
Masonry: Granite	40%		LIFE	* *	5-10	\$82,900			
Metal Panel	60%		2044	* *	5	\$34,900			
Roof									
Copper/Terne	5% Now	\$1,900	2062	* *					
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%								
	Location: 6th Floor Cornice								
		Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 5th Floor	r Courtrooms Fron	1 6th Flo						
Metal Panel	3% Now	\$2,100	2047	* *					
	Water Penetration, Ex		rea Affec	rted : 25%					
	Location: 7th Floor	-		1000/					
	Other Observation, E	-	Affected	: 100%					
	Location: 7th Floor								
16 110 1 D	Explanation: Dorm		2020	<b>#161.200</b>					
Modified Bitumen	30% 2-4	\$3,200	2029	\$161,300					
	Blisters, Extent: Mod		ea: 10%						
01 11 1 36 1/01	Location: Through	)ui	2054	* *	10	Φ40.000			
Skylight, Metal/Glass	27%		2054	* *	10	\$40,800			
Slate Soffits	35%		LIFE	~ ^	10	\$15,900			
Masonry: Granite	70%		LIFE	* *	5				
Pre-Cast Concrete	30%		LIFE	* *	5				
oterior	3070		LIFE	-	J				

Interior

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

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

l Component l	% of Total 5% 10% 5% 35%	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Floors Carpet Cast in Place Concrete Ceramic Tile Mosaic Tile	10% 5%							
Carpet Cast in Place Concrete Ceramic Tile Mosaic Tile	10% 5%							
Cast in Place Concrete Ceramic Tile Mosaic Tile	10% 5%							
Ceramic Tile Mosaic Tile	5%			2033	\$290,700	3	\$22,700	
Mosaic Tile				LIFE	* *	5	\$132,400	
	250/			2043	* *	5	\$15,100	
Marble Panals	3370			2039	* *	5	\$264,800	
iviatule i alleis	15%	2-4	\$324,500	LIFE	* *	5	\$34,000	
Lo Woo	ocation orn/Eroa	: Stair Tre led, Extent	xtent : Light, Area . ads, Various Locat : Moderate, Area A ads, Various Locat	ions Iffected :				
Terrazzo	15%	2-4	\$92,200	LIFE	* *	5	\$35,500	
Ho	orizontal		xtent : Light, Area		: 5%	3	\$33,300	
Vinyl Tile	15%			2042	* *	3	\$17,000	
Interior Walls								
Ceramic Tile	3%			2043	* *	5	\$22,000	
Masonry: Brick	10%	Now	\$440,800	LIFE	* *			
L. Wa.	ocation ater Pen	: Basemen etration, Ex	od, Extent : Moder t Wall Along Cente xtent : Moderate, A t Wall Along Cente	r Street rea Affeo				
Metal Panel	5%			LIFE	* *	10	\$16,500	
Marble Panels  Bro L  Cro	13% oken/Mi Location acking/0	: Perimete Crumbling,	\$1,372,900 ents, Extent : Mode er Radiators In Cor Extent : Moderate eve Treatments At E	LIFE erate, Arc ridors, C , Area A <u>f</u>	Offices, Judges Cha Jected : 15%	umbers.		
L. Wa:	Location ater Pen	Crumbling, : 7th Floor etration, Ex	\$82,500 Extent : Moderate r Storage And Toile xtent : Moderate, A r Storage And Toile	ets, 5th F rea Affed	loor Mezzanine Ar cted : 10%		\$37,500	
Plaster	52%		-	LIFE	* *	5-10	\$324,800	

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

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

Asset #: 2052

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings	-0.		410100	• • • • •		_	442.000	
AcousTile,Adhered	5%	=	\$18,100	2039	**	5	\$13,000	
		issing Elem 1 : 1st Floo	ents, Extent : Mode r Office	erate, Ar	ea Affected : 2%			
AcousTileSusp.Lay-In	5%			2047	* *	5	\$25,900	
Mosaic Tile	5%			LIFE	* *	1		
Plaster	20%	Now	\$85,600	LIFE	* *	5	\$64,800	
			xtent : Moderate, A r Court Room Ceili		cted : 5%			
Plaster	55%	Now	\$188,300	LIFE	* *	5	\$178,200	
			xtent : Moderate, A r Storage And Toile		cted: 15%			
Under Construction	10%							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2044	**			
			Extent : Light, Area	Affected	: 100%			
			ys Throughout					
G'. D	Explana	tion : Mate	rial Is Granite					
Site Pavements Public Sidewalk								
Cast in Place Concrete	Cracking/	_	\$33,800 Extent : Moderate Reade Streets	2039 , Area Aj	* * ffected : 15%			
On-Site Walkways	1000/	<b>N</b> T	<b>#2.400</b>	LIEE	* *			
Masonry: Granite	Joint Mor	Now tar Miss/Er 1 : Entrance	\$3,400 od, Extent : Moder e Stairs	LIFE ate, Area				

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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.

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

Asset #: 2052

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	\$395,500	5	\$700	
Fused Knife Sw	20%	Now	\$98,900	2064	* *	5	\$100	
			Extent : Light, Area	Affected	: 100%			
		: Sub-base						
	Explanat	ion : Obso	lete 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	1000/			•••	di di			
Thermoplastic	100%			2054	* *	1		
Motor Controllers	200/	4.	<b>#10.100</b>	2022	#202 <b>7</b> 00	_	<b>#200</b>	
Locally Mounted	30%	4+	\$10,100	2032	\$202,700	5	\$200	
			t : Moderate, Area	Affected	: 20%			
	Location	: Roof						
Motor Control Center	65%			2032	\$616,500	5	\$3,600	
Variable Frequency	5%			2051	* *			
Drive	0.1. 01				1000/			
			Extent : Light, Area	Affected	: 100%			
			in Engineer Office		D .11. 16	~		
G -1	Explanat	ion : All C	ontrollers Are Mon	itored By	y Building Manage	ment Sys	tem	
Ground								
Grounding Devices	1000/			LIEE	* *	_	¢5,000	
Generic	100%			LIFE		5	\$5,900	
Lighting Interior Lighting								
Interior Lighting LED	100%			2042	* *			
LED		ervation F	Extent : Light, Area					
			out The Building	11)) сеней	. 100/0			
		. 11110ugn ion : LED						
Egress Lighting	Елриании	ion . LED	Oosei veu					
Emergency, Battery	50%			2029	\$184,300	10	\$24,400	
Exit, Battery	50%			2029	\$155,600	10	\$6,800	
Exterior Lighting	3070			2027	ψ155,000	10	Ψ0,000	
LED	20%			2029	\$235,400			
LUD		ervation. F	Extent : Light. Area					
	Other Observation, Extent : Light, Area Affected : 100% Location : Main Entrance							
			le Mounting Type)					
No Component	80%	0 (1 0						
Alarm	00/0							

