

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
Program / Asset # : DGS0044.000 / 13453 **Yr Built/Renovated** : 1969 / 2015
Area Sq Ft : 731,670 **Project Type** : REAL PROPERTY
Date of Survey : 11-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,9,Ph
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	30%	Now	\$176,300	LIFE	* *	5	\$743,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Recent Repair Evident, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Concrete Masonry Unit	5%			LIFE	* *	5	\$31,000	
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Penthouse								
	Metal Coiling Doors	2%			2039	* *	5	\$31,000	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$161,000	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Window Wall	58%			2044	* *	5	\$1,077,600	
Windows									
	Metal Louvers	10%	0-2	\$29,900	2037	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 10%								
	Location : Ground Level North Side								
	No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Glass Facade Is Fixed. There Are No Operable Windows.								
Parapets									
	Cast in Place Concrete	10%			LIFE	* *	5	\$145,600	
	Metal Rail	90%			2039	* *	5-10	\$1,146,900	
Roof									
	Cast in Place Concrete	10%			LIFE	* *	10	\$66,200	
	IRMA/Protected Membrane	90%			2039	* *	10	\$357,400	
	Gravel/Stone Ballast, Extent : Light, Area Affected : 95%								
	Location : Throughout								
	Paver Block Ballast, Extent : Light, Area Affected : 5%								
	Location : Above 9th Floor								
Soffits									
	Cement - Fiber Panel	100%			2034		10		
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Front Entrance								
	Explanation : Peeling Paint								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%			2030	\$6,622,800	3	\$755,800	
	Cast in Place Concrete	10%	Now	\$455,000	LIFE	**	5	\$236,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Adjacent To Loading Dock									
Paint Peeling, Extent : Light, Area Affected : 50%									
Location : Throughout Penthouse And Basement									
	Ceramic Tile	5%			2037	**	5	\$54,000	
	Terrazzo	10%			LIFE	**	5	\$168,700	
	Vinyl Tile	40%	Now	\$591,100	2034	\$11,822,400	3	\$162,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement Corridor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Basement Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	2%			2037	**	5	\$23,500	
	Concrete Masonry Unit	20%	Now	\$438,700	LIFE	**	5	\$94,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Basement									
	Gypsum Board	70%			LIFE	**	5-10	\$1,401,100	
	Travertine Panels	5%			LIFE	**	10	\$23,500	
	Wood	3%			LIFE	**	5	\$282,600	
Ceilings									
	AcousTileSusp.Lay-In	75%			2032	\$13,341,400	5	\$809,800	
Staining/Discoloring, Extent : Light, Area Affected : 50%									
Location : Throughout									
	AcousTileSusp.Lay-In	5%			2047	**	5	\$54,000	
	Exposed Struc: Concrete	15%			LIFE	**	5-10	\$202,400	
	Gypsum Board	5%			LIFE	**	5-10	\$185,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2054	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$1,900	2054	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Loading Dock On North Side									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$9,600	2039	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			

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

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

Site Pavements

Parking/Driveway

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

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

Location : North And Southwest Side

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2034 \$560,200 5 \$3,100

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

Location : Basement - Electrical Room

Explanation : Three Main Service Switches Rated At 5,000 Amperes Each.

Transformers

Dry Type

100% 2032 \$26,500 5 \$2,700

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

*Location : Basement - Electrical Room, Mech Rooms (Basement, 3rd Floor), 10th Floor
Chiller Room*

Explanation : Various Transformers Rated At Various Capacities.

Switchgear / Switchboard

Air Circuit Breaker

5% 2044 * * 5 \$200

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

Location : Basement - Generator Room

Explanation : Power Circuit Breakers

Fused Disc Sw

90% 2034 \$1,275,800 5 \$2,800

Molded Case Bkrs

5% 2044 * * 5 \$1,000

Raceway

Conduit

70% 2034 \$1,021,400 1

Conduit

20% 2044 * * 1

Conduit

10% 2060 * * 1

Panelboards

Fused Disc Sw

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

Fused Disc Sw

10% 2042 * * 5 \$1,700

Molded Case Bkrs

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

Molded Case Bkrs

30% 2042 * * 5 \$5,800

Molded Case Bkrs

10% 2050 * * 5 \$1,900

Wiring

Thermoplastic

70% 2034 \$1,561,600 1

Thermoplastic

20% 2044 * * 1

Thermoplastic

10% 2060 * * 1

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	5%			2032	\$2,300	5	\$200	
	Motor Control Center	15%			2032	\$227,300	5	\$3,000	
	Motor Control Center	65%			2039	* *	5	\$13,000	
	Variable Frequency Drive	15%			2039	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$21,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Connected To Metal Water Pipe.								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$225,100	
	Generators								
	Diesel	100%			2030	\$79,800	1	\$283,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Generator Room								
	Explanation : Two 1,750 Kilowatt Diesel Generators.								
	Batteries								
	Lead/Acid	100%			2027	\$2,400	5	\$27,100	
	Fuel Storage								
	Day Tank	50%			2033	\$12,700	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Generator Room								
	Explanation : Rated Capacity: 275 Gallons								
	Main Tank	50%			2037	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Rated Capacity: Two 1,200 Gallons Each								
Lighting									
	Interior Lighting								
	Fluorescent	19%			2029	\$2,317,400	10	\$125,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
	Location : Throughout The Building								
	Fluorescent	2%			2029	\$243,900	10	\$13,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Corridors								
	Fluorescent	61%			2042	* *	10	\$403,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	18%			2042	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement, 3rd Floor - Mechanical Room, 10th Floor - Chiller Room								
	Explanation : LED Lights								

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

Lighting

Egress Lighting

Emergency, Battery	20%		2029	\$240,000	10	\$34,800		
Exit, LED	33%		2049	* *	1			
Exit, Service	45%		2029	\$138,700	1			
Exit, Battery	2%		2042	* *	10	\$1,000		

Exterior Lighting

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

Location : North Entrance

Incandescent	12%		2029	\$466,300	2	\$100		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Ground Floor Entrance

Explanation : Soffit Mounted Fixtures

No Component	85%							
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Alarm

Security System

Generic	100%		2029	\$1,361,000	1	\$273,300		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Lobby, Hallways, Exterior Walls - Building Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%		2029	\$1,870,200	1-3	\$464,500		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%		2044	* *	1			
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : Number 2 Oil. Two 5,000 Gallon Tanks

Conversion Equipment

Heat Exchanger, Shell & Tube	10%		2037	* *				
Steam Boiler	90%		2039	* *	1	\$642,900		

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

Location : Penthouse

Explanation : 3 Boilers

Distribution

Hot Wtr Piping/Pump	30%		2042	* *	4	\$16,000		
Steam Piping/Pump	70%		2044	* *				

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100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%	0-2	\$107,600	2029	\$5,380,600	1	\$160,600	
	Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%							
	Location : Penthouse							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 6 Air Handlers And 4 Associated Inline Return Fans. Units Provide Cooling.							
Air Handler	20%	0-2	\$53,800	2029	\$2,690,300	1	\$80,300	
	Damper(s) Malfunctioning, Extent : Severe, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : 3 Air Handlers And 1 Associated Inline Return Fan. Units Provide Cooling.							
Convactor/Radiator	30%			2032	\$1,753,500	1	\$69,900	
Induction Unit	10%			2030	\$265,000	1	\$23,300	
Controls								
Digital	50%			2029	\$10,411,600			
Pneumatic	50%			2028	\$7,006,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2037	* *	1	\$702,600	
	R-134a Refrigerant, Extent : Light, Area Affected : 95%							
	Location : Penthouse							
Air Cooled interior Pkg Unit	5%			2032	\$582,300	2	\$2,200	
Water Cooled interior Pkg Unit	5%			2032	\$641,800	2		
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2044	* *	4	\$17,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 3 Condenser Water Pumps, 3 Primary Chilled Water Pumps, 3 Secondary Chilled Water Pumps And 2 Dual Temperature. Pumps For Induction Units.							
Ductwork/Diffusers	50%			LIFE	* *	2	\$586,600	

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100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	40%			2029	\$5,547,900	1	\$178,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 6 Air Handlers And 4 Inline Return Fans. See Heating.							
	Air Handler/Cool/Ht	20%			2029	\$2,774,000	1	\$89,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Air Handlers And 1 Inline Return Fan. See Heating.							
	Air Handler/Cool/Ht	30%			2029	\$4,160,900	1	\$133,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Floors 1 Through 5							
		Explanation : 4 Booster Cooling Only Units Per Floor, 20 Total.							
	Induction Unit	10%			2029	\$386,100	1	\$23,300	
Heat Rejection									
	Dry Cooler	5%			2034	\$164,000	2	\$25,100	
	Water Cooling Tower	95%			2032	\$3,430,000	2	\$689,700	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$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									
	Gas Fired	100%			2029	\$50,800	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 250 Gallon Capacity							
HW Heat Exchanger									
	Steam Fired	100%			2044	* *	4	\$71,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Back Up To Gas Fired Heater At Penthouse							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2029	\$145,100	4	\$23,200	
Sewage Ejector(s)									
	Electric	100%			2029	\$379,600	4	\$43,700	
Backflow Preventer									
	Generic	100%			2034	\$319,200	1	\$44,200	

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100 GOLD STREET OFFICE BUILDING
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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4 Units From 1st To 6th Floor; 5 Units From 1st To 9th Floor							
		Explanation : Nine Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044		* *	1-5	\$363,700
	Sprinkler								
	Generic	100%			2044		* *	1-2	\$202,100

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Print Date : 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.
Borough : MANHATTAN **Agency's Number** : 312-148
Program / Asset # : DGS0035.000 / 49 **Yr Built/Renovated** : 1894 / 2014
Area Sq Ft : 259,676 **Project Type** : REAL PROPERTY
Date of Survey : 20-Oct-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,10,14,15,16
Block : 134 **Lot** : 7501 **BIN** : 1082757

CAPITAL	FY 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



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

Asset # : 49

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2053	**	10	\$29,800	
	Masonry: Brick	30%			LIFE	**	5	\$76,400	
	Masonry: Granite	30%			LIFE	**	5	\$57,300	
	Masonry: Limestone	15%			LIFE	**	5	\$28,600	
	Metal Panel	5%			2043	**	5-10	\$87,500	
	Marble Panels	5%			LIFE	**	5	\$9,500	
	Stucco Cement	5%			2038	**	5	\$31,800	
	Window Wall	5%			2043	**	5	\$47,700	
Windows									
	Aluminum	87%			2049	**	5	\$63,600	
	Metal Louvers	13%			2042	**	10	\$59,400	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,800	
	Copper/Terne	20%			2053	**	5	\$8,500	
	Masonry: Brick	52%			LIFE	**	5	\$4,600	
	Metal Rail	15%	Now	\$28,900	2046	**	5	\$9,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 80%							
		Location : 14th Floor Roof							
	Slate	3%	Now	\$7,400	LIFE	**	5	\$300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Recent Repair Evident, Extent : N/A, Area Affected : 80%							
		Location : Roof Parapets							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
Roof									
	Copper/Terne	10%			2048	**	10	\$16,100	
	Metal Panel	5%	Now	\$50,900	2053	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Roof Appurtenances							
	Modified Bitumen	40%			2033	\$306,000	10	\$25,800	
	Modified Bitumen	43%			2043	**	10	\$27,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Skylight, Metal/Glass	2%			2053	**	10	\$4,300	
Soffits									
	Cast in Place Concrete	5%	Now	\$7,600	LIFE	**	5	\$600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Underside Of Roof Appurtenance							
	Stucco Cement	95%			2038	**	5	\$5,600	

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Asset # : 49

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	15%			2029	\$1,119,900	3	\$87,500		
Cast in Place Concrete	10%	Now	\$718,100	LIFE	**	5	\$85,000		
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Basement And Sub-basement									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Basement And Sub-basement									
Explanation : Exposed Rebars Corroded									
Ceramic Tile	5%			2036	**	5	\$19,400		
Mosaic Tile	5%			2038	**	5	\$48,600		
Terrazzo	10%			LIFE	**	5	\$30,400		
Vinyl Tile	15%	Now	\$1,749,300	2043	**	3	\$21,900		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : 15th, 16th, And 17th Floors									
Vinyl Tile	25%			2033	\$2,915,500	3	\$36,400		
Vinyl Tile 9" X 9"	15%			2028	\$5,064,200	3	\$29,100		
Interior Walls									
Gypsum Board	25%			LIFE	**	5	\$112,200		
Masonry: Brick	10%	Now	\$3,095,500	LIFE	**				
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%									
Location : Basement And Sub-basement									
Spalling, Extent : Severe, Area Affected : 75%									
Location : This Is Actually Terra Cotta. Basement, Sub-basement, 15th And 16th Floors									
Water Penetration, Extent : Severe, Area Affected : 75%									
Location : Basement And Sub-basement									
Marble Panels	5%			LIFE	**				
Plaster	15%	Now	\$1,483,000	LIFE	**	5	\$33,700		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 15th, 16th, And 17th Floors									
Plaster	45%			LIFE	**	5	\$101,000		
Ceilings									
AcousTileConcealSpLn	15%			2038	**	5	\$72,900		
AcousTileSusp.Lay-In	20%			2050	**	5	\$77,700		
Exposed Struc: Concrete	5%			LIFE	**	5	\$3,000		
Masonry: Vault Struct	15%	Now	\$2,227,500	LIFE	**				
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Basement And Sub-basement									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Basement And Sub-basement									
Other Observation, Extent : Severe, Area Affected : 70%									
Location : Basement And Sub-basement									
Explanation : Corroded Steel Members									
Plaster	15%	Now	\$962,900	LIFE	**	5	\$36,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Fifteenth, Sixteenth, And Seventeenth Floors									
Plaster	30%			LIFE	**	5	\$72,900		

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

Asset # : 49

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2053

* *

Deteriorated Finish, Extent : Light, Area Affected : 100%

Location : Metal Rail

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2046

* *

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

Under 600 Volts

Service Equipment

Fused Knife Sw

50%

2033

\$139,500

5

\$600

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

Location : Sub-basement

Explanation : One Main Service Switch Rated At 4,000 Amperes For Building 253

Fused Knife Sw

50%

2033

\$139,500

5

\$600

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

Location : Sub-basement

Explanation : One Main Service Switch Rated At 4,000 Amperes For Building 256

Switchgear / Switchboard

Fused Disc Sw

20%

2033

\$155,400

5

\$200

Molded Case Bkrs

80%

2053

* *

5

\$5,500

Raceway

Conduit

100%

2053

* *

1

Panelboards

Fused Disc Sw

15%

2041

* *

5

\$900

Fused Toggle Switch

5%

2032

\$34,700

5

\$300

Molded Case Bkrs

70%

2041

* *

5

\$4,800

Molded Case Bkrs

10%

2032

\$69,400

5

\$700

Wiring

Braided Cloth

5%

2032

\$61,100

1

Thermoplastic

85%

2053

* *

1

Under Construction

10%

Motor Controllers

Locally Mounted

90%

2038

* *

5

\$1,600

Variable Frequency

10%

2046

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$3,800

Lighting

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

Asset # : 49

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	\$2,887,500	10	\$142,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2033	\$1,203,100	10	\$59,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	3%			2028	\$144,400	10	\$7,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	2%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 9th Floor							
		Explanation : 9th Floor							
	Under Construction	10%							
	Egress Lighting								
	Emergency, Battery	40%			2038	* *	10	\$25,100	
	Exit, Battery	40%			2038	* *	10	\$7,000	
	Under Construction	20%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	* *	5	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Top Of Water Tower							
		Explanation : On Top Of Water Tower							
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$97,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby, Corridor							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	Under Construction	100%							

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

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

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	2-4	\$8,500	2036	* *	5	\$7,700	
				Corroded, Extent : Moderate, Area Affected : 20%					
				Location : Basement, Steam Leak From Utility Vault Above Room Leaking Onto Piping					
				Causing Corrosion					
	Distribution								
	Steam Piping/Pump	100%	Now	\$112,900	2033	\$2,258,600			
				Corroded, Extent : Severe, Area Affected : 20%					
				Location : Sub-basement					
	Terminal Devices								
	Convactor/Radiator	70%			2031	\$1,614,400	1	\$58,700	
	Under Construction	30%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : Sub-basement, 2nd, 11th-13th Floors					
				Explanation : Under Construction					
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	30%			2027	\$1,338,200	2	\$4,800	
	Split Unit	20%			2033	\$1,339,500			
	Window/Wall Unit	20%			2028	\$213,700	1		
	Under Construction	30%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : 11-13th Floors					
				Explanation : New Cooling Tower, Chillers, Pumps And Controls Under Construction					
	Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	\$3,800	
	CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	\$1,900	
	No Component	60%							
	Terminal Devices								
	No Component	70%							
	Under Construction	30%							
	Heat Rejection								
	Water Cooling Tower	30%			2031	\$427,400	2	\$78,400	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	* *	2-5	\$101,400	
	Under Construction	30%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : Sub-basement, 2nd, 11th-13th Floors					
				Explanation : Under Construction					

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

Asset # : 49

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	98%	Now	\$490,400	2033	\$1,225,900	2	\$6,200	
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Toilet Exhaust Fans							
	Roof	2%			2038	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2043	**	1		
	Galvanized Steel	20%	Now	\$144,000	2031	\$720,100	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Water Main And At Booster Pump							
	HW Heat Exchanger								
	Steam Fired	100%			2033	\$1,363,800	4	\$38,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	50%	0-2	\$28,200	2043	**	4	\$2,700	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Sub-basement Units							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Building 253							
	Non-Submersible	50%			2028	\$28,200	4	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Building 256							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Two Units From Basement To 14th Floor, Two Units From 1st To 14th Floor, One Unit From Sub-basement, Basement To 1st Floor							
		Explanation : Five Units							
Fire Suppression									
	Standpipe								
	Generic	100%	2-4	\$259,700	2043	**	1-5	\$92,100	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : House Tank							
		Explanation : House Tank Piping Needs Replacement Due To Scale Buildup							

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

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	50%							
	Generic	50%			2053	* *	1-2	\$36,400	
Other Observation, Extent : N/A, Area Affected : 15%									
Location : Sub-basement, Basement, 1st Floor									
Explanation : Part Of The Building Only									
Fire Pump									
	Under Construction	100%							

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$138,100	
Masonry: Brick	78%	Now	\$449,900	LIFE	**	5	\$275,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Below 4th Floor Window On West Side								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 8th And 9th Floors West Side And Throughout								
Masonry: Limestone	10%	Now	\$206,900	LIFE	**	5	\$26,500	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Southeast And Southwest Corners								
Metal Panel	2%			2050	**	5-10	\$48,600	
Granite Panels	2%	Now	\$43,100	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Along South And East Side								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout Base Of Building								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Building Base On West Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Building Base On West Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Stucco Cement	2%			2043	**	5	\$17,700	
Window Wall	1%			2050	**	5	\$13,300	
Windows								
Aluminum	90%	Now	\$609,200	2046	**	5	\$32,200	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Steel	10%	Now	\$106,700	2038	**	5	\$44,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Level And Ground Level Along Pearl Street								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Penthouse Level And Ground Level Along Pearl Street								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$11,300	
Masonry: Brick	75%			LIFE	**	5	\$7,300	
Metal Rail	10%			2035	**	5-10	\$17,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%			LIFE		**		
Copper/Terne	75%	0-2	\$81,800	2058		**		
	Corrosion/Rusting, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Into Penthouse							
Modified Bitumen	20%	Now	\$54,400	2030	\$181,500			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
	Location : 10th Floor Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	30%	0-2	\$1,143,700	2029	\$22,875,000	3	\$1,957,800	
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Cast in Place Concrete	10%			LIFE		**	\$951,700	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	3%	Now	\$364,600	2033	\$7,292,300	5	\$65,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Marble Panels	2%			LIFE		**	\$65,300	
Terrazzo	2%			LIFE		**	\$68,000	
	Horizontal Cracks, Extent : Light, Area Affected : 5%							
	Location : Entrance							
Vinyl Tile	43%	0-2	\$1,024,300	2030	\$51,212,500	3	\$701,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile 9" X 9"	10%	Now	\$689,600	2035		**	\$163,100	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Basement							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$123,700	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : At Vault In Basement							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Electrical Room And Basement							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Electrical Room And Basement							
Glass: Single Pane	5%			LIFE	**	5	\$6,200	
Gypsum Board	38%			LIFE	**	5	\$37,400	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	35%	Now	\$27,700	LIFE	**	5	\$17,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : 8th And 9th Floor And At Various Offices On Other Floors							
Ceilings								
AcousTileConcealSpLn	25%	Now	\$867,200	2028	\$17,343,600	5	\$679,800	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : 9th Floor Above Hung Ceiling							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
	Location : Various							
	Staining/Discoloring, Extent : Severe, Area Affected : 100%							
	Location : Penthouse And Throughout							
AcousTileSusp.Lay-In	40%	Now	\$573,400	2043	**	5	\$870,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 100%							
	Location : Penthouse 9th Floor And Various Locations Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 100%							
	Location : Penthouse 9th Floor And Various Locations Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 50%							
	Location : Penthouse 9th Floor And Various Locations Throughout							
Exposed Struc: Concrete	5%			LIFE	**	5	\$34,000	
Plaster	25%	Now	\$655,600	LIFE	**	5	\$679,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Stairs At Penthouse							
	Paint Peeling, Extent : Moderate, Area Affected : 100%							
	Location : Stairs At Penthouse							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Stairs At Penthouse							
Plaster	5%			LIFE	**	5	\$136,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$11,600	2043	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Throughout							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	75%			2050	* *	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : Two 4,000 Ampere Units And One 2,000 Ampere Unit							
	Fused Disc Sw	25%			2030	\$63,700	5	\$300	
Transformers									
	Dry Type	100%			2043	* *	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Various Sizes							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2050	* *	5	\$8,400	
Raceway									
	Conduit	80%			2030	\$583,700	1		
	Conduit	20%			2050	* *	1		
Panelboards									
	Molded Case Bkrs	20%			2038	* *	5	\$1,700	
	Molded Case Bkrs	80%			2046	* *	5	\$6,700	
Wiring									
	Braided Cloth	30%	2-4	\$334,600	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Thermoplastic	30%			2040	* *	1		
	Thermoplastic	40%			2050	* *	1		
Motor Controllers									
	Locally Mounted	70%			2043	* *	5	\$1,500	
	Motor Control Center	25%			2043	* *	5	\$2,200	
	Variable Frequency Drive	5%			2043	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 12th Floor Mechanical Room							
		Explanation : Variable Frequency Drives Observed							
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main Basement							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%	4+	\$10,800	2050	* *	1	\$88,600	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Transfer Switch Is New And Not Connected							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$8,000	2039	* *	1	\$111,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Pump Room Basement									
Explanation : One 41 Kilovolt-ampere Unit									
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$11,900	
Fuel Storage									
	Day Tank	50%			2029	\$12,700	5		
	Main Tank	50%			2033	\$38,100	5		
Lighting									
Interior Lighting									
	Fluorescent	100%			2035	* *	10	\$293,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
Egress Lighting									
	Emergency, Service	10%			2030	\$19,500	1		
	Exit, LED	90%			2058	* *	1		
Exterior Lighting									
	HID	20%	Now	\$148,000	2030	\$295,900			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter									
Explanation : Out Of Service Because Of New Ground Floor Commercial Stores									
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%	Now	\$81,800	2030	\$163,600	1-3	\$35,900	
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Explanation : System Stays In Trouble Mode Due To Battery Failure									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%			2039	* *	1	\$15,800	
	Steam Boiler	90%	Now	\$497,500	2043	* *	1	\$256,700	
Leak Evident, Extent : Severe, Area Affected : 30%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 3 Units									
Distribution									
	Hot Wtr Piping/Pump	50%			2038	* *	4	\$11,800	
	Central Plant Steam Piping/Pmp	50%			2040	* *	4	\$7,900	
Terminal Devices									
	Air Handler	20%	Now	\$23,900	2025	\$1,193,400	1	\$35,600	
Other Observation, Extent : Moderate, Area Affected : 3%									
Location : Compressor And Air Dryer									
Explanation : Pneumatic Control System									
	Air Handler	10%			2035	* *	1	\$19,800	
	Convactor/Radiator	50%			2035	* *	1	\$51,700	
	Fan Coil Unit/Heat	20%			2030	\$1,572,400	1	\$20,700	
Air Conditioning									
Energy Source									
	Electricity	100%			2046	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	90%			2039	* *	1	\$311,700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 90%									
Location : Basement									
Explanation : Two Units									
	Exterior Pkg Unit - Cooling	5%	0-2	\$17,400	2030	\$173,800	2	\$800	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : 1 Out Of 2 Units Not Working In The Roof									
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roof									
	Split Unit	5%			2035	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2030	\$410,200	4	\$18,900	
	No Component	20%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	90%	Now	\$276,900	2025	\$5,537,500	1	\$160,300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 15%									
Location : 6th Floor									
	Fan Coil - 4 Pipe	5%			2030	\$603,100	1	\$5,200	
	No Component	5%							
Heat Rejection									
	Water Cooling Tower	90%			2031	\$1,441,500	2	\$289,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Adjacent Building									
Explanation : Cooling Tower									
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,400	
Exhaust Fans									
	Interior	80%			2030	\$1,125,100	2	\$7,800	
	Roof	20%			2025	\$123,100	2	\$2,000	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	0-2	\$81,000	2035	* *	1		
Corroded, Extent : Severe, Area Affected : 5%									
Location : Basement									
Water Heater With Tanks									
	Electric	2%			2025	\$500	4		
Other Observation, Extent : Light, Area Affected : 2%									
Location : 12th Floor									
Explanation : 40 Gallon Tank									
	Gas Fired	98%			2028	\$16,600	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 250 Gallon Tank									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$63,500	4	\$10,100	
Sewage Ejector(s)									
	Electric	100%			2030	\$166,000	4	\$19,100	
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Six Units From 1st To 12th Floor, One Unit From Basement To 13th Floor,									
Two Units From 1st To 6th Floor									
Explanation : 9 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2050		* *	1-5	\$161,300
Sprinkler									
	No Component	95%							
	Generic	5%			2040		* *	1-2	\$4,500
Fire Pump									
	Generic	100%			2039		* *	1	\$59,800

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Print Date : 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
Program / Asset # : DCAS010.000 / 14539 **Yr Built/Renovated** : 1900 / 2015
Area Sq Ft : 42,000 **Project Type** : REAL PROPERTY
Date of Survey : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 200 **Lot** : 1 **BIN** : 1066494

CAPITAL	FY 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



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

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

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$19,200	LIFE	* *	5	\$25,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
Mosaic Tile	5%			2043	* *	5	\$9,500	
Quarry Tile	5%			2043	* *	5	\$5,700	
Slate	5%			LIFE	* *	5	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Stair								
Explanation : Stone Floor Finish								
Vinyl Tile	15%	Now	\$6,200	2035	* *	3	\$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Cafeteria								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Main Cafeteria								
Vinyl Tile 9" X 9"	15%	Now	\$18,100	2025	\$904,500	3	\$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Located On Floors 4 And 5								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Classrooms Located On Floors 4 And 5								
Loose Units, Extent : Moderate, Area Affected : 15%								
Location : Classrooms Located On Floors 4 And 5								
Wood	40%	Now	\$359,800	2033	\$1,798,900	5	\$28,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : 4th And 5th Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : 4th And 5th Floors								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$5,800	
	Gypsum Board	15%			LIFE	**	5	\$10,500	
	Masonry: Brick	10%	Now	\$109,600	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement									
	Plaster	70%	Now	\$98,000	LIFE	**	5	\$24,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : 5th Floor Kitchen									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 4th & 5th Floor									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	20%			2043	**	5	\$15,200	
	Embossed Metal	45%			LIFE	**	5	\$15,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 1%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Gypsum Board	5%			LIFE	**	5	\$4,800	
	Plaster	30%	Now	\$34,400	LIFE	**	5	\$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 4th And 5th Floor									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : 4th And 5th Floor									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$9,000	2040	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Rear Yard									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Rear Yard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$300	2035	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : By Hydrant On Mulberry Street									
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Mulberry Street Side									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
70 MULBERRY ST.
Asset # : 14539