Alarm

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

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

Asset #: 2052

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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 Syste	em				
Fire/Smoke Detection						
Generic, Digital	100%	2029	\$566,500	1-3	\$128,400	

<b>Mechanical</b>	Curren	t Repair	Future	Replacement	M	aintenance				
ystem Component Type	% of Fail Dat Total (Years	te Estimated Cost )	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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.			<del>-</del>						
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: Basement, 2nd Floor And 5th 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.

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

Asset #: 2052

lechanical	Currer	t Repair	Futur	e Replacement	М	aintenance				
vstem Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
eating										
Controls										
Digital	100% 0-2	\$2,838,500	2029	\$5,677,000						
	· ·	ctent : Moderate, Arec ghout. Defective Tem	00							
r Conditioning	<u> </u>	<u> </u>								
Energy Source										
District Chilled Water	20%		2044	* *	1					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : From Centre Street Building									
	Explanation : Ser Abandoned In Pl	ves 2nd Floor Air Ha ace	indling U	Init Only And Child	lers Cool	ing Towers				
Electricity	80%		2050	* *	1					
Conversion Equipment										
Exterior Pkg Unit - Cooling	2%		2034	\$48,200	2	\$300				
8	Other Observation	Extent : Light, Area	Affected	: 2%						
	Location: Roof									
	Explanation : Un	it Feeding Partial 8th	n Floor							
Window/Wall Unit	20%		2027	\$166,400	1					
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	On Extended Life, Extent: Moderate, Area Affected: 70%  Location: Throughout									
	Other Observation, Extent: Light, Area Affected: 70%									
	Location : Throu	-	,,,							
	,	uipment Serviced By	Others							
No Component	60%	<u>, , , , , , , , , , , , , , , , , , , </u>								
rvo component		, Extent : N/A, Area A	ffected ·	0%						
	Location : Sub-be		ggeerea .	0,0						
		illed Water Is Present	tlv Reino	Provided From O	ne Centre	Street				
No Component	18%	illed Water 15 1 resem	iy being	1 Torraca 1 Tom Of	ie cenire	Sireci				
Distribution	10/0									
CW & CHW Wtr	30%		2054	* *	4	\$4,500				
Pipe/Pump	3070		2034		7	φ <del>1</del> ,500				
r ipc/r ump	Other Observation, Extent: Light, Area Affected: 10%									
	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 Serves 10 Reject Ana Absorb Heat From First Ana Fifth Floor Heat Pumps									
	··· · · · · · · · · · · · · · · · · ·									

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

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

Asset #: 2052

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ir Conditioning						
Heat Rejection	100/ 0.4	200	ф <b>52.2</b> 00	2	<b>010.700</b>	
Water Cooling Tower	12% 2-4 State of Stat	826,600 2032 Moderate, Area Affected	\$53,300 : 20%	2	\$19,500	
	Location: Roof					
	Explanation : The Cooling T	Tower Is Presently Not I	n Service			
Water Cooling Tower	8%	2035	* *	2	\$16,300	
	Other Observation, Extent : L Location : Roof	ight, Area Affected : 20	%			
	Explanation : Cooling Towe	r Is Not In Service				
No Component	80%					
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$178,500	
Exhaust Fans	100/ 0.2	242 600 2044	* *	2	Φ.5.0.0	
Roof		342,600 2044		2	\$500	
	On Extended Life, Extent: Set Location: Roof	vere, Area Affectea : 20	%0			
N. C.						
No Component	90%					
lumbing						
H/C Water Piping Brass/Copper	100%	2044	* *	1		
Brass/Copper	No Water Meter, Extent : Ligh		, i	1		
	Location : Sub-basement	,, 11. ea 11,,, eetea . 1 o o / o				
HW Heat Exchanger						
Steam Fired	100%	2044	* *	4	\$20,000	
Sanitary Piping						
Cast Iron	5%	LIFE	* *	1		
Cast Iron	95%	LIFE	* *	1		
	On Extended Life, Extent : Mo	oderate, Area Affected :	100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	95%	LIFE	* *	1		
	On Extended Life, Extent : Mo Location : Throughout	oderate, Area Affected :	100%			
Cast Iron	5% Now 9	523,200 LIFE	* *	1		
	Damaged, Extent : Severe, Ar					
	Location : Sixth Floor, Prob		ains			
Sump Pump(s)						
Submersible	100%	2025	\$6,800	4	\$6,400	
Sewage Ejector(s)						
Electric	100%	2034	\$115,000	4	\$12,100	
	Other Observation, Extent : L	ight, Area Affected : 10	0%			
	Location: Sub-basement					
	Explanation : Duplex					

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Mechanical	Current Repair	Future Replacement		Ma					
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
Fixtures									
Generic	100%								
	Obsolete Fixtures, Extent : Severe,	Area Affected : 1	00%						
	Location : Throughout								
Vertical Transport									
Elevators	0.00 /		* *						
Geared Traction	90%	LIFE							
	Other Observation, Extent: Light,	Area Affected : 1	00%						
	Location: 1st To 8th Floor								
	Explanation: 4 Units								
Hydraulic	10%	LIFE	* *						
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Sub-basement To 1st Floor								
	Explanation : 1 Unit. One Outsid	de Elevator Is Not	Working						
Fire Suppression									
Standpipe .									
Generic	100%	2044	* *	1-5	\$102,000				
Sprinkler									
No Component	99%								
Generic	1%	2044	* *	1-2	\$600				
Fire Pump									
Generic	100%	2030	\$209,700	1	\$37,800				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Sub-basement								
	Explanation : Workshop								

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : TWEED COURT BUILDING TWEED ACADEMY (DOE)

Address : 52 CHAMBERS STREET @ CITY HALL PARK

Borough : MANHATTAN Agency's Number : 312-104
Program / Asset # : DGS0009.000 / 2053 Yr Built/Renovated : 1871 / 2002

Area Sq Ft : 156,692 Project Type : REAL PROPERTY

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

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

Block : 122 Lot : 1 BIN : 1079146

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
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

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,200	\$47,200		\$25,400
Interior Architecture	\$23,500	\$41,700	\$7,300	\$31,500
Electrical	\$21,300	\$27,600	\$28,400	\$30,500
Mechanical	\$89,400	\$29,100	\$42,900	\$59,500
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$179,100	\$165,200	\$98,400	\$166,600
Importance Code A	\$27,300	\$47,200		\$25,700
Importance Code B	\$151,800	\$111,600	\$98,400	\$140,900
Importance Code C		\$6,500		
Total	\$179,100	\$165,200	\$98,400	\$166,600



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

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

Asset #: 2053

Architecture		Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	•• /		<b>4</b> 00			_	44.400	
Masonry: Brick	2%		\$5,700	LIFE	**	5	\$3,200	
			od, Extent : Moder ll To Basement	ate, Area	a Affected : 100%			
				TIPE	* *		ф101 <b>2</b> 00	
Masonry: Limestone	85%		\$865,600	LIFE		5	\$101,200	
	_	Crumbung, 1 : Through	Extent : Light, Are	га Ајјесте	ea : 10%			
Matal Comments d			Ош	2042	* *	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, Ared t Over Steam Room					
Mari Comment 1			Over Steam Room		**	1		
Metal, Corrugated Metal Panel	75% 5%			2038 2038	* *	1	¢0,000	
Skylight, Metal/Glass		Now	\$368,300	2038	* *	10	\$9,800	
Skylight, Metal/Glass			\$308,300 xtent : Light, Area .		. 10%			
		i : Over Ro	-	ijjecica :	. 1070			
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	25%			2029	\$1,126,300	3	\$87,900	
Cast in Place Concrete	10%		\$108,300	LIFE	* *	5	\$51,300	
			Extent: Light, Are					
	Location	ı : 5th Floo	r Mechanical Room		sement			
Ceramic Tile	5%			2036	* *	5	\$11,700	
Glass Block	5%			2048	* *	1		
Mosaic Tile	5%			2038	* *	5	\$29,300	
Marble Panels	25%			LIFE	* *	5	\$44,000	
Vinyl Tile	25%			2033	\$1,759,300	3	\$22,000	