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	65%				2035	* *			
Pavers/Stone	35%	Now		\$3,400	2033	\$171,200			

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

Location : Entry Stairs On Mulberry Street

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

Location : At All Entry Stairs

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

Under 600 Volts

Service Equipment

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

Location : Basement

Explanation : Two 400 Ampere Main Disconnect Switches

Raceway

Conduit	100%				2030	\$100,700	1		
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Panelboards

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

Wiring

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

Location : Throughout

Motor Controllers

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

Grounding Devices

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

Location : Basement

Explanation : Corroded

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
70 MULBERRY ST.
Asset # : 14539

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2030	\$284,100	10	\$15,400	
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Fluorescent	50%			2030	\$355,100	10	\$19,300	
	Other Observation, Extent : N/A, Area Affected : 50%							
	Location : Throughout							
	Explanation : Compact Fluorescent Lamps							
LED	10%			2035	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Stairwell							
	Explanation : LED Observed							
Egress Lighting								
Emergency, Battery	50%			2030	\$34,900	10	\$5,100	
Exit, Battery	50%			2030	\$29,500	10	\$1,400	
Exterior Lighting								
HID	20%	Now	\$19,400	2030	\$38,800			
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Exterior Egress Stairs							
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	4+	\$4,700	2035	* *	1	\$4,200	
	Malfunctioning, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$32,200	1-3	\$7,800	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2035	* *	1	\$41,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%	Now	\$66,700	2030	\$333,300			
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : 5th Floor And Basement Return Line							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2028	\$340,300	1	\$13,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	25%			2028	\$164,600	2	\$600	
				Other Observation, Extent : 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					
				Explanation : 1 Unit For 2nd Floor					
	Split Unit	20%			2030	\$197,700			
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : 1st Floor Roof And Upper Roof					
				Explanation : Serves 3rd Floor And 1st Floor					
	Window/Wall Unit	25%			2025	\$39,400	1		
	No Component	20%							
Distribution									
	Ductwork/Diffusers	20%			LIFE	* *	2	\$10,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$11,700	
	No Component	50%							
Exhaust Fans									
	Roof	25%			2030	\$20,200	2	\$300	
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%			2050	* *	1		
	Galvanized Steel	95%	4+	\$101,000	2035	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 95%					
				Location : Risers Original To Buildings					
Water Heater With Tanks									
	Gas Fired	100%			2025	\$16,900	2		
Sanitary Piping									
	Cast Iron	100%	4+	\$209,700	LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 80%					
				Location : Risers Original To Buildings					

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	4+	\$44,000	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 80%							
		Location : Risers Original To Buildings							
	Sump Pump(s)								
	Non-Submersible	100%	4+	\$8,300	2040	* *	4	\$900	
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	No Component	99%							
	Generic	1%			2025	\$200	1-3	\$800	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 1st Floor							
		Explanation : Kitchen Hood							

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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
Program / Asset # : ACS0001.000 / 13411 **Yr Built/Renovated** : 1962 / 2001
Area Sq Ft : 40,507 **Project Type** : REAL PROPERTY
Date of Survey : 27-Apr-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,Ph
Block : 423 **Lot** : 22 **BIN** : 1005645

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$34,900	
	Masonry: Brick	25%	Now	\$71,300	LIFE	**	5	\$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Bulkhead									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Into Kitchen Storage Area									
	Masonry: Brick Cavity	50%			LIFE	**	5	\$34,900	
	Stucco Cement	15%	Now	\$58,800	2038	**	5	\$13,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Bulkhead And Rear Of Building									
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%									
Location : Bulkhead And Rear Of Building									
Windows									
	Aluminum	100%	Now	\$46,600	2049	**	5	\$4,900	
Air Infiltration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700	
	Concrete Masonry Unit	25%	Now	\$8,500	LIFE	**	5	\$1,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : South Side, Throughout									
	Masonry: Brick	20%			LIFE	**	5	\$900	
	Masonry: Brick Cavity	40%			LIFE	**	5	\$1,800	
	Metal: Cage/Fence	10%	0-2	\$1,000	2038	**	5	\$1,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Balconies									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Balcony									
Explanation : Not Accessible									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Metal, Corrugated	5%	Now	\$400	2038	* *	1			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%									
Location : Roof Over Play Area									
Modified Bitumen	10%	Now	\$3,900	2033	\$19,500				
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : West Roof Over Second Floor									
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : West Roof Over Second Floor									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Penthouse Roof									
Explanation : Fascia Damage									
Play Surface	85%	2-4	\$5,800	2033	\$115,100				
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Soffits									
Cement - Fiber Panel	100%			2038	* *	10			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Balcony									
Explanation : Not Accessible									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$6,300		
Ceramic Tile	5%	Now	\$3,200	2042	* *	5	\$1,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Bathrooms									
Quarry Tile	5%	4+	\$4,200	2046	* *	5	\$2,200		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Main Lobby									
Vinyl Tile	65%			2043	* *	3	\$18,900		
Vinyl Tile	20%	Now	\$9,500	2043	* *	3	\$4,400		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Room 402, Basement Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Room 402, Basement Corridor									
Interior Walls									
Ceramic Tile	5%			2042	* *	5	\$7,400		
Gypsum Board	6%	Now	\$12,300	LIFE	* *	5	\$5,300		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement Corridor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Gypsum Board	79%			LIFE	* *	5	\$70,000		
Plaster	10%			LIFE	* *	5	\$4,400		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$44,600	2046	* *	5	\$27,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Basement Stairs And Kitchen Storage							
Exposed Struc: Steel	5%	0-2	\$135,600	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Beam In Mechanical Room							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Play Roof							
	Explanation : Chain Link Fence Enclose Play Roof							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$44,900	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2033	\$193,300	5	\$200	
Raceway									
	Conduit	95%			2033	\$95,600	1		
	Conduit	5%			2053	* *	1		
Panelboards									
	Fused Disc Sw	5%			2032	\$5,900	5		
	Molded Case Bkrs	90%			2049	* *	5	\$1,000	
	Molded Case Bkrs	5%			2032	\$5,900	5	\$100	
Wiring									
	Thermoplastic	80%			2033	\$107,600	1		
	Thermoplastic	20%			2059	* *	1		
Motor Controllers									
	Locally Mounted	95%			2031	\$44,100	5	\$300	
	Variable Frequency Drive	5%			2046	* *			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	LED	100%			2041	* *			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$33,700	10	\$4,900	
	Exit, Battery	50%			2033	\$28,400	10	\$1,400	
	Exterior Lighting								
	Incandescent	7%			2028	\$15,100	2		
	LED	8%			2038	* *			
	No Component	85%							
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$7,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Elevator Lobbies At 1st And 2nd Floor Only							
		Explanation : Cameras Security System							
	Generic	50%			2028	\$37,700	1	\$7,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intusion System And Door Lock Alarm							
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$103,500	1-3	\$25,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2033	\$92,100	5	\$12,600	
	Conversion Equipment								
	Hot Water Boiler	100%			2031	\$426,500	1	\$20,000	
				Boiler Used For Hot Water, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Unit					
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	\$87,800	4	\$2,000	
	Terminal Devices								
	Air Handler	50%			2028	\$377,700	1	\$12,500	
	Convactor/Radiator	50%			2038	* *	1	\$6,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2028	\$592,200	1	\$18,800	
				R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : One Unit In Each Floor Mechanical Room					
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2033	\$64,900	4	\$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								
	Interior	70%			2028	\$124,600	2	\$900	
	Roof	30%			2033	\$23,400	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$515,500	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$1,200	2025	\$1,200	4	\$900	
				Corroded, Extent : Moderate, Area Affected : 50% Location : The Housing. Basement					
	Sewage Ejector(s)								
	Electric	100%			2028	\$21,000	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100% Location : 1 Unit From Basement To 6th Floor; 1 Unit From Basement To 5th Floor Explanation : 2 Units					
Fire Suppression									
	Sprinkler								
	Generic	100%			2033	\$555,100	1-2	\$11,300	
	Fire Pump								
	Generic	100%			2036	* *	1	\$7,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System							
	Wet	100%		2028	\$32,300	1-3	\$185,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Covers 40 Square Feet</i>						

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

Print Date : 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
Program / Asset # : DGS0052.000 / 13870 **Yr Built/Renovated** : 1900 / 2004
Area Sq Ft : 54,300 **Project Type** : REAL PROPERTY
Date of Survey : 03-Nov-2022 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,Mez
Block : 855 **Lot** : 1 **BIN** : 1016743

CAPITAL	FY 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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2069	**	10	\$5,700	
	Masonry: Brick	15%	Now	\$13,100	LIFE	**	5	\$7,300	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Penthouse, Foundation Wall									
	Masonry: Marble	55%			LIFE	**	5	\$40,300	
	Metal Panel	5%			2044	**	5-10	\$16,800	
	Stucco Cement	20%			2047	**	5	\$24,400	
Windows									
	Aluminum	75%	Now	\$89,000	2050	**	5	\$8,600	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Wood	25%	Now	\$18,100	2042	**	5	\$28,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : 1st Floor Southwest Corner									
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Copper/Terne	25%	4+	\$3,300	2054	**	5	\$2,400	
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	20%			LIFE	**	5-10	\$5,400	
	Masonry: Marble	45%			LIFE	**	5-10	\$21,700	
	Metal Panel	10%			2044	**	5	\$1,500	
Roof									
	Metal Panel	15%	Now	\$1,400	2047	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Penthouse Roof									
	Modified Bitumen	70%			2034	\$237,100	10	\$20,000	
	Skylight, Metal/Glass	15%	Now	\$39,200	2044	**			
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Soffits									
	Masonry: Marble	100%			LIFE	**	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%			2030	\$961,400	3	\$83,400	
Cast in Place Concrete	10%	Now	\$15,400	LIFE	**	5	\$18,200	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Mosaic Tile	10%	2-4	\$42,500	2039	**	5	\$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor And Basement Corridors								
Marble Panels	15%			LIFE	**	5	\$18,800	
Vinyl Tile	5%			2039	**	3	\$1,600	
Wood	10%	2-4	\$13,500	2049	**	5	\$7,800	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Masonry: Brick	8%	Now	\$25,400	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room In Sub-basement								
Masonry: Fieldstone	2%	Now	\$7,700	LIFE	**			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Water Penetration								
Marble Panels	25%	Now	\$110,200	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	40%			LIFE	**	5-10	\$26,100	
Wood	25%			LIFE	**	5	\$153,400	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%			2047	**	5	\$5,800	
Exposed Struc: Concrete	6%	Now	\$16,300	LIFE	**	5	\$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Sub-basement Mechanical Room, Southeast Corner								
Worn/Eroded, Extent : Severe, Area Affected : 15%								
Location : Sub-basement Mechanical Room, Southeast Corner								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Sub-basement Mechanical Room, Southeast Corner								
Explanation : Temporary Supports In Place								
Glass: Susp Panels	10%	Now	\$35,300	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Courtroom Dome								
Explanation : Louis Tiffany Dome. Ultra Premium.								
Gypsum Board	32%			LIFE	**	5-10	\$91,800	
Masonry: Marble	10%			LIFE	**	1		
Masonry: Vault Struct	5%	Now	\$6,400	LIFE	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Plaster	30%	Now	\$20,700	LIFE	**	5	\$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Sub-basement Area								
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2044	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Actual Material Is Marble								
Retaining Walls								
Cast in Place Concrete	5%			2069	**			
Masonry: Fieldstone	95%			2044	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Areaways								
Explanation : Actual Material Is Marble								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	60%			2047	**			
Masonry: Granite	40%			LIFE	**			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room Basement						
			Explanation : Two 3,000 Ampere Switches						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2054	* *	5	\$200	
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2050	* *	5	\$100	
	Molded Case Bkrs	90%			2050	* *	5	\$1,300	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	25%			2051	* *	5	\$100	
	Motor Control Center	70%			2051	* *	5	\$1,000	
	Variable Frequency Drive	5%			2051	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Engineer Office						
			Explanation : All Controllers Monitored By Building Management System.						
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,600	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : Basement						
			Explanation : A New 2,500 Ampere Transfer Switch Installation Is Ongoing.						
	Generators								
	Under Construction	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : Basement						
			Explanation : A New Generator Is Being Installed On The Backyard Area.						
	Batteries								
	Under Construction	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : Backyard Area						
			Explanation : A New Generator System Is Being Installed.						
	Fuel Storage								
	Under Construction	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : Basement						
			Explanation : New Diesel Tank Is Under Construction.						