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

Asset #: 2053

5% 5% 5% 25% 5% lorescen	Now nce, Extent : 5th Floor ar Miss/Ero	\$535,800 : Light, Area Affect of Mechanical Room od, Extent : Moder of Mechanical Room	2036 LIFE LIFE LIFE LIFE ted: 50%		5 5 5 5	\$13,000 \$5,200 \$9,700	Priority
5% 5% 25% 5% lorescen ocation nt Morto ocation 5% 10% 35% 5%	nce, Extent : 5th Floor ar Miss/Er	: Light, Area Affec r Mechanical Roon od, Extent : Moder	LIFE LIFE LIFE ted: 50% tate, Area to LIFE LIFE	* * * * * * * * * *  6  Affected: 20%	5 5	\$5,200 \$9,700	
5% 5% 25% 5% lorescen ocation nt Morto ocation 5% 10% 35% 5%	nce, Extent : 5th Floor ar Miss/Er	: Light, Area Affec r Mechanical Roon od, Extent : Moder	LIFE LIFE LIFE ted: 50% tate, Area to LIFE LIFE	* * * * * * * * * *  6  Affected: 20%	5 5	\$5,200 \$9,700	
5% 5% 25% 5% lorescen ocation nt Morto ocation 5% 10% 35% 5%	nce, Extent : 5th Floor ar Miss/Er	: Light, Area Affec r Mechanical Roon od, Extent : Moder	LIFE LIFE LIFE ted: 50% tate, Area to LIFE LIFE	* * * * * * * * * *  6  Affected: 20%	5 5	\$5,200 \$9,700	
5% 25% 5% lorescen ocation int Morta ocation 5% 10% 35% 5%	nce, Extent : 5th Floor ar Miss/Er	: Light, Area Affec r Mechanical Roon od, Extent : Moder	LIFE LIFE LIFE ted: 50% n ate, Area n LIFE LIFE	* *  * *  6  Affected: 20%	5	\$9,700	
25% 5% lorescent ocation int Morta ocation 5% 10% 35% 5%	nce, Extent : 5th Floor ar Miss/Er	: Light, Area Affec r Mechanical Roon od, Extent : Moder	LIFE LIFE ted: 50% n ate, Area n LIFE LIFE	* *  * *  6  Affected: 20%  * *			
5% lorescen ocation int Mortiocation 5% 10% 35% 5%	nce, Extent : 5th Floor ar Miss/Er	: Light, Area Affec r Mechanical Roon od, Extent : Moder	LIFE ted: 50% n ate, Area n LIFE LIFE	* * Affected : 20%  **	5		
lorescent ocation int Morta ocation 5% 10% 35% 5%	nce, Extent : 5th Floor ar Miss/Er	: Light, Area Affec r Mechanical Roon od, Extent : Moder	ted : 50% n ate, Area n LIFE LIFE	% Affected : 20% **	5		
ocation Int Morto ocation 5% 10% 35% 5%	: 5th Floor ar Miss/Er	r Mechanical Roon od, Extent : Moder	n ate, Area n LIFE LIFE	Affected : 20%	5		
5% 10% 35% 5%	ar Miss/Er	od, Extent : Moder	ate, Area n LIFE LIFE	* *			
5% 10% 35% 5%			LIFE LIFE	* *			
5% 10% 35% 5%			LIFE LIFE		5		
10% 35% 5%			LIFE	* *	5		
35% 5%						\$7,800	
5%				* *	5	\$7,800 \$27,200	
			LIFE	* *	5	\$51,800	
15%			LIIL			\$51,000	
10,0			2038	* *	5	\$33,700	
5%	Now	\$182,900		* *			
		ctent : Moderate, A		eted : 10%		. ,	
ocation	: Below St	eps At Main Entrai		cted : 20%			
ocation	-		rash Elev	vator			
					5	\$14,000	
2%	Now	\$133,400	LIFE	* *	5	\$5,600	
	_		lrea Affec	cted : 100%			
53%			LIFE	* *	5	\$74,500	
40%			2043	* *			
60%			2053	* *			
1000/	No	¢127.600	2042	* *			
		· ·					
				ciea . 5070			
		-	ગાપ્યા				
	5% ter Pendocation	5% Now ter Penetration, Exportation: Below Street Observation, Explanation: Correct Observation: Steam Research Observation: Steam Research Observation: Beneath Observation, Exportation: Beneath Observation, Exportation: Beneath Observation, Exportation: Steam Research Observation, Exportation: Beneath Observation, Exportation: Sidewalk Observation: Sid	5% Now \$182,900 ter Penetration, Extent: Moderate, A pocation: Below Steps At Main Entran ter Observation, Extent: Moderate, A pocation: Below Steps At Main Entran explanation: Corroded Steel Angle  2% Now \$23,500 Prosion/Rusting, Extent: Moderate, A pocation: Steam Room And Outside To  8%  5%  5%  5%  5%  Now \$89,600 ter Penetration, Extent: Moderate, A pocation: Steam Room And Adjacent  2% Now \$133,400 Prosion/Rusting, Extent: Moderate, A pocation: Beneath Main Stairs  53%  40%  60%  100% Now \$127,600 per Observation, Extent: Moderate, A pocation Extent: Moderate, A pocation Steam Room And Stairs  53%	5% Now \$182,900 LIFE ter Penetration, Extent: Moderate, Area Affect ocation: Below Steps At Main Entrance ter Observation, Extent: Moderate, Area Affect ocation: Below Steps At Main Entrance explanation: Corroded Steel Angle  2% Now \$23,500 LIFE trosion/Rusting, Extent: Moderate, Area Affect ocation: Steam Room And Outside Trash Eleventary Steps and Step	### ster Penetration, Extent: Moderate, Area Affected: 10% proceeding: Below Steps At Main Entrance per Observation, Extent: Moderate, Area Affected: 20% proceding: Below Steps At Main Entrance per Observation: Below Steps At Main Entrance per Observation: Below Steps At Main Entrance per Observation: Corroded Steel Angle    2% Now	\$\frac{5\%}{100\%}\$ Now \$\\$182,900 LIFE ** 5  \text{ter Penetration, Extent: Moderate, Area Affected: 10\%}{100\%}  \text{pocation: Below Steps At Main Entrance}  \text{very Observation, Extent: Moderate, Area Affected: 20\%}{100\%}  \text{pocation: Below Steps At Main Entrance}  \text{very Affected: 20\%}{100\%}  \text{pocation: Steps At Main Entrance}  \text{very Affected: 10\%}{100\%}  \text{pocation: Corroded Steel Angle}  \text{2\%}{100\%}  \text{Vosion/Rusting, Extent: Moderate, Area Affected: 10\%}{100\%}  \text{pocation: Steam Room And Outside Trash Elevator}  \text{8\%}{100\%}  \text{LIFE} ** 5  \text{5\%}{100\%}  \text{Now} \$\\$89,600 LIFE ** 5  \text{very Penetration, Extent: Moderate, Area Affected: 15\%}{100\%}  \text{pocation: Steam Room And Adjacent To Trash Elevator}  \text{2\%}{100\%}  \text{Now} \$\\$133,400 LIFE ** 5  \text{very Soion/Rusting, Extent: Moderate, Area Affected: 100\%}{100\%}  \text{pocation: Beneath Main Stairs}  \text{53\%}  \text{LIFE} ** 5  \text{40\%}{100\%}  \text{2043} ** *  \text{100\%}{100\%}  \text{Now} \$\\$127,600 2042 ** *  \text{very Observation, Extent: Moderate, Area Affected: 50\%}{100\%}  \text{pocation: Sidewalk Along Chambers Street}	\$\frac{5\%}{\text{Now}}\$  \text{S182,900}  \text{LIFE}  \text{** 5}  \$

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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	80%			2042	* *			
Pavers/Stone	20%	Now	\$313,600	2042	* *			
	Joint Mort	ar Miss/Er	od, Extent : Moder	ate, Area	Affected : 100%			
	Location	: Front Sto	airs					

Electrical		Current Repair Future			uture Replacement Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$700	
			tent : N/A, Area A	ffected :	100%			
		: Electrical						
	Explanatio	on : Main S	Service Switch Rai	ted At 4,	000 Amperes			
Switchgear / Switchboard								
Air Circuit Breaker	5%			2043	* *	5		
Fused Disc Sw	15%			2043	* *	5	\$100	
Molded Case Bkrs	80%			2043	* *	5	\$3,300	
Raceway								
Busway	5%			2038	* *	1		
Conduit	95%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	\$4,100	
Wiring								
Busway	5%			2038	* *	1		
Thermoplastic	95%			2043	* *	1		
Motor Controllers								
Locally Mounted	50%			2038	* *	5	\$500	
Variable Frequency	50%			2038	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$48,200	
			tent : N/A, Area A	ffected :	100%			
	Location:	Basement						
	Explanatio	on : One O	f The Transfer Sw	itches Is	Dedicated To Serv	e The Ci	ty Hall Building	
Generators								
Diesel	100%		\$1,800	2036	* *	1	\$54,600	
			: Moderate, Area					
					rvice Due To A Lea			
	Charger A	Ind Batterie	es Not Operationa	ıl. Gener	ator Room And Ro	of Enclo	sure	

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

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

Asset #: 2053

Electrical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
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	<b>#117</b> 000	
Fluorescent	80%	2033	\$2,323,100	10	\$115,000	
	T-8 Lamps And Fixtures, Ex Location : Throughout Th		nea : 100%			
DI .			Φ. <b>7</b> .00.000	1.0	<b>#20 700</b>	
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	Curre	nt l	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

Asset #: 2053

Mechanical	Current Repair Future Replacement		M				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Utility Steam	Location : Throug	Extent : N/A, Area A hout un From Con Edison		**	1		
HTHW/HW	70% Other Observation, Location : Baseme	Extent : N/A, Area A	2053 ffected :		1		
	Location: Baseme Other Observation, Location: Baseme	Extent : N/A, Area A	ffected :	100%	5	\$4,700	
Distribution Hot Wtr Piping/Pump	100% Now Corroded, Extent : I Location : Baseme	\$18,600 Moderate, Area Affec ent Valves	2049 cted : 1%	**	4	\$7,700	
Terminal Devices Air Handler Fan Coil Unit/Heat Controls	60% 40%	#0 <b>7</b> 000	2033 2033	\$1,921,600 \$1,687,800	1	\$58,100 \$20,200	
	100% 0-2 Other Observation, Location : Baseme Explanation : Soft		2028 a Affected	\$4,887,900 d : 100%			
Air Conditioning Energy Source District Chilled Water	Location: Baseme	Extent : N/A, Area A ent m Adjacent One Cen			1 ling		
Conversion Equipment Window/Wall Unit No Component	2% 98%		2028	\$12,900	1		
Distribution CW & CHW Wtr Pipe/Pump	100%		2043	* *	4	\$7,700	
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.