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2039	* *	10	\$29,900	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 20%					
				Location : Throughout The Building					
				T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 30%					
				Location : Throughout The Building					
				T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 10%					
				Location : Throughout The Building					
	Fluorescent	8%			2029	\$71,800	10	\$4,000	
				T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	HID	2%			2029	\$14,000	10		
	LED	30%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$6,600	
	Exit, LED	50%			2062	* *	1		
Exterior Lighting									
	HID	15%			2042	* *	10		
	LED	5%			2029	\$15,800			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : LED Fixtures					
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$20,300	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Cameras Security And Intrusion Alarm Systems					
Fire/Smoke Detection									
	Generic, Digital	100%			2042	* *	1-3	\$33,500	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	100%			2044	**	4	\$2,700	
Terminal Devices									
	Air Handler	50%			2034	\$554,900	1	\$16,800	
	Convactor/Radiator	45%			2039	**	1	\$7,900	
	Fan Coil Unit/Heat	5%			2034	\$73,100	1	\$900	
Air Conditioning									
Energy Source									
	Electricity	100%			2050	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	100%	0-2	\$174,000	2034	\$870,100	1	\$22,700	
Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Penthouse. 5 Compressors Not Working R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers. Penthouse Mechanical Room Other Observation, Extent : Light, Area Affected : 100% Location : Multistage Chiller. Penthouse Explanation : 2 Units									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2044	**	4	\$2,700	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	\$1,144,400	1	\$33,600	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$14,900	2032	\$297,900	2	\$43,700	
Leak Evident, Extent : Moderate, Area Affected : 5% Location : Roof. Small Leak Observed									
Dehumidifier									
	No Component	73%							
	Generic	27%	Now	\$62,000	2039	**			
Other Observation, Extent : Moderate, Area Affected : 100% Location : Cellar Explanation : 4 Units Broken									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,900	
Exhaust Fans									
	Roof	100%			2034	\$114,400	2	\$1,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	20%			2054	**	1		
	Galvanized Steel	80%			2047	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,600	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 100 Gallon Tank					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$10,400	LIFE	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : Leaks On Outside Drain					
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$1,100	
	Sewage Ejector(s)								
	Electric	100%			2034	\$30,900	4	\$3,200	
	Backflow Preventer								
	Generic	100%			2034	\$26,300	1	\$3,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : One Unit From Basement To Penthouse, One Unit From Basement To 4th Floor					
				Explanation : 2 Units					
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2054	* *	1-2	\$800	

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** 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 - 2ND DEPT.
Address : 45 MONROE PLACE @ PIERREPONT ST.
Borough : BROOKLYN **Agency's Number** : 312-319
Program / Asset # : DGS0024.000 / 2036 **Yr Built/Renovated** : 1937 / 2004
Area Sq Ft : 62,794 **Project Type** : REAL PROPERTY
Date of Survey : 01-Apr-2021 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 237 **Lot** : 1 **BIN** : 3001881

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

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
APPELLATE COURT - 2ND DEPT.
Asset # : 2036

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$27,300	LIFE	**	5	\$21,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Below Grade Exterior Areaway Walls								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Below Grade Exterior Areaway Walls								
Masonry: Brick	15%	Now	\$112,600	LIFE	**	5	\$12,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Elevator And Machine Room Bulkheads On Roof								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Elevator And Machine Room Bulkheads On Roof								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Elevator And Machine Room Bulkheads On Roof								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Elevator And Machine Room Bulkheads On Roof								
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Masonry: Limestone	18%	4+	\$38,800	LIFE	**	5	\$11,300	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	57%			LIFE	**	5	\$35,900	
Windows								
Bronze/Brass	95%	Now	\$666,400	2057	**	5	\$35,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Library								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead, Penthouse And Machine Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Library								
Metal Louvers	5%			2041	**	10	\$3,800	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$2,600	
Masonry: Limestone	55%			LIFE	**	5	\$4,000	
Roof								
Modified Bitumen	100%	Now	\$198,800	2032	\$496,900			
Debris Present, Extent : Light, Area Affected : 10%								
Location : Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
Location : Elevator And Machine Room Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : At Machine Room Bulkheads								

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%			2028	\$451,400	3	\$47,000	
	Ceramic Tile	15%			2041	**	5	\$14,100	
	Cork Tile	5%	0-2	\$10,300	2052	**	5	\$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Corridors And Offices									
	Cork Tile	10%			2052	**	5	\$8,200	
	Marble Panels	20%			LIFE	**	5	\$14,100	
	Quarry Tile	5%	4+	\$7,500	2037	**	5	\$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement Mechanical Room									
	Terrazzo	5%			LIFE	**	5	\$3,700	
	Vinyl Tile	10%	Now	\$5,600	2032	\$282,000	3	\$3,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Basement									
	Wood	5%	0-2	\$15,200	2060	**	5	\$4,400	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Room 110									
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$7,700	
	Marble Panels	15%			LIFE	**			
	Plaster	45%			LIFE	**	5	\$17,400	
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	20%			LIFE	**	5	\$103,200	
Ceilings									
	AcousTileSusp.Lay-In	5%			2049	**	5	\$4,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Personnel Office In Basement									
Explanation : Recent Installation									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$1,500	
	Plaster	15%			LIFE	**	5	\$8,800	
	Plaster	70%			LIFE	**	5	\$41,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2067	**			
Free Standing Walls									
	Masonry: Brick	100%	4+	\$2,800	2042	**			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Rear Parking Area									
Explanation : Damaged Cement Plaster Finish									

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

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

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

Site Enclosure

Retaining Walls

Masonry: Fieldstone

100% Now \$13,000 2052 * *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%**Location : South And East Side Of Building**Other Observation, Extent : Light, Area Affected : 100%**Location : South And East Side Of Building**Explanation : Walls Are Clad With Granite Not Fieldstone*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$36,400 2045 * *

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

On-Site Walkways

Cast in Place Concrete

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

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

Parking/Driveway

Asphalt

35% Now \$35,700 2047 * *

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

Cast in Place Concrete

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

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2062 * * 5 \$300

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

Switchgear / Switchboard

Molded Case Bkrs

100% 2062 * * 5 \$1,700

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

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2040

* *

1

\$7,000

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

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$19,500

Conversion Equipment

Steam Boiler

100%

2030

\$594,500

1

\$62,200

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

Distribution

Steam Piping/Pump

100%

2032

\$546,200

Terminal Devices

Air Handler

50%

2027

\$641,700

1

\$19,400

Convactor/Radiator

50%

2037

* *

1

\$10,100

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

100%

2027

\$1,006,200

1

\$29,100

Compr/Chiller

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

Distribution

CW & CHW Wtr

100%

2032

\$110,300

4

\$3,100

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2027

\$1,323,400

1

\$38,800

Heat Rejection

Water Cooling Tower

100%

0-2

\$17,200

2026

\$344,500

2

\$50,600

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Moderate, Area Affected : 5%									
Location : Penthouse									
	Interior	50%			2027	\$151,200	2	\$1,000	
Plumbing									
H/C Water Piping									
	Brass/Copper	15%	0-2	\$2,600	2042	**	1		
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%									
Location : Hot Water Circulation Pump.									
	Brass/Copper	85%			2042	**	1		
Water Heater With Tanks									
	Electric	50%			2031	\$12,800	4		
	Oil Fired	8%	0-2	\$200	2032	\$7,700	1		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%									
Location : Basement									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Oil Fired	42%			2032	\$40,300	1		
Sanitary Piping									
	Cast Iron	15%	0-2	\$2,600	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%									
Location : Basement Record Room, 1st Floor Bathrooms And The Backyard.									
	Cast Iron	85%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%	0-2	\$2,700	2042	**	4	\$1,300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Sump Pump. Basement									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2058	**	1-5	\$32,800	
Fire Pump									
	Generic	100%			2035	**	1	\$11,700	

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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
Program / Asset # : HEA0031.000 / 4223 **Yr Built/Renovated** : 1923 / 2002
Area Sq Ft : 36,688 **Project Type** : REAL PROPERTY
Date of Survey : 13-Jun-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3286 **Lot** : 14 **BIN** : 2016589

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$1,255,500	LIFE	**	5	\$51,300	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North And South Facades And Chimney								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Entire Building Is Currently Unoccupied								
Explanation : Building Formerly Used As Fordham / Bronx Reference Library								
Masonry: Granite	4%			LIFE	**	5	\$3,600	
Masonry: Limestone	8%	Now	\$75,300	LIFE	**	5	\$3,600	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
Location : At Window Sills								
Metal Coiling Doors	3%			2032	\$191,600	5	\$5,700	
Windows								
Metal Clad	80%	Now	\$450,500	2059	**	5	\$28,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	20%	Now	\$90,300	2059	**	5	\$11,300	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$201,900	LIFE	**	5	\$5,400	1
Diagonal Cracks, Extent : Severe, Area Affected : 2%								
Location : Front Facing Parapet Wall								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 50%								
Location : Interior Face								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Interior Face								
Pre-Cast Concrete	10%	0-2	\$9,600	LIFE	**	5	\$3,800	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Coping Stones								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	0-2	\$63,600	2029	\$317,900			1
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Flashing At Perimeter Of Roof								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout Main Roof								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Main Roof								
Interior								
Floors								
Carpet	20%	Now	\$192,500	2036	* *	3	\$16,500	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Cast in Place Concrete	10%			LIFE	* *	5	\$24,000	
Ceramic Tile	5%			2030	\$153,400	5	\$2,700	
Terrazzo	5%			LIFE	* *	5	\$4,300	
Vinyl Tile	5%	0-2	\$75,200	2044	* *	3	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vinyl Tile 9" X 9"	55%	Now	\$957,400	2044	* *	3	\$11,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2030	\$267,400	5	\$4,900	
Gypsum Board	15%			LIFE	* *	5-10	\$25,000	
Plaster	80%	Now	\$378,400	LIFE	* *	5	\$23,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout, Stairway								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	50%	Now	\$437,800	2039	* *	5	\$13,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Second Floor Reading Room And Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Exposed Struc: Concrete	15%			LIFE	* *	5-10	\$10,300	
	Plaster	35%	Now	\$29,000	LIFE	* *	5	\$12,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Second Floor Reading Room							
		Loose/Delam Surface, Extent : Severe, Area Affected : 20%							
		Location : Basement Workroom And Throughout							
		Paint Peeling, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	98%			2034				
	Iron Picket	2%			2039	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2054	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$16,000	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Bainbridge Avenue And Marion Avenue							
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$30,500	2047	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$25,100	5	\$200	
		Enclosure Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Main Service Switches Rated At 1,200 Each.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$161,100	5	\$1,000	
	Raceway								
	Conduit	100%			2034	\$68,600	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2033	\$79,100	5	\$1,000	
Wiring									
	Braided Cloth	50%	2-4	\$46,300	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
	Thermoplastic	50%			2034	\$46,300	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$46,400	5	\$200	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	100%	Now	\$310,200	2044	* *			
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Exit, Service	100%	Now	\$15,700	2044	* *	1		
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Exterior Lighting									
	HID	15%	Now	\$25,400	2044	* *			
Not in Service, Extent : Light, Area Affected : 100%									
Location : Front Of The Building									
	Incandescent	10%	Now	\$19,500	2044	* *	2		
Not in Service, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
	No Component	75%							
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$93,800	2044	* *	1-3	\$20,600	
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	**	1		
		Not in Service, Extent : Light, Area Affected : 100% Location : Basement - Gas Service Is Shutoff, Unoccupied Building							
Conversion Equipment									
	Steam Boiler	100%			2032	\$316,900	1	\$36,300	
		Not in Service, Extent : Light, Area Affected : 100% Location : Basement - Boiler Room - 1 Unit, On Extended Life, No Visual Deficiencies Noted							
Distribution									
	Steam Piping/Pump	100%			2034	\$291,100			
		Not in Service, Extent : Light, Area Affected : 100% Location : Throughout - No Visual Deficiencies Noted On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%	Now	\$59,500	2032	\$297,300	1	\$10,700	
		Broken, Extent : Moderate, Area Affected : 50% Location : Various - Broken Radiator Covers Not in Service, Extent : Light, Area Affected : 100% Location : Throughout On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout							
Controls									
	Pneumatic	100%	Now	\$702,600	2039	**			
		Broken, Extent : Moderate, Area Affected : 100% Location : Boiler Room - Deteriorated Compressors, Air Dryer, Pressure Reducing Station. Pneumatic Thermostats Missing Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Not In Service							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
		Not in Service, Extent : Light, Area Affected : 100% Location : Roof - Electric Service Is Shutoff, Unoccupied Building							
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%	Now	\$398,600	2044	**	2	\$1,800	
		Controller Not Working, Extent : Severe, Area Affected : 100% Location : Various - Unit Thermostats Broken Not in Service, Extent : Light, Area Affected : 100% Location : Roof - 4 Units, R-22 Refrigerant Unit Inoperable, Extent : Severe, Area Affected : 100% Location : Roof - 4 Units - Deteriorated / Inoperable							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$479,000	LIFE	**	2-5	\$20,500	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : Roof, Other Locations							
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Unbalanced System, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Exhaust Fans									
	Roof	100%	Now	\$70,500	2044	**	2	\$900	
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Deteriorated Units							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2034	\$373,500	1		
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Throughout - Water Service Is Shutoff - No Visual Deficiencies Noted							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Galvanized Steel	20%	Now	\$9,300	2032	\$92,800	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Basement - Water Service Is Shutoff							
Water Heater With Tanks									
	Gas Fired	100%			2029	\$16,900	2		
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Boiler Room - 1 Unit, 40 Gallons, No Visual Deficiencies Noted							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									

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

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

Vertical Transport

Elevators

Not Accessible

100%

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

Location : From Basement To 2nd Floor

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

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Print Date : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$1,754,700	LIFE	* *	5	\$107,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 40%							
		Location : Corner Of Arthur Ave. And E. Tremont							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$157,300	LIFE	* *	5	\$5,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$157,300	LIFE	* *	5	\$10,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	5%			2036	* *	5	\$16,800	
Windows									
	Aluminum	100%	Now	\$2,400,000	2056	* *	5	\$25,400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%	Now	\$399,200	LIFE	* *	5	\$10,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$72,400	LIFE	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$521,200	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	0-2	\$49,200	2027	\$164,200	3	\$14,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	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%	2-4	\$130,200	LIFE	**	5	\$22,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	50%			2031	\$2,564,100	3	\$46,800	
	Vinyl Tile 9" X 9"	10%	Now	\$74,200	2041	**	3	\$7,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$5,400	
	Concrete Masonry Unit	10%	0-2	\$33,800	LIFE	**	5	\$7,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Gypsum Board	15%	Now	\$18,900	LIFE	**	5	\$16,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	15%	Now	\$139,500	LIFE	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Marble Panels	2%			LIFE	**			
	Plaster	55%	Now	\$481,200	LIFE	**	5	\$29,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	15%	0-2	\$17,900	2036	* *	5	\$14,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%			2036	* *	5	\$18,700	
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$5,900	
	Plaster	55%	Now	\$621,000	LIFE	* *	5	\$64,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$1,900	2051	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$53,300	2041	* *			
		Misaligned/Bulging, Extent : Severe, Area Affected : 50%							
		Location : Rear Of Building							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Rear Of Building							
		Explanation : Retaining Wall Is Currently Shored By Large Timber Members							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$7,600	2036	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	100%			2036	* *			