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

Asset #: 2053

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Interior	100%	2038	* *	2	\$4,800	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2053	* *	4	\$23,200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100% 0-2 \$34,100	2043	* *	4	\$3,300	
	On Extended Life, Extent : Light, Area A	Affected : 10	00%			
	Location: Basement					
Backflow Preventer						
Generic	100%	2038	* *	1	\$9,600	
	Other Observation, Extent: N/A, Area A		00%		4-,	
	Location: Basement	33				
	Explanation: 3 Services, One Domest	ic And Two	Fire Protection			
Fixtures	,					
Generic	100%					
/ertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent : Light, Area		100%			
	Location : Three Units From Basemen			st To 4th	Floor, One Unit	
	From Basement To 4th Floor					
	Explanation: Four Units					
Hydraulic	10%	LIFE	* *			
•	Other Observation, Extent: Severe, Area	a Affected :	100%			
	Location: Basement To Ground Floor					
	Explanation: One Freight Unit. Hydro	aulic Fluid	Leaking From T	he Pump	Room In	
	,			· · · · · · · · · · · · · · · · · · ·		
	Basement					
ire Suppression	Basement					
ire Suppression Standpipe	Basement					
	Basement 100%	2053	* *	1-5	\$79,000	
Standpipe Generic		2053	* *	1-5	\$79,000	
Standpipe Generic Sprinkler		2053	* *	1-5	\$79,000	
Standpipe Generic Sprinkler No Component	100%		**			
Standpipe Generic Sprinkler	100%	2053	* *	1-5	\$79,000 \$26,300	
Standpipe Generic Sprinkler No Component	100% 40% 60%	2053 Iffected : 10	* *			
Standpipe Generic Sprinkler No Component	100%  40% 60% Other Observation, Extent: N/A, Area A Location: Basement, First, Fourth An	2053 Iffected : 10 d Attic	**			
Standpipe Generic Sprinkler No Component	100% 40% 60% Other Observation, Extent : N/A, Area A	2053 Iffected : 10 d Attic	**			

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : PIER AT 44TH DRIVE

Address : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER

 $Borough \hspace{1cm} : \hspace{1cm} QUEENS \hspace{1cm} Agency's \hspace{1cm} Number \hspace{1cm} : \hspace{1cm} N/A \\$ 

 $Program \, / \, Asset \, \# \quad : \, \, DCAS004.000 \, / \, 14020 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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 2025 - 2028	FY 2029 - 2034
Piers		\$188,100
Total		\$188,100
Importance Code B		\$188,100
Total		\$188.100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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.

<sup>\*\*</sup> 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 Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck						
Not Accessible	100%					
Deck Surface						
Concrete	100%	2041	* *	5	\$4,500	
Pile Caps						
Concrete	100%	LIFE	* *	5	\$400	
Piles and Bracing						
Steel	25%	LIFE	* *	5	\$25,500	
Not Accessible	75%					
Deck Elements						
Railing						
Steel	100%	2030	\$188,100			
	Missing Coating, Extent : Location : Isolated Area		5%			
Electrical						
Lighting Fixture						
Incandescent	100%	2026				
	Other Observation, Extend	t : N/A, Area Affected :	100%			
	Location : 6 Light Fixtu	res				
	Explanation: Other					

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : CONCRETE BULKHEAD

Address : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY

 $Borough \hspace{1cm} : \hspace{1cm} QUEENS \hspace{1cm} Agency's \hspace{1cm} Number \hspace{1cm} : \hspace{1cm} N/A \\$ 

Program / Asset # : DCAS001.000 / 14015 Yr Built/Renovated :

Linear Ft : 1,376 Project Type : REAL PROPERTY

Date of Survey : 18-Jun-2020 Landmark Status : NONE

Areas Surveyed :

Block : 16109 Lot : 47 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$7,900			
Total	\$7,900			
Importance Code A				
Importance Code B	\$7,900			
Importance Code C				
Total	\$7,900			



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

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

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCRETE BULKHEAD

Bulkheads	ulkheads Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Coping/Curb								
Concrete	100%		LIFE	* *	5	\$1,300		
	Cracking, Extent : Lig							
	Location : Intermitt	ent Shrinkage Crac	eks In Co	ping				
Gravity Wall								
Concrete	30%		LIFE	* *	5	\$1,700		
	Discolor & Bleeding,							
	Location : Below Jo	oint Between Copin	g And Gi	ravity Wall				
	Erosion, Extent : Ligh	ht, Area Affected : 1	10%					
	Location : Tidal Zoi	пе						
Concrete	5% 4+	\$123,200	LIFE	* *	5	\$300		
	Erosion, Extent : Seve	ere, Area Affected :	2%					
	Location: Band Of Erosion With Exposed Reinforcement Approximately 25 Feet Long,							
	1,300 Feet From West End							
	Spalling, Extent : Mo	**						
	Location: Along M		vation Ai	nd At Construction	Joints, F	Primarily 700 -		
	910 Feet From West	End						
Not Accessible	65%							
Backfill								
Fill	1000/							
Not Accessible	100%							
Surface	1000/		20.46	ماد ماد	-	<b>0155</b> 00		
Concrete	100%		2040	* *	5	\$15,700		
Deck Elements								
Railing	1000/		• • • • •	<b>***</b>				
Aluminum	100%		2029	\$355,300				

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE

Address : 390 KENT AVE. BETWEEN S 6TH ST. AND BROADWAY

Borough : BROOKLYN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0025.010 \, / \, 14652 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 500 Project Type : REAL PROPERTY

Date of Survey : 03-Feb-2020 Landmark Status : NONE

Areas Surveyed :

Block : 2467 Lot : 1 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$472,200	\$27,800
Total	\$472,200	\$27,800
Importance Code B	\$87,400	\$27,800
Importance Code C	\$384,800	
Total	\$472,200	\$27,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$68,000			\$100
Total	\$68,000			\$100
Importance Code B Importance Code C	\$68,000			\$100
Total	\$68,000			\$100



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

<sup>\*\*</sup> 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

Bulkheads		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Revetment								
Stone	100%		\$384,800	LIFE	* *	5	\$3,000	1
	_		Severe, Area Affe					
				-	w Mean High Wate	er		
			ctent : Severe, Are	00		~ .	0.00 11.01	
				i South E	End The Revetment	Consists	Of Small Crib	
		om A Collap ion : Inade	guate Stone					
Backfill	Бърганат	ion . muue	quate stone					
Fill								
Topsoil	80%	Now	\$87,400	2071	* *			
1	Erosion, E	xtent : Seve	re, Area Affected .	50%				
	Location	: Southern	150 Feet And Nor	thern 25	0 Feet			
Not Accessible	20%							
Surface								
Asphalt	20%			2034	\$27,800	5	\$1,100	
Asphalt	80%	Now	\$44,500	2046	* *	5	\$2,300	
	Sinkhole, E	Extent : Sev	ere, Area Affected	: 75%				
	Location	: Intermitte	ent Across Souther	n 150 Fe	eet And Northern 2	50 Feet		
Deck Elements								
Railing								
Fencing	100%		\$23,500	2036	* *	3	\$200	
	Broken, Extent : Severe, Area Affected : 100% Location : Along Entire Asset Due To Foundation Displacement							
		_			*			
	_	_	tent : Severe, Area			_		
		: Foundation	ons Exposed And	Indermi	ned In Southern 15	0 Feet A	nd Northern 250	
	Feet							

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads		\$314,500
Total		\$314,500
Importance Code B		\$314,500
Total		\$314,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$2,200			\$14,200
Total	\$2,200			\$14,200
Importance Code A Importance Code B	\$2,200			\$11,100 \$3,100
Total	\$2,200			\$14,200



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

<sup>\*\*</sup> 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	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Concrete	100%	LIFE	* *	5-10	\$4,300	
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: I	100%			
	Location : Five Light Pole	es Along Length Of Ass	set			
	Explanation : Lighting Fix	xture				

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : GRAVITY WALL W/REVETMENT

Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE

 $Borough \hspace{1cm} : \hspace{1cm} QUEENS \hspace{1cm} Agency's \hspace{1cm} Number \hspace{1cm} : \hspace{1cm} N/A \\$ 

 $Program \, / \, Asset \, \# \quad : \, \, DCAS005.000 \, / \, 14025 \qquad \qquad Yr \, Built/Renovated \quad : \,$ 

Linear Ft : 903 Project Type : REAL PROPERTY

Date of Survey : 07-Jul-2020 Landmark Status : NONE

Areas Surveyed :

Block : 4613 Lot : 1 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$1,910,900	\$68,900
Total	\$1,910,900	\$68,900
Importance Code A	\$1,096,000	\$68,900
Importance Code B	\$189,500	·
Importance Code C	\$625,500	
Total	\$1,910,900	\$68,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$81,700			
Total	\$81,700			
Importance Code A				
Importance Code B	\$81,700			
Importance Code C				
Total	\$81,700			



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

<sup>\*\*</sup> 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	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
tructural					
Coping/Curb	000/		_	4000	
Concrete	90% Displaced Elements, Extent: Moderate, Location: Above Tilting Stone Wall	LIFE ** Area Affected : 22%	5	\$800	
No Component	10%				
Gravity Wall					
Concrete	10% Cracking, Extent : Light, Area Affected Location : Western 80 Feet Of Asset	LIFE ** : 2%	5	\$400	
Stone	45% 4+ \$411,000 Missing Block Seal, Extent : Severe, Are Location : Widespread	LIFE ** ea Affected : 80%	5	\$34,400	
Stone	15% Now \$137,000 Missing Part, Extent : Severe, Area Affe Location : 86, 303, 710, 837, And 898		5	\$11,500	
Stone	30% 2-4 \$548,000 Missing Part, Extent: Severe, Area Affe Location: 277, 369, 533, And 872 Fet Tilting, Extent: Moderate, Area Affected Location: 570 To 761 Feet From Sour	et From South End d : 100%	5	\$23,000	
Revetment					
Stone	90% Now \$625,500 Missing Part, Extent : Severe, Area Affe Location : Inadequate Stone Coverage		5 y Wall	\$4,900	
No Component	10%				
ackfill Fill					
Topsoil	15% Now \$29,600 Sinkhole, Extent: Moderate, Area Affect Location: Voids Around Approximate Other Observation, Extent: Severe, Are Location: At Failed Gravity Wall Loc	ly Half Of Rail Posts a Affected : 75%	nd 898 F	eet From South	
	End Explanation : Fill Loss		.,,,,		
Not Accessible	85%				
Surface					
Asphalt	85%	2040 **	5	\$8,800	
Asphalt	15% 0-2 \$15,100 Other Observation, Extent : Severe, Are Location : At Failed Gravity Wall Loc		5	\$800	
Deck Elements	Explanation : Undermining				

Deck Elements

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

<sup>\*\*</sup> 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 I	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements							
Railing							
Timber	73% 4+	\$32,700	2025	\$108,900			
	Rotting/Splitting, Ext	ent : Light, Area Aj	ffected : 7	75%			
	Location: Widespread Missing Coating And Dry Rot						
	Other Observation, E	Extent : Moderate, 2	Area Affe	cted : 50%			
	Location : Approxi	nately Half Of Rail	ling Post	Foundations			
	Explanation : Voids						
Timber	20% 4+	\$29,800	2026	\$29,800			
	Not Plumb, Extent : Moderate, Area Affected : 100%						
	Location : Several Areas In Northern Half Totaling 197 Feet						
Timber	7% Now	\$10,400	2026	\$10,400			
	Broken, Extent : Severe, Area Affected : 75%						
	Location: 13, 307,	461, And 875 Feet	From Son	uth End			