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2036	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Elevator Machine Room									
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									
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$1,800	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$10,800	1	\$38,500	
Generators									
	Diesel	100%			2027	\$79,800	1	\$48,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Backyard Generator Room									
Explanation : One 82.5 Kilowatt Single Phase, 125 Kilowatts, 3 Phase									
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$4,600	
Fuel Storage									
	Main Tank	100%			2034	\$76,200	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Backyard Generator Room									
Explanation : 250 Gallon Capacity									
Lighting									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	90%			2026	\$1,904,600	10	\$103,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$5,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$5,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
Emergency, Battery		50%	Now	\$2,100	2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Fixtures Are Not Operational							
Exit, Battery		50%			2036	* *	10	\$4,200	
Exterior Lighting									
HID		60%	Now	\$208,300	2041	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof Perimeter							
		Explanation : Lighting Fixtures Are Not Operational							
HID		40%			2041	* *	10	\$200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Rear Of Building Perimeter							
Alarm									
Security System	No Component	80%							
	Generic	20%			2036	* *	1	\$9,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Second Floor							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
Generic, Digital		100%			2026	\$319,900	1-3	\$77,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$540,500	2036	**	1	\$111,600	
	Broken, Extent : Severe, Area Affected : 50%								
	Location : Basement Boiler Room Vacuum Pump And Boiler No. 2								
	Leak Evident, Extent : Severe, Area Affected : 10%								
	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								
	Convactor/Radiator	100%			2029	\$1,014,200	1	\$40,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	20%			2032	\$371,300	2	\$1,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sixth Floor Fan Room								
	Explanation : 2 Water Sourced Heat Pumps								
	Split Unit	10%			2036	**			
	Window/Wall Unit	70%	0-2	\$16,400	2026	\$328,900	1		
	Malfunctioning, Extent : Severe, Area Affected : 35%								
	Location : Throughout								
	Heat Rejection								
	Dry Cooler	20%			2031	\$113,800	2	\$17,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$14,000	
	No Component	80%							
	Exhaust Fans								
	Roof	90%			2026	\$216,600	2	\$3,500	
	Wall Unit	10%	Now	\$2,100	2031	\$5,300	2	\$300	
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Boiler Room								
	Explanation : Fans Are Inadequate, Malfunction Often And Provide Entry For Rodents								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$31,700	2036	**	1		
	Corroded, Extent : Moderate, Area Affected : 50%								
	Location : Supply Pipe Connects To Water Main In Basement								
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	0-2	\$78,100	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	50%	0-2	\$12,400	2041	**	4	\$1,300	
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : Boiler Pit							
		Obsolete Equipment, Extent : Severe, Area Affected : 20%							
		Location : Boiler Pit							
		On Extended Life, Extent : Severe, Area Affected : 20%							
		Location : Boiler Pit							
	Non-Submersible	50%			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 : Dedicated 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 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			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%							
		Location : Basement							
	Sprinkler								
	No Component	80%							
	Generic	20%			2051	**	1-2	\$7,000	
	Fire Pump								
	Generic	100%			2040	**	1	\$23,400	

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

Print Date : 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
	Masonry: Brick	43%		LIFE	* *	5	\$345,000	
	Metal/Glass Curt Wall	50%		LIFE	* *	5	\$752,100	
	Metal Coiling Doors	2%		2044	* *	5	\$50,100	
	Granite Panels	3%		LIFE	* *	5	\$18,100	
	Pre-Cast Concrete	2%		LIFE	* *	5	\$52,100	
Windows								
	Aluminum	97%		2047	* *	5		
	Metal Louvers	3%		2040	* *	10		
Parapets								
	Metal/Glass Curt Wall	50%		2051	* *	5	\$14,400	
	Metal Panel	20%		2051	* *	5	\$5,800	
	Metal Rail	30%		2044	* *	5-10	\$40,300	
Roof								
	IRMA/Protected Membrane	100%		2036	* *	10	\$118,600	
	Paver Block Ballast, Extent : Moderate, Area Affected : 25%							
	Location : 7th And 33th Floor Setbacks							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Ethylene Propylene Diene Monomer-(EPDM) Under Insulation							
Soffits								
	Aluminum Sunshades	20%		2040	* *	10	\$13,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : At Entrances							
	Explanation : This Is Actually Metal And Glass Awnings							
	Metal Panel	20%		2051	* *	5-10	\$14,900	
	Stucco Cement	60%		2044	* *	5	\$16,200	
Interior								
Floors								
	Carpet	10%		2030	\$2,539,600	3	\$217,400	
	Cast in Place Concrete	10%		LIFE	* *	5	\$317,000	
	Ceramic Tile	3%		2040	* *	5	\$43,500	
	Terrazzo	10%		LIFE	* *	5	\$113,200	
	Vinyl Tile	65%		2036	* *	3	\$353,200	
	Wood	2%		2059	* *	5	\$54,300	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$48,000	
	Concrete Masonry Unit	10%	Now	\$447,200	LIFE	**	5	\$96,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Bulkhead Stair A - Floors 32 And 33									
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Bulkhead Stair A - Floors 32 And 33									
	Glass: Single Pane	2%			LIFE	**	5	\$36,000	
	Gypsum Board	73%			LIFE	**	5	\$1,051,400	
	Granite Panels	3%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$480,100	
Ceilings									
	AcousTileSusp.Lay-In	85%			2044	**	5	\$1,231,700	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$181,100	
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : South Side Of Building									
Explanation : This Is A Concrete Wall With A Stone Face Finish									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	30%			2044	**			
	Pavers/Stone	70%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : At Entry Areas									
Explanation : This Is Actually Granite Pavers									
Parking/Driveway									
	Cast in Place Concrete	100%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2051	* *	5	\$5,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Five 4,000 Ampere Siemens Low Voltage Power Circuit Breakers									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2044	**	5	\$3,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2051	**	5	\$2,500	
	Fused Disc Sw	10%			2051	**	5	\$400	
	Molded Case Bkrs	40%			2051	**	5	\$10,200	
Raceway									
	Busway	15%			2044	**	1		
	Conduit	85%			2051	**	1		
Panelboards									
	Fused Disc Sw	15%			2047	**	5	\$3,300	
	Molded Case Bkrs	85%			2047	**	5	\$21,700	
Wiring									
	Busway	15%	Now	\$75,800	2044	**	1		
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Explanation : One Phase Of Electrical Service Is Not Functioning									
	Thermoplastic	85%			2051	**	1		
Motor Controllers									
	Locally Mounted	12%	Now		2044	**	5	\$400	
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : Roll Up Gate In Garage Sally Port									
	Motor Control Center	80%			2044	**	5	\$21,100	
	Variable Frequency Drive	8%	Now	\$51,900	2044	**			
Not Functioning, Extent : Moderate, Area Affected : 50%									
Location : Units Observed In Bypass Mode									
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$14,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$297,900	
Generators									
	Diesel	100%			2040	**	1	\$374,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Two 1,375 Kilovolt-ampere Emergency Generators; Full Load Test On Monthly Basis: No Load Test On Weekly Basis One Belongs To DCAS, The Other Is Private									
Batteries									
	Nickel Cadmium	100%			2026	\$2,400	5	\$215,800	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2047	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 150 Gallons Rated Capacity							
	Main Tank	50%			2059	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Lower Level 2							
		Explanation : Two 10,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	**	10	\$710,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2036	**	10	\$177,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Corridors, Lobby							
		Explanation : Compact Fluorescent Lamps							
	Egress Lighting								
	Emergency, Service	50%			2036	**	1		
	Exit, LED	50%			2059	**	1		
	Exterior Lighting								
	Fluorescent	10%			2036	**	10	\$8,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Steel Lightning Rods							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2036	**	1	\$289,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : Intrusion Alarm System And Surveillance Camera System							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

Now

\$74,200

2036

* *

1-3

\$162,700

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2051

* *

1

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

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$478,700

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

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$47,700

Terminal Devices

Air Handler

20%

2036

* *

1

\$119,700

Convactor/Radiator

80%

2044

* *

1

\$250,100

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

Air Conditioning

Energy Source

Electricity

100%

2053

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	85%			2040	* *	1	\$890,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 31st Floor Refrigeration Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Refrigeration Room							
		Explanation : 4 Rotary Scroll Compressor Chillers And Plate Heat Exchangers.							
	Interior Pkg Unit - Cooling	15%			2032	\$2,275,900	2	\$8,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 26th Through 30th Floors							
		Explanation : Water Sourced Packaged Air Conditioning Equipment							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2057	* *	4	\$71,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Refrigeration Equipment Room							
		Explanation : Includes Condenser Water Pumps And Piping							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2036	* *	1	\$508,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Through 25th Floors							
		Explanation : No Heating Coils On Air Handlers.							
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	100%			2032	\$4,845,800	2	\$974,300	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$842,700	LIFE	* *	2-5	\$539,800	
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Various							
		Explanation : Normally Open Fire Smoke Dampers Are Failing In The Closed Position Due To Faulty Building Management System. Hardware And Software Issues.							
Exhaust Fans									
	Interior	10%			2036	* *	2	\$3,000	
	Roof	10%			2036	* *	2	\$3,000	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	10%			2026	\$2,300	4		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Lavatories And Pantries							
		Explanation : Multiple Points Of Use Electric Hot Water Heaters. 20 To 30 Gallon Range.							
	Gas Fired	90%			2026	\$15,200	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$192,100	4	\$20,500	
	Sewage Ejector(s)								
	Electric	100%			2031	\$502,300	4	\$38,500	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$59,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	90%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 10 Passenger, 2 Freight, 4 Restricted To Judges							
		Explanation : 16 Units							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Prisoner Elevators							
		Explanation : 2 Units							
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$488,100	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$271,200	
	Fire Pump								
	Generic	100%			2040	* *	1	\$180,800	