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : REVETMENT

Address : FOOT OF LIPSETT AVE. EAST

Borough : STATEN ISLAND Agency's Number : N/A

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 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Bulkheads				_
Total				
Importance Code B				
Importance Code C				

Total



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

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

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current R	Current Repair		<b>Future Replacement</b>		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Revetment								
Stone	50% Now	\$381,600	LIFE	* *	5	\$1,800		
	Erosion, Extent : Seven	re, Area Affected :	100%					
	Location : Inadequa	te Stone Western 2	50 Feet	Of Asset And Isola	ted Loca	tions Throughout		
Stone	50% 4+	\$229,000	LIFE	* *	5	\$1,800		
	Erosion, Extent : Mode	·	ed : 100%	6		. ,		
	Location : Inadequate Stone Mostly On Eastern 250 Feet Of Asset							
Backfill	<u> </u>							
Fill								
Topsoil	60% Now	\$78,000	2074	* *				
	Erosion, Extent : Severe, Area Affected : 80%							
	Location: Mostly Along Western 250 Feet And Intermittent Locations Throughout, Soiling Cliffing Throughout Behind Revetment							
Not Accessible	40%							
Surface								
Topsoil	50% Now	\$29,600	2034	\$29,600	5	\$700		
	Erosion, Extent : Seven	re, Area Affected :	100%					
	Location : Embankment Failure Behind Revetment And Progressing Scour Mainly Western 250 Feet Of Asset							
Tongoil	50% 4+	\$29,600	2034	\$29,600	5	\$700		
Topsoil		. ,			3	\$700		
	Erosion, Extent : Moderate, Area Affected : 70% Location : Intermittent Locations Throughout Asset Behind Revetment							
	Location : Intermitte	ni Locaiions Thro	ugnout A	issei Denina Keveti	neni			

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$58,000		\$700	\$300
Total	\$58,000		\$700	\$300
Importance Code B	\$15,300		\$700	\$300
Importance Code C	\$42,800			
Total	\$58,000		\$700	\$300



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

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

### DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	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
Structural					
Revetment			_		
Stone	90%	LIFE **	5	\$3,400	
	Recent Repair Evident, Extent: N/A, Ar	**			
	Location: New Revetment For Wester				
Stone	10% 4+ \$41,000	LIFE **	5	\$200	
	Missing Part, Extent : Light, Area Affec				
	Location : Missing Stone On Eastern	50 Feet Of Asset			
Backfill					
Fill	150/ 4: 010.500	2074			
Topsoil	15% 4+ \$10,500	2074 **			
	Erosion, Extent: Moderate, Area Affect				
	Location: Erosion Along The Eastern	30 Feet Of Asset			
Not Accessible	85%				
Surface					
Asphalt	40%	2047 **	5	\$1,500	
	Recent Replace Evident, Extent : N/A, A Location : Western 175 Feet	rea Affected : 100%			
Topsoil	45%	2033 \$14,300	5	\$700	
Topsoil	15% 4+ \$4,800	2034 \$4,800	5	\$100	
-	Erosion, Extent : Moderate, Area Affect	ed : 100%			
	Location: Last 50 Feet Of Asset From	ı The South			
Deck Elements					
Railing					
Fencing	100%	2038 **	3	\$100	
	Recent Replace Evident, Extent: N/A, A	Irea Affected : 60%			
	Location: Replacement Of Fence For	First 220 Feet From The V	Vestern E	nd Of Asset	

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$346,300	
Total	\$346,300	
Importance Code C	\$346,300	
Total	\$346,300	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$63,100			
Total	\$63,100			
Importance Code B Importance Code C	\$63,100			
Total	\$63,100			



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	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.

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 # : DCAS013.000 / 15218 Yr Built/Renovated :

Linear Ft : 192 Project Type : REAL PROPERTY

Date of Survey : 19-Jan-2021 Landmark Status : NONE

Areas Surveyed :

Block : 6491 Lot : 412 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$60,100	
Total	\$60,100	
Importance Code C	\$60,100	
Total	\$60,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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.

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Asphalt Remnants	50% Now	\$3,500	LIFE	* *	5	\$100	
	Erosion, Extent: Sev	ere, Area Affected :	100%				
	Location : Across E	ntire Asset					
Concrete	50% Now	\$60,100	LIFE	* *			
	Other Observation, E	xtent : Severe, Are	a Affecte	d : 100%			
	Location : Across E		55				
	Explanation : Erosi	on					
Backfill							
Fill							
Topsoil	25% Now	\$10,500	2072	* *			
•	Erosion, Extent : Sev	ere, Area Affected .	100%				
	Location : Across E						
Not Accessible	75%						
Surface							
Topsoil	25% Now	\$2,900	2032	\$4,800	5	\$100	
1	Erosion, Extent : Sev		100%	. ,		·	
	Location : Across E						
No Component	75%						

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
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
	EV 2005	EV 0007

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$29,400			
Total	\$29,400			
Importance Code A				
Importance Code B	\$29,400			
Importance Code C				
Total	\$29,400			



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.

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

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Asset #: 14948

Bulkheads	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall							
Concrete	15% 4+	\$188,100	LIFE	* *	5	\$400	
	Erosion, Extent : Moder	rate, Area Affect	ed : 80%				
	Location: Tidal Zone						
	Spalling, Extent : Mode Location : Isolated Lo		ted : 30%				
No Component	85%						
Revetment							
Stone	70%		LIFE	* *	5	\$2,900	
Stone	15% Now	\$80,800	LIFE	* *	5	\$600	
	Missing Part, Extent : S	levere, Area Affe	cted: 1009	%			
	Location: 80 Feet Of	Erosion And Ins	ufficient Si	tone Coverage At	South E	nd Of Mooring	
	Rack						
	Other Observation, Ext						
	Location: Trees Grow		vetment At	Area Of Erosion			
	Explanation : Vegetati	ion					
No Component	15%						
Backfill							
Fill							
Gravel	15% Now	\$12,200	2047	* *	5	\$100	
	Other Observation, Ext			: 100%			
	Location: South End		k				
	Explanation : Erosion						
Not Accessible	85%						
Surface							
Not Accessible	100%						
	Other Observation, Ext	ent : Light, Area	Affected:	0%			
	Location : Limited Ac	cess To Top Of R	Revetment				
	Explanation: Heavy V	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 Dat	nage Along Nor	thern 50 F	eet Of Railing			
No Component	85%						
	00.0						

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 2025 - 2028	FY 2029 - 2034
Bulkheads	\$185,100	
Total	\$185,100	
Importance Code A	\$185,100	
Total	\$185,100	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$36,900		\$400	
Total	\$36,900		\$400	
Importance Code A	\$500			
Importance Code B			\$400	
Importance Code C	\$36,400			
Total	\$36,900		\$400	



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

<sup>\*\*</sup> 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 Repair Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Concrete	80%			LIFE	* *	5-10	\$1,000	
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	Extent : Seve	ere, Area Affected .	100%				
	Location	ı : Isolated İ	Locations Along W	est Side	Of Asset			
Stone	70%			LIFE	* *	5	\$1,300	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2032	\$15,400	5	\$700	
	Settlemen	t, Extent : L	ight, Area Affected	: 25%				
	Location	ı : Behind B	lock Wall					

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 # : DG\$0065.000 / 13937 Yr Built/Renovated :

Linear Ft : 126 Project Type : REAL PROPERTY

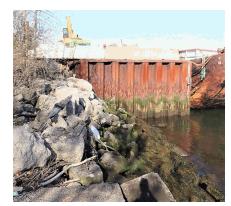
Date of Survey : 13-Apr-2023 Landmark Status : NONE

Areas Surveyed :

Block : 1107 Lot : 100 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$733,800	
Total	\$733,800	
Importance Code A	\$733,800	
Total	\$733,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
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.

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

## DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD

Bulkheads	S Current Repair Future Replacement		e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Sheet Piles							
Steel	90% 0-2	\$560,500	LIFE	* *			
	Corrosion, Extent : Se	-					
	Location : Tidal Zor	ne And Along Mudl	line With	Corrosion Holes			
Not Accessible	10%						
Pile Caps							
Concrete	75% 4+	\$144,400	LIFE	* *	5	\$300	
	Spalling, Extent : Mo	derate, Area Affect	ed : 10%				
	Location : Corner S	palling Along Enti	re Length	h Of Pile Cap			
Concrete	15% Now	\$28,900	LIFE	* *	5	\$100	
	Spalling, Extent: Sev	ere, Area Affected .	: 100%				
	Location: Isolated	Areas					
Not Accessible	10%						
Backfill							
Fill	<b>5</b> 0/ <b>3</b> T	<b>#1.400</b>	2054	* *			
Topsoil	5% Now	\$1,400	2074				
	Sinkhole, Extent : Mo		ed: 50%	•			
	Location : At Easter	n End Of Asset					
Not Accessible	95%						
Surface							
Gravel	5% Now	\$2,100	2049	* *	2-5		
	Sinkhole, Extent : Mo	derate, Area Affect	ed : 20%	ó			
	Location : At Easter	n End Of Asset					
Gravel	95%		2043	* *	2-5	\$400	

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

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

Print Date: 22-Aug-2023 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

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 : 16-Jun-2020 Landmark Status : NONE

Areas Surveyed :

Block : 16241 Lot : 200 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$220,800	\$4,802,800
Total	\$220,800	\$4,802,800
Importance Code B	\$220,800	\$4,802,800
Total	\$220,800	\$4,802,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$36,100			
Total	\$36,100			
Importance Code A				
Importance Code B	\$36,100			
Importance Code C				
Total	\$36,100			



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

<sup>\*\*</sup> 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	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall					_		
Concrete	5%		LIFE	* *	5	\$700	
No Component	90%						
Not Accessible	5%						
Revetment	10%		LIFE	* *	_	¢1 000	
Stone No Component	90%		LIFE		5	\$1,900	
No Component Sheet Piles	90%						
Steel	40%		LIFE	* *			
No Component	10%		LIIL				
Not Accessible	50%						
Pile Caps	3070						
Concrete	90%		LIFE	* *	5	\$8,800	
0 0.007 0.00	Spalling, Extent : Li	ght, Area Affected :				\$0,000	
		rly Spaced Location		Of Pile Cap Due	To Form	work	
No Component	10%						
Backfill	1070						
Fill							
Not Accessible	100%						
Surface							
Asphalt	70%		2040	* *	5	\$25,900	
Concrete	10% 2-4	\$147,200	2046	* *	5	\$1,800	
	Cracking, Extent : N	Moderate, Area Affec	cted : 5%				
	Location: Intermi	ttently Along Entire	Asset				
	Settlement, Extent:	***		%			
	Location: Intermi	ttently Along Entire	Asset				
Concrete	5% Now	\$73,600	2046	* *	5	\$900	
	Settlement, Extent:	Severe, Area Affecte	ed : 100%				
	Location : Multipl	e Locations Primari	ily In East	tern 1,500 Feet Of	Asset		
Concrete	15%		2034	\$552,100	5	\$5,500	
Deck Elements							
Railing							
Steel	99%		2029	\$1,885,500			
Steel	1% Now	\$11,400	2031	\$19,000			
	Missing Part, Exten						
		d Missing Sections U	Ip To 4 Fe	eet Long At 2,250	Feet, 2, 70	08 Feet, And	
D	2,975 Feet From E	East End					
Parapet	000/		2022	¢2 222 700			
Concrete	99%	¢11 700	2032	\$2,322,700			
Concrete	1% 4+	\$11,700	2032	\$23,500			
	Spalling, Extent : M	oaerate, Area Ajject d Locations, Most N		2 165 Fast 2 695	Foot And	1 2 008 Foot	
	From East End	i Locuitons, Most N	лиону АІ	2,703 FEEL, 2,003.	ı eei, All	i 2,700 FEEI	

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

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

#### **DEPT. OF CITYWIDE ADMIN. SERV. - 856**

#### **Project: REAL PROPERTY**

CAPITAL		F	Y 2025 - 2028			FY 2029 - 2034
Miscellar	neous Buildings		234,500			224,700
EXPENSE		FY 2025	FY 2026		FY 2027	FY 2028
Miscellar	neous Buildings	6,000	5,900		5,300	5,100
ASSET#	NAME			SQFT	CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER			4,372	459,200	22,400

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

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