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** 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	7%	Now	\$173,900	LIFE	**	5	\$5,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Rear East Facade, Street Level							
Masonry: Brick Cavity	68%	0-2	\$362,000	LIFE	**	5	\$83,900	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 20%							
	Location : Bulkhead And Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : North And South Facades, Bulkhead							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%							
	Location : At Louvers							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Below Window Sills And Vents							
Masonry: Sandstone	5%	0-2	\$14,200	LIFE	**	5	\$4,600	
	Open Joints, Extent : Moderate, Area Affected : 15%							
	Location : Bulkhead							
Metal/Glass Curt Wall	20%	0-2	\$412,000	LIFE	**	5	\$46,300	
	Air Infiltration, Extent : Light, Area Affected : 60%							
	Location : Throughout							
	Glazing Clouded, Extent : Moderate, Area Affected : 20%							
	Location : North Facade At Main Stair							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : 5th Floor At Main Stair In North Facade							
Windows								
Aluminum	90%	Now	\$235,500	2042	**	5	\$12,500	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Upper Floors							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Various Rooms On Upper Floors At North And South Facades, 10th Floor Elevator Lobby							
Metal Louvers	10%	4+	\$3,000	2043	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$3,700	
Masonry: Sandstone	5%			LIFE	**	5-10	\$2,200	
Metal Rail	75%	4+	\$9,100	2047	**	5	\$19,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Northwest Corner On The 6th Floor							
Stucco Cement	5%			2039	**	5	\$500	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	9%	Now	\$31,300	2039	* *			
	Water Penetration, Extent : Moderate, Area Affected : 25% Location : 10th Floor Cooling Tower Into Stairway B							
Modified Bitumen	90%			2044	* *	10	\$26,700	
	Recent Installation, Extent : N/A, Area Affected : 100% Location : 6th And 10th Floor Roofs							
Skylight, Plastic	1%			2039	* *	1		
Soffits								
Glass: Special Gauge	100%	0-2	\$75,900	LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : At Main Entrance Explanation : Corroded Steel And Glass Canopy							
Interior								
Floors								
Carpet	10%	Now	\$262,300	2036	* *	3	\$22,500	
	Staining/Discoloring, Extent : Light, Area Affected : 50% Location : Throughout Worn/Eroded, Extent : Severe, Area Affected : 100% Location : Throughout							
Cast in Place Concrete	10%			LIFE	* *	5	\$65,500	
Ceramic Tile	5%			2043	* *	5	\$7,500	
Granite Panels	10%			LIFE	* *	5	\$22,500	
Terrazzo	20%			LIFE	* *	5	\$46,800	
Vinyl Tile	45%	Now	\$184,400	2034	\$1,843,800	3	\$25,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Basement Area And Throughout Uneven Substrate, Extent : Moderate, Area Affected : 10% Location : Basement							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,700	
Glass: Single Pane	5%			LIFE	**	5	\$11,000	
Gypsum Board	50%	Now	\$20,300	LIFE	**	5	\$44,000	
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby								
Masonry: Brick	15%	4+	\$83,000	LIFE	**			
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Main Stair								
Granite Panels	5%	4+	\$26,400	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Entrance Lobby								
Explanation : Staining/ Coloring								
Wood	10%	Now	\$8,200	LIFE	**	5	\$58,600	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 5th Floor Courtroom								
Ceilings								
AcousTileSusp.Lay-In	50%	0-2	\$61,700	2039	**	5	\$37,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : At Dividing Walls On Upper Floors								
AcousTileSusp.Lay-In	10%			2047	**	5	\$15,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtrooms								
Explanation : Perforated Metal Panels								
Embossed Metal	2%			LIFE	**	5	\$2,700	
Exposed Struc: Concrete	8%			LIFE	**	5-10	\$15,000	
Gypsum Board	30%	Now	\$15,600	LIFE	**	5	\$56,100	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby								
Site Enclosure								
Fence/Gates								
Iron Picket	30%			2054	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front And Rear Alley Access								
Explanation : Steel Bars With Steel Mesh								
Steel Pipe Rail	70%	4+	\$900	2044	**	5	\$3,400	
Corrosion/Rusting, Extent : Light, Area Affected : 100%								
Location : Roof								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Electrical Service							
		Explanation : Main Service Disconnect Switches: Two Rated At 3,000 Amperes, One 2,000 Amperes, One 1,600 Amperes And One 1,200 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$2,600	
	Raceway								
	Conduit	100%			2034	\$114,900	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	* *	5	\$2,600	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	1%			2032	\$2,900	5		
	Motor Control Center	99%			2032	\$160,600	5	\$2,700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	\$13,600	1	\$30,800	
	Generators								
	Diesel	100%			2030	\$107,700	1	\$38,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof - Generator Room							
		Explanation : One 400 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2026	\$2,400	5	\$22,300	
	Fuel Storage								
	Day Tank	50%			2033	\$12,700	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof - Generator Room							
		Explanation : One 275 Gallons (Could Not Verify Capacity)							
	Main Tank	50%			2037	* *	5		
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	59%			2029	\$889,500	10	\$54,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2029	\$603,100	10	\$36,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2029	\$11,700	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Metal Halide Lights.							
Egress Lighting									
	Emergency, Service	50%			2029	\$30,500	1		
	Exit, LED	50%			2062	* *	1		
Exterior Lighting									
	HID	7%			2029	\$32,400	10		
	Incandescent	3%			2029	\$15,900	2		
	LED	20%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2029	\$186,000	1	\$37,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Exterior Walls - Building Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2029	\$255,600	1-3	\$63,500	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2054	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : One 6,000 Gallon Tank							
Conversion Equipment									
	Hot Water Boiler	100%			2047	* *	1	\$49,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sixth Floor Mechanical Equipment Room							
		Explanation : Two Dual Fuel Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	100%			2050	* *	4	\$7,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	40%			2047	* *	1	\$12,900	
	Fan Coil Unit/Heat	20%			2034	\$491,400	1	\$6,500	
	No Component	40%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Mechanical Rooms							
		Explanation : Air Handlers Under Air Conditioning							
Controls									
	Digital	100%	0-2	\$2,846,000	2034	\$2,846,000			
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Rooms							
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2030	\$1,919,400	1	\$102,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sixth Floor Mechanical Equipment Room							
		Explanation : 2 Rotary Screw Chillers, Refrigerant R-22							
	Heat Pump Air Sourced	5%	Now	\$14,800	2028	\$74,200	2	\$200	
		Broken, Extent : Severe, Area Affected : 25%							
		Location : Lower Roof, 1 Of 4 Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	10%	4+	\$800	2044	* *	4	\$500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
		Location : 6th Floor Roof							
	CW & CHW Wtr Pipe/Pump	90%			2044	* *	4	\$4,400	
Terminal Devices									
	Air Handler/Cool/Ht	95%			2034	\$1,826,600	1	\$58,800	
	No Component	5%							
Heat Rejection									
	Water Cooling Tower	95%	0-2	\$475,500	2039	* *	2	\$76,500	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,300	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2034	\$395,500	2	\$2,800	
	Roof	10%			2034	\$19,200	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$117,200	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 6th Floor Mechanical Room								
	Explanation : Two 120 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$19,800	4	\$3,200	
	Sewage Ejector(s)								
	Electric	100%	Now	\$51,900	2044	**	4	\$4,000	
	Not in Service, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Backflow Preventer								
	Generic	100%			2039	**	1	\$6,100	
	Fixtures								
	Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Cellar To 10th Floor								
	Explanation : 6 Units								
	Escalators								
	Over 20' Rise	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lobby To 2nd Floors								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2054	**	1-5	\$50,400	
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Sprinkler								
	Generic	100%			2054	**	1-2	\$28,000	
	Fire Pump								
	Generic	100%			2037	**	1	\$18,700	

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

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$93,300	LIFE	**	5	\$78,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Cooling Tower Area								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
	Location : Cooling Tower								
	Masonry: Granite	3%			LIFE	**	5	\$11,800	
	Masonry: Limestone	90%	Now	\$3,684,900	LIFE	**	5	\$354,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : East 161 Street And Sheridan Avenue Facades								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
	Location : Various Locations Throughout Facade								
	Staining/Discoloring, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Metal Coiling Doors	2%			2045	**	5	\$32,800	
	Slate Panels	2%			LIFE	**	5	\$7,900	
Windows									
	Aluminum	95%	0-2	\$312,300	2040	**	5	\$33,100	
	Air Infiltration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Exterior Surfaces								
	Explanation : Dirty Glass								
	Metal Louvers	5%			2035	**	10	\$21,800	
Parapets									
	Cast in Place Concrete	50%	Now	\$125,100	LIFE	**	5	\$145,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Brick	10%	Now	\$17,600	LIFE	**	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Main Roof								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	40%	0-2	\$138,100	LIFE	**	5	\$14,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$1,259,500	2042		* *		1
	Blisters, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Split/Cracked, Extent : Severe, Area Affected : 15%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Main Roof And Lower Roofs							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	20%			LIFE		* *		
	Recent Replace Evident, Extent : N/A, Area Affected : 10%							
	Location : Roof Parking							
Modified Bitumen	20%			2037		* *	10	\$36,300
Soffits								
Masonry: Limestone	70%			LIFE		* *	5	
Stucco Cement	30%			2037		* *	5	
Interior								
Floors								
Carpet	33%	0-2	\$243,800	2028	\$4,875,800	3	\$417,300	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Cast in Place Concrete	15%			LIFE		* *	5	\$276,600
Ceramic Tile	7%			2041		* *	5	\$59,000
Terrazzo	10%			LIFE		* *	5	\$65,900
Vinyl Tile	25%	Now	\$1,730,900	2042		* *	3	\$79,000
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Corridors, 3rd, 4th, Lower Mezzanine Levels, Basement							
	Patching Evident, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Vinyl Tile	10%			2037		* *	3	\$42,200
	Recent Installation, Extent : N/A, Area Affected : 10%							
	Location : 2nd Floor Court Rooms, 2nd Floor Hallway							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$184,500	LIFE	* *	5	\$39,600	
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : 10th Floor, Roof Stair D								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Roof Stair D								
Fabric on Framing	10%			2033	\$9,928,700	5	\$49,500	
Gypsum Board	33%	0-2	\$90,700	LIFE	* *	5	\$196,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%	4+	\$187,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Granite Panels	5%	0-2	\$178,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%			LIFE	* *	5	\$74,300	
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$79,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	40%	Now	\$268,900	2037	* *	5	\$210,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 7th And 8th Floor							
	AcousTileSusp.Lay-In	25%	Now	\$347,200	2045	* *	5	\$105,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout, Corridors							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Corridors, 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 7th And 8th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Exposed Struc: Concrete	30%	Now	\$1,877,700	LIFE	* *	5	\$39,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 10th Floor							
		Staining/Discoloring, Extent : Severe, Area Affected : 15%							
		Location : 10th Floor							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Stair D To Roof, 10th Floor							
	Gypsum Board	5%	0-2	\$14,600	LIFE	* *	5	\$52,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 12%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%			2045	* *	5-10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Guard Railing							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2037	* *			

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

Under 600 Volts

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

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$384,900

1-3

\$92,800

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2052

* *

1

Fuel

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

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$497,200

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

Distribution

Hot Wtr Piping/Pump

90%

2040

* *

4

\$22,300

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

Steam Piping/Pump

10%

2042

* *

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

Terminal Devices

Air Handler

30%

2032

\$2,808,300

1

\$93,100

Convactor/Radiator

30%

2037

* *

1

\$48,600

Fan Coil Unit/Heat

40%

2032

\$4,933,300

1

\$64,900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2052	**	1		
	Galvanized Steel	90%			2037	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : In Line Pressure Booster Pump For Domestic Cold Water.								
	HW Heat Exchanger								
	HTHW/HW	100%			2052	**			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	95%			LIFE	**	1		
	Cast Iron	5%	0-2	\$4,400	LIFE	**	1		
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location : Roof Above 8th Floor. Drain Piping Leaking Directly To The Floor Underneath.								
	Water Damage Noticeable.								
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$15,900	
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$30,000	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$30,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : 6 Units From Lower Mezzanine To 9th Floor, 4 Units From Basement To 9th Floor, 1 Unit From Basement To 10th Floor								
	Explanation : 11 Units								
	Hydraulic	10%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 4th Floor Is Sufficient								
	Explanation : 2 Units								
	Escalators								
	Under 20' Rise	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Units From Low Mezzanine To Mezzanine, Two Units From Mezzanine To 1st Floor, Two Units From 1st To 2nd Floor								
	Explanation : 6 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2058	**	1-5	\$262,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2052	* *	1-2	\$42,200	
Other Observation, Extent : Light, Area Affected : 30%									
Location : Garage, Basement, Cellar 1st And 2nd Floor									
Explanation : Deluge System For The Garage. Dry System For Cellar, Basement 1st And 2nd Floor.									
	Fire Pump								
	Generic	100%			2028	\$475,000	1	\$93,700	

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Print Date : 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
Program / Asset # : DCAS009.000 / 14315 **Yr Built/Renovated** : 2003 / 2009
Area Sq Ft : 732,515 **Project Type** : REAL PROPERTY
Date of Survey : 16-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,6,9,Ph
Block : 2444 **Lot** : 32 **BIN** : 2113095

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	63%			LIFE	**	5	\$769,700	
	Metal Panel	20%			2043	**	5-10	\$896,000	
	Metal Sect. OHD	2%	Now	\$46,900	2038	**	5	\$20,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Pre-Cast Concrete	14%			LIFE	**	5	\$296,500	
	Pre-Cast Concrete	1%	0-2	\$23,400	LIFE	**	5	\$21,200	
	Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
	Location : Around Base Of Building								
Windows									
	Metal Louvers	10%			2036	**	10		
	No Component	90%							
Parapets									
	Metal Panel	10%			2043	**	5	\$7,700	
	Metal Rail	90%	4+	\$118,600	2038	**	5	\$126,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Roof									
	IRMA/Protected Membrane	4%			2033	\$387,000	10	\$16,500	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : 10th Floor Penthouse And 7th Floor Balconies								
	Metal Panel	4%			2038	**	10	\$30,300	
	Modified Bitumen	65%			2033	\$2,905,300	10	\$268,200	
	Plaza Roof: Stone Panels	25%			2059	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Ground Level Plaza Roof Over Parking Area								
	Explanation : Recent Replacement Evident								
	Skylight, Metal/Glass	2%			2043	**	10	\$27,500	
Soffits									
	Metal Panel	100%			2043	**	5-10		
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior Floors									
Carpet	30%	0-2	\$576,500	2029	\$5,764,600	3	\$493,400		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : 8th And 9th Floors								
Cast in Place Concrete	10%	Now	\$924,100	LIFE	**	5	\$239,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Basement Levels								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Elevator Machine Room 1004								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Switchgear Room								
Ceramic Tile	5%			2036	**	5	\$54,800		
Granite Panels	15%			LIFE	**	5	\$123,300		
Steel Plate	5%			LIFE	**	1			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Stairwells								
	Explanation : This Is Actually Stainless Steel Treads And Risers								
Terrazzo	30%			LIFE	**	5	\$257,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : 1st Floor And L2 Basement								
Vinyl Tile	5%			2033	\$1,500,700	3	\$20,600		
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Cast Stone/Terra Cotta	10%			LIFE	**				
Ceramic Tile	5%			2036	**	5	\$91,900		
Gypsum Board	63%	4+	\$321,000	LIFE	**	5	\$694,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Elevator Room 1031								
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Under 7th Floor Balconies At Stairwells								
Granite Panels	2%			LIFE	**				
Plaster	5%			LIFE	**	5	\$27,600		
	Recent Repair Evident, Extent : N/A, Area Affected : 5%								
	Location : Ramp Area At Jury Waiting Room								
Wood	5%			LIFE	**	5	\$367,400		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	50%	4+	\$180,600	2038	* *	5	\$274,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Basement							
	Exposed Struc: Concrete	8%			LIFE	* *	5	\$13,700	
	Gypsum Board	40%			LIFE	* *	5	\$548,200	
		Recent Repair Evident, Extent : N/A, Area Affected : 2%							
		Location : 6th Floor At Stairwells							
	Metal Panel	2%			LIFE	* *	5	\$27,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2043	* *			
	Free Standing Walls								
	Cast in Place Concrete	100%			2077	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Site							
		Explanation : Recent Replacement Evident							
	Retaining Walls								
	Cast in Place Concrete	100%			2077	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Site							
		Explanation : Recent Replacement Evident							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$23,400	2038	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	85%			2038	* *			
	Pavers/Stone	15%			2036	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%	4+	\$5,400	2038	* *			
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : North Of Site							
	Activity Yard								
	Pavers/Stone	100%			2046	* *			
		Other Observation, Extent : N/A, Area Affected : 90%							
		Location : Throughout Site							
		Explanation : Recent Replacement Evident							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2043	* *	5	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 5,000 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2038	* *	5	\$2,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Various Ratings									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2043	* *	5	\$3,100	
Raceway									
	Conduit	100%			2043	* *	1		
Panelboards									
	Fused Disc Sw	10%			2041	* *	5	\$1,700	
	Molded Case Bkrs	90%			2041	* *	5	\$17,400	
Wiring									
	Thermoplastic	100%			2043	* *	1		
Motor Controllers									
	Locally Mounted	10%			2038	* *	5	\$500	
	Motor Control Center	60%			2038	* *	5	\$12,000	
	Variable Frequency Drive	15%	Now	\$26,000	2046	* *			
Mech. Misoperation, Extent : Light, Area Affected : 10%									
Location : Mechanical Rooms									
	Variable Frequency Drive	15%			2050	* *			
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Rooms									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$10,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	* *	1	\$225,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : At Various Locations									
Explanation : Multiple Units									
Generators									
	Diesel	100%			2036	* *	1	\$283,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Sub-basement Garage									
Explanation : Two 800 Kilowatt Generators									
Batteries									
	Nickel Cadmium	100%			2026	\$2,400	5	\$163,300	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	100%			2041	* *	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement Garage</i>								
<i>Explanation : 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2033	\$6,626,400	10	\$403,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2033	\$2,443,500	2	\$3,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Halogen Lamps</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$1,872,300	1-3	\$451,400	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2038	**	1	\$362,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Boilers							
Distribution									
	Hot Wtr Piping/Pump	95%			2041	**	4	\$51,400	
	Hot Wtr Piping/Pump	5%	Now	\$79,400	2058	**	4	\$1,800	
		Damaged, Extent : Severe, Area Affected : 15%							
		Location : Four Expansion Tanks In The Boiler Room In The Subcellar							
Terminal Devices									
	Air Handler	35%			2033	\$4,780,900	1	\$158,500	
	Convactor/Radiator	60%			2038	**	1	\$142,000	
	Unit Heater - Hot Water	5%			2033	\$215,200			
Controls									
	Digital	100%	0-2	\$10,423,600	2028	\$20,847,200			
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Building Management System Is 20 Years Old, Needs Updating							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
		Other Observation, Extent : N/A, Area Affected : 33%							
		Location : Chiller Room							
		Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator							
Conversion Equipment									
	Centrifugal, Elec Chiller	85%	0-2	\$629,000	2036	**	1	\$606,400	
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Chiller 3							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 3 Units							
	Interior Pkg Unit - Cooling	10%			2027	\$1,148,000	2	\$4,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Split Unit	5%			2033	\$861,800			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$36,100	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$14,084,400	1	\$453,000	
Heat Rejection									
	Water Cooling Tower	100%			2031	\$3,666,400	2	\$737,200	
Ventilation									
	Exhaust Fans								
	Interior	95%			2028	\$3,058,300	2	\$21,300	
	Roof	5%			2028	\$70,400	2	\$1,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$466,100	2043	**	1		
				Damaged, Extent : Moderate, Area Affected : 10%					
				Location : Main Water Tank In Sub-basement Needs New Waterproofing					
	Water Heater With Tanks Gas Fired	100%			2028	\$101,500	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Two 250 Gallon Units					
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sump Pump(s) Submersible	100%			2025	\$22,400	4	\$23,200	
	Sewage Ejector(s) Electric	100%			2028	\$380,100	4	\$29,200	
	Backflow Preventer Generic	100%			2038	**	1	\$44,900	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Water Meter Room					
				Explanation : Fire And Domestic Water Service					
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	95%			LIFE	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Twelve Units From Sub-basement To 9th Floor; Eight Units From Sub-basement To 6th Floor; One Unit From 1st To 7th Floor					
				Explanation : 21 Units					
	Hydraulic	5%			LIFE	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					
	Escalators Under 20' Rise	100%			LIFE	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Lobby					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe Generic	100%			2053	**	1-5	\$369,300	
	Sprinkler Generic	100%			2043	**	1-2	\$205,200	
				Dry System, Extent : Light, Area Affected : 30%					
				Location : Garage And Lower Levels					

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

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

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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
Program / Asset # : DGS0051.000 / 13869 **Yr Built/Renovated** : 1903 / 2002
Area Sq Ft : 15,000 **Project Type** : REAL PROPERTY
Date of Survey : 22-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4832 **Lot** : 9 **BIN** : 2063174

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	* *	5	\$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	
Deteriorated Finish, Extent : Severe, Area Affected : 25%									
Location : At Dormers And Cupola									
Dry Rot/Decay, Extent : Severe, Area Affected : 10%									
Location : Dormers, Fascia Boards And Cupola									
Paint Peeling, Extent : Severe, Area Affected : 50%									
Location : At Dormers And Cupola									
Windows									
	Aluminum	95%			2050	* *	5	\$800	
	Wood	5%	Now	\$1,600	2059	* *	5	\$200	
Dry Rot/Decay, Extent : Severe, Area Affected : 25%									
Location : Basement									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%									
Location : Basement Boiler Room And Electrical Room									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Basement									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Basement									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$3,600	
	Masonry: Brick	20%			LIFE	* *	5-10	\$3,500	
	No Component	75%							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$30,200	2044	**			1
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : At Junction Of Carriage House, Meeting Room B							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Over Meeting Room B							
Built-Up (BUR)	5%			2034	\$15,100	10	\$1,300	
Copper/Terne	40%	Now	\$54,400	2049	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 10%							
	Location : Lower Roofs							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Attic Office							
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Various Metal Roofs							
	Explanation : Coated With Liquid Membrane							
Metal Panel	25%	Now	\$18,800	2039	**			1
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Over Carriage House							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Over Carriage House							
Roll Roofing	15%			2030	\$25,200	5	\$6,500	
Skylight, Metal/Glass	5%			2044	**	10	\$4,400	
Soffits								
Masonry: Limestone	95%			LIFE	**	5		
Plaster	5%			LIFE	**	5-10		
Interior								
Floors								
Carpet	5%			2033	\$19,700	3	\$1,700	
Cast in Place Concrete	5%	Now	\$1,900	LIFE	**	5	\$2,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Basement							
Ceramic Tile	5%			2043	**	5	\$1,100	
Vinyl Tile	40%	Now	\$98,200	2042	**	3	\$3,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : 2nd Floor, 3rd Floor							
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Second Floor And Attic							
Vinyl Tile	25%			2039	**	3	\$2,100	
Wood	20%			2049	**	5	\$8,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$400	
	Gypsum Board	30%			LIFE	**	5-10	\$3,900	
	Masonry: Brick	5%			LIFE	**	10	\$100	
	Plaster	55%			LIFE	**	5-10	\$3,500	
	Plaster	5%	Now	\$500	LIFE	**	5	\$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Ceilings									
	AcousTileSusp.Lay-In	30%			2047	**	5	\$6,700	
	Gypsum Board	25%			LIFE	**	5-10	\$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									
Paint Peeling, Extent : Severe, Area Affected : 15%									
Location : Basement									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Carriage House And Meeting Room B									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	**			
Retaining Walls									
	Masonry: Brick	100%			2044	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$5,900	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : White Plains Road									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$1,200	2039	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Side Courtyard									

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2044	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.									
	Fused Disc Sw	50%			2034	\$7,500	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.									
Raceway									
	Conduit	20%			2034	\$6,400	1		
	Conduit	80%			2034	\$25,700	1		
Panelboards									
	Fused Disc Sw	5%			2042	**	5		
	Molded Case Bkrs	20%			2042	**	5	\$100	
	Molded Case Bkrs	75%			2033	\$29,700	5	\$300	
Wiring									
	Thermoplastic	100%			2054	**	1		
Motor Controllers									
	Locally Mounted	100%			2039	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	30%			2034	\$76,100	10	\$4,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : T-8 Lamps									
	Fluorescent	3%			2029	\$7,600	10	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	2%			2029	\$5,100	10	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : Compact Fluorescent Light									
	HID	5%			2029		10		
	LED	60%			2039	**			
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$1,800	
	Exit, LED	50%			2062	**	1		
Exterior Lighting									
	HID	20%			2034	\$13,900	10		
	No Component	80%							
Alarm									

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

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

Alarm

Security System
Generic

100%

2042

* *

1

\$5,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Perimeter Of The Building**Explanation : CCTV Surveillance Cameras And Intrusion Alarm System*

Fire/Smoke Detection
Generic, Digital

100%

2039

* *

1-3

\$9,200

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

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

Heating

Energy Source
Natural Gas

100%

2044

* *

1

Conversion Equipment
Furnace

25%

2-4

\$600

2029

\$11,600

1

\$1,700

*Corroded, Extent : Moderate, Area Affected : 10%**Location : The Shell**Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Roof**Explanation : 1 Rooftop Package Unit. On Extended Useful Life Time*

Heat Pump Air Sourced

60%

2038

* *

2

\$2,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 7 Units*

Heat Pump Air Sourced

15%

2032

2

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Various Locations**Explanation : 4 Units*

Terminal Devices

Convactor/Radiator

60%

2047

* *

1

\$2,900

Fan Coil Unit/Heat

15%

2034

\$55,300

1

\$700

No Component

25%

Air Conditioning

Energy Source
Electricity

100%

2042

* *

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Asset # : 13869

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2029	\$62,400	2	\$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit On Lower Roof							
Split Unit	15%			2034	\$52,900			
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 4 Units, Lower Roof							
Split Unit	60%			2042	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 7 Units. R-410a							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2034	\$68,000	1	\$700	
Fan Coil - 2 Pipe	60%			2039	* *	1	\$2,900	
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2034	\$6,500	2	\$1,600	
Air Cooled Condenser Unit	60%			2042	* *	2	\$6,300	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	\$9,900	
No Component	25%							
Exhaust Fans								
Interior	65%			2034	\$42,900	2	\$300	
Roof	35%			2029	\$10,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,900	2		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1 Unit 80 Gallons							
Sanitary Piping								
Cast Iron	100%	0-2	\$3,700	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20% Location : Basement							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2025	\$500	4	\$500	
Fixtures								
Generic	100%							

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** 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 BOROUGH HALL
Address : 209 JORALEMON STREET @COURT ST.
Borough : BROOKLYN **Agency's Number** : 312-301
Program / Asset # : DGS0023.000 / 2035 **Yr Built/Renovated** : 1846 / 2005
Area Sq Ft : 55,900 **Project Type** : REAL PROPERTY
Date of Survey : 01-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1,2,3,Att
Block : 139 **Lot** : 1 **BIN** : 3000256

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Limestone	75%			LIFE	**	5	\$55,500	
	Masonry: Limestone	20%			LIFE	**	5	\$14,800	
	Metal Panel	5%			2042	**	5-10	\$33,900	
Windows									
	Wood	100%			2040	**	5	\$157,900	
Parapets									
	Masonry: Limestone	90%			LIFE	**	5	\$2,000	
	Metal Cornice	10%			2047	**	10	\$600	
Roof									
	Copper/Terne	75%			2060	**	10	\$78,900	
	Skylight, Metal/Glass	25%			2052	**	10	\$35,000	
Interior									
Floors									
	Carpet	30%	0-2	\$45,500	2028	\$454,500	3	\$35,500	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : 4th Floor Top Office And 2nd Floor								
	Cast in Place Concrete	5%			LIFE	**	5	\$8,600	
	Ceramic Tile	4%			2041	**	5	\$3,200	
	Mosaic Tile	5%			2037	**	5	\$9,900	
	Marble Panels	45%			LIFE	**	5	\$26,600	
	Vinyl Tile	1%			2037	**	3	\$400	
	Wood	3%	0-2	\$15,300	2072	**	5	\$2,200	
	Deteriorated Finish, Extent : Light, Area Affected : 40%								
	Location : Ground Floor At Mechanical Room								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Ground Floor At Mechanical Room								
	Wood	7%			2047	**	5	\$10,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,900	
	Fabric on Framing	2%			2033	\$317,000	5	\$1,400	
	Glass: Single Pane	5%			LIFE	**	5	\$5,400	
	Marble Panels	30%			LIFE	**			
	Plaster	43%			LIFE	**	5	\$18,600	
	Wood	10%			LIFE	**	5	\$57,700	
Ceilings									
	AcousTileSusp.Lay-In	2%			2045	**	5	\$1,300	
	Plaster	20%			LIFE	**	5	\$8,100	
	Plaster	78%			LIFE	**	5	\$31,500	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$4,800	2052	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : East Side Of Building								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Masonry: Granite

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

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

Pavers/Stone

25% Now \$81,500 2035 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Marble Steps At Entrance**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%**Location : Marble Steps At Entrance*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2042 * * 5 \$200

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

Switchgear / Switchboard

Fused Disc Sw

100% 2042 * * 5 \$200

Raceway

Conduit

90% 2042 * * 1

Conduit

10% 2052 * * 1

Panelboards

Fused Disc Sw

10% 2040 * * 5 \$100

Molded Case Bkrs

80% 2040 * * 5 \$1,200

Molded Case Bkrs

10% 2048 * * 5 \$100

Wiring

Thermoplastic

80% 2042 * * 1

Thermoplastic

20% 2052 * * 1

Motor Controllers

Locally Mounted

90% 2037 * * 5 \$300

Locally Mounted

10% 2045 * * 5

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2037 * *

Egress Lighting

Emergency, Battery

20% 2037 * * 10 \$2,700

Exit, LED

80% 2060 * * 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BROOKLYN BOROUGH HALL
Asset # : 2035

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

Lighting

Exterior Lighting

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

Alarm

Security System

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

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

Fire/Smoke Detection

Generic, Analog	100%			2037	**	1-3	\$35,500	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Conversion Equipment

Heat Exchanger, Plate & Frame	100%			2028	\$153,300	1	\$27,600	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Ground Floor Mechanical Room**Explanation : Hot Water Pumped From Supreme Court Building*

Distribution

Hot Wtr Piping/Pump	100%	0-2	\$6,600	2031	\$132,800	4	\$2,800	
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*Corroded, Extent : Moderate, Area Affected : 5%**Location : Ground Floor Mechanical Room And Various Locations*

Terminal Devices

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

Air Conditioning

Energy Source

District Chilled Water	50%			2042	**	1		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Ground Floor Mechanical Room**Explanation : Supplied From Brooklyn Municipal Building*

Electricity	50%			2040	**	1		
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Conversion Equipment

Window/Wall Unit	50%			2027	\$115,000	1		
No Component	50%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	0-2	\$1,200	2042	* *	4	\$1,400	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Room							
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2027	\$235,600	1	\$13,800	
	Fan Coil - 4 Pipe	60%			2027	\$692,800	1	\$10,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,200	
Exhaust Fans									
	Interior	100%	0-2	\$13,500	2027	\$269,300	2	\$1,400	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Restrooms							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Electric	50%			2027	\$12,800	4		
	Electric	50%			2031	\$12,800	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2052	* *	1-5	\$29,200	
Sprinkler									
	No Component	75%							
	Generic	25%			2042	* *	1-2	\$3,900	
Fire Pump									
	Generic	100%			2035	* *	1	\$10,400	

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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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$165,900	LIFE	**	5	\$139,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Emergency Generator Area							
	Exposed Reinforcement, Extent : Light, Area Affected : 2%							
	Location : Emergency Generator Area							
Copper/Terne	2%			2051	**	10	\$26,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Decorative Metal Panels							
Masonry: Brick	11%	Now	\$502,200	LIFE	**	5	\$61,600	
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
	Location : At Roof Exits							
	Vertical Cracks, Extent : Light, Area Affected : 5%							
	Location : Walls Around Roof Areas Over 12th Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Ladies Locker Room In Cell Area							
Masonry: Brick	21%			LIFE	**	5	\$117,500	
Masonry: Granite	10%	Now	\$436,700	LIFE	**	5	\$42,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
	Location : At Grade Level							
	Vertical Cracks, Extent : Moderate, Area Affected : 2%							
	Location : South Facade							
Masonry: Limestone	2%	2-4	\$524,000	LIFE	**	5	\$8,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 3%							
	Location : Throughout							
Masonry: Limestone	49%			LIFE	**	5	\$205,600	
Windows								
Aluminum	50%	Now	\$2,113,700	2056	**	5	\$22,400	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Courtyard Windows							
	Unit Inoperable, Extent : Severe, Area Affected : 35%							
	Location : Courtyard Windows							
Bronze/Brass	5%			2039	**	5	\$28,000	
Steel	35%			2039	**	5	\$391,600	
Steel	10%			2039	**	5	\$111,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Street Level							
	Explanation : Protective Metal Grilles							
Parapets								
Masonry: Brick	90%	Now	\$27,000	LIFE	**	5	\$10,800	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 7th Floor Roof							
Masonry: Limestone	10%			LIFE	**	5	\$1,500	

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	60%	Now	\$211,600	2046		* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Over 12th Floor								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : 12th Floor Roof, Drain To Basement								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%								
	Location : North West Corner - 12th Floor								
	Seams Open/Split, Extent : Moderate, Area Affected : 15%								
	Location : At Recent Patches								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Near Electrical Room In Basement								
Modified Bitumen	40%	Now	\$117,300	2031	\$391,000				
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 10%								
	Location : 11th Floor Roofs								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : Over 9th Floor Correction Officers Area								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : 11th Floor Roofs								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Over 9th Floor Correction Officers Area And 4th Floor Offices								
Soffits									
Metal Panel	100%	Now	\$7,600	2041		* *	5	\$27,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Parking Courtyard								
Interior									
Floors									
Carpet	10%	Now	\$110,400	2027	\$1,103,800	3		\$94,500	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : At Enry Vestibule								
Cast in Place Concrete	10%			LIFE		* *	5	\$137,800	
Ceramic Tile	5%	Now	\$35,200	2040		* *	5	\$15,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Cork Tile	10%			2041		* *	5	\$55,100	
Marble Panels	10%			LIFE		* *	5	\$47,200	
Terrazzo	10%	0-2	\$116,700	LIFE		* *	5	\$49,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile	45%	Now	\$155,200	2031	\$7,758,100	3		\$106,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$146,300	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement And Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 3%								
Location : Basement And Sub-basement								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,800	
Gypsum Board	10%			LIFE	**	5	\$23,300	
Masonry: Brick	5%	4+	\$73,300	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Penthouse								
Marble Panels	20%	Now	\$271,600	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	30%			LIFE	**	5	\$35,000	
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	10%			LIFE	**	5	\$155,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Courtrooms								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$31,100	2036	**	5	\$47,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Basement Corridor								
Exposed Struc: Concrete	5%	Now	\$93,500	LIFE	**	5	\$4,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Fan Room								
Water Penetration, Extent : Moderate, Area Affected : 3%								
Location : Basement And Sub-basement								
Plaster	75%	Now	\$284,700	LIFE	**	5	\$295,200	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 1004c								
Plaster	5%			LIFE	**	5	\$19,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2051	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Missing Finials								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			

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

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

Site Pavements

On-Site Walkways

Pavers/Stone

100% 2-4 \$6,300 2034 \$313,600

*Cracking/Crumbling, Extent : Moderate, Area Affected : 1%**Location : South Facade**Caulking Deteriorated, Extent : Moderate, Area Affected : 5%**Location : Entry Stairs*

Parking/Driveway

Cast in Place Concrete

100% 4+ \$3,800 2036 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Parking Area*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2051 * * 5 \$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each*

Transformers

Dry Type

50% 2044 * * 5 \$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 750 Kilovolt-ampere, 480/208/120 Volts*

Dry Type

50% 2036 * * 5 \$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Elevator Machine Room**Explanation : Various 51 Kilovolt-ampere, 208/120 Volts*

Switchgear / Switchboard

Molded Case Bkrs

100% 2051 * * 5 \$7,000

Raceway

Conduit

80% 2051 * * 1

Conduit

20% 2031 \$90,500 1

Panelboards

Fused Disc Sw

5% 2039 * * 5 \$300

Molded Case Bkrs

95% 2047 * * 5 \$6,600

Wiring

Braided Cloth

10% 2030 \$67,400 1

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

Thermoplastic

90% 2051 * * 1

Motor Controllers

Locally Mounted

10% 2029 \$61,700 5 \$200

Variable Frequency

90% 2044 * *

Drive

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$81,300	
	Generators								
	Diesel	100%			2040	* *	1	\$102,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Emergency Generator Rated At 1,300 Kilowatts								
	Batteries								
	Nickel Cadmium	100%			2026	\$2,400	5	\$58,900	
	Fuel Storage								
	Day Tank	50%			2047	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 275 Gallons Rated Capacity								
	Main Tank	50%			2046	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : Two 20,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	3%			2036	* *	10	\$7,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Lobby								
	Fluorescent	95%			2036	* *	10	\$230,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	1%			2026	\$44,000	2	\$100	
	LED	1%			2036	* *			
	Egress Lighting								
	Emergency, Service	30%			2031	\$48,400	1		
	Emergency, Battery	20%			2031	\$87,900	10	\$12,800	
	Exit, Battery	50%			2036	* *	10	\$8,900	
	Exterior Lighting								
	HID	20%			2031	\$244,200	10	\$200	
	LED	20%			2039	* *			
	No Component	60%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$29,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Public Spaces And Outside								
	Explanation : CCTV Surveillance Cameras								

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2039

* *

1-3

\$162,700

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

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

Now

\$30,000

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Gas And No.2 Oil. Fuel Oil Service Not Certified. Fuel Oil Deterioration**Causing Clogging At Oil Tanks. Fuel Oil Monitoring System Out Of Order.*

Conversion Equipment

Steam Boiler

100%

2036

* *

1

\$261,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Boiler Room**Explanation : 4 Units*

Distribution

Central Plant Steam
Piping/Pmp

100%

2031

\$7,359,000

4

\$13,000

*Other Observation, Extent : Light, Area Affected : 50%**Location : Sub-basement**Explanation : Steam Supplied To 275 Atlantic Avenue*

Terminal Devices

Air Handler

10%

2036

* *

1

\$16,300

Convactor/Radiator

90%

2029

\$1,926,000

1

\$76,800

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

10%

2040

* *

1

\$28,600

*Other Observation, Extent : Light, Area Affected : 10%**Location : Basement Mechanical Room**Explanation : R-410a*

Split Unit

20%

2-4

\$1,242,900

2041

* *

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Various In The Ceiling**Explanation : R-22. On Extended Life Time, Inefficient Units*

Window/Wall Unit

70%

2026

\$694,000

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	10%			2051	* *	4	\$1,300	
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2036	* *	1	\$16,300	
	No Component	90%							
Heat Rejection									
	Evaporative Condenser	20%	2-4	\$164,900	2041	* *	2	\$29,400	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Various							
		Explanation : On Extended Life Time, Inefficient Units.							
	Water Cooling Tower	10%			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%	Now	\$58,000	2026	\$290,200	2	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 15%							
		Location : Various							
	Roof	25%	Now	\$25,400	2026	\$127,000	2	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 50%							
		Location : Toilet Exhaust At Roof							
	No Component	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2031	\$2,352,800	1		
	Galvanized Steel	30%	Now	\$50,100	2029	\$1,002,300	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
HW Heat Exchanger									
	Steam Fired	100%	Now	\$25,300	2031	\$1,265,500	4	\$26,100	
		Controller Not Working, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$52,400	2041	* *	4	\$5,600	
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				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 : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Two Sets Of Ejectors					
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$16,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 10 Units From Lobby To 11th Floor; 2 Units From Basement 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	

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	10%			LIFE	**	5	\$54,000	
	Masonry: Granite	5%	Now	\$210,800	LIFE	**	5	\$20,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Masonry: Limestone	10%	Now	\$4,216,300	LIFE	**	5	\$40,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Limestone	70%			LIFE	**	5	\$283,700	
	Metal/Glass Curt Wall	1%	Now	\$902,300	LIFE	**	5	\$10,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Stucco Cement	4%			2051	**	5	\$54,000	
Windows									
	Aluminum	95%	Now	\$3,341,000	2039	**	5	\$70,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Steel	5%	Now	\$332,800	2056	**	5	\$46,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Basement, Stairs									
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Parapets									
	Masonry: Brick	15%			LIFE	**	5	\$2,700	
	Masonry: Limestone	85%			LIFE	**	5	\$19,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	Now	\$689,000	2033	\$689,000	3	\$59,000	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Carpet	18%	0-2	\$124,000	2027	\$2,480,400	3	\$212,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	5%	Now	\$66,300	LIFE	* *	5	\$86,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	7%	Now	\$153,800	2040	* *	5	\$27,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Marble Panels	13%	Now	\$444,300	LIFE	* *	5	\$76,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout, Stairwells							
Sheet Vinyl/Rubber	5%	Now	\$1,274,400	2041	* *	5	\$29,500	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Terrazzo	10%	Now	\$364,200	LIFE	* *	5	\$61,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	30%	Now	\$129,100	2031	\$6,457,100	3	\$88,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	7%			2026	\$1,506,700	3	\$20,600	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$358,900	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Basement And Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$64,900	2040	* *	5	\$11,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	2%	0-2	\$17,700	LIFE	* *	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	* *	5	\$14,300	
	Masonry: Brick	5%	Now	\$89,900	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	3%	Now	\$79,400	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Marble Panels	25%	Now	\$416,400	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Basement Corridor Near Room B8							
	Plaster	23%			LIFE	* *	5	\$32,900	
	Plaster	27%	Now	\$310,100	LIFE	* *	5	\$38,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	40%			2036	* *	5	\$314,500	
	AcousTileSusp.Lay-In	15%	0-2	\$1,165,900	2051	* *	5	\$59,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	AcousTileSusp.Lay-In	5%			2048	* *	5	\$39,300	
	Exposed Struc: Concrete	10%	Now	\$233,500	LIFE	* *	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
	Plaster	20%			LIFE	* *	5	\$98,300	
	Plaster	8%	Now	\$947,800	LIFE	* *	5	\$39,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	2%			LIFE	* *	5	\$9,800	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$23,800	2036	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	50%			2036	* *			
	Pavers/Stone	50%			2034				
	Parking/Driveway								
	Cast in Place Concrete	100%			2044	* *			

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

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

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

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

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

Lighting

Exterior Lighting

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

Alarm

Security System

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

Fire/Smoke Detection

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

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

Heating

Energy Source

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

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

Distribution

Hot Wtr Piping/Pump	75%			2039	**	4	\$17,300	
Steam Piping/Pump	25%	0-2	\$18,600	2041	**			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steam And Condensate Piping, Sub-basement</i>								

Terminal Devices

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

Air Conditioning

Energy Source

Electricity	100%			2039	**	1		
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BROOKLYN MUNICIPAL BUILDING
Asset # : 2060

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	85%			2034	\$8,037,200	1	\$430,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3 Units, Sub-basement Refrigeration Plant							
	Interior Pkg Unit - Cooling	10%			2025	\$733,400	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Various Locations							
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Various Locations							
		Explanation : Multiple Units							
	Reciprocating Compr/Chiller	5%			2036	**	1	\$10,900	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 3rd Floor							
		Explanation : Refrigerant 410a							
Distribution									
	CW & CHW Wtr Pipe/Pump	65%			2041	**	4	\$22,500	
	No Component	35%							
Terminal Devices									
	Air Handler/Cool/Ht	25%			2031	\$2,249,600	1	\$72,400	
	Fan Coil - 4 Pipe	50%			2026	\$8,819,900	1	\$75,600	
	Fan Coil - 4 Pipe	15%			2031	\$2,646,000	1	\$22,700	
	No Component	10%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2036	**	2	\$16,300	
	Water Cooling Tower	85%			2029	\$1,991,100	2	\$400,300	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$261,000	
Exhaust Fans									
	Interior	95%			2031	\$1,954,000	2	\$13,600	
	Roof	5%			2031	\$45,000	2	\$700	
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2031	\$4,169,300	1		
	Galvanized Steel	30%			2029	\$1,776,100	1		
HW Heat Exchanger									
	Steam Fired	100%	Now	\$448,500	2041	**	4	\$46,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Of 2 Instantaneous Units Not In Service							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping Cast Iron	100%	Now	\$32,700	LIFE	* *	1		
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : Sub-basement						
	Sump Pump(s) Under Construction	100%							
	Sewage Ejector(s) Compressed Air	100%	Now	\$45,000	2041	* *	4	\$4,700	
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Basement						
			Explanation : 1 Of 2 Units Out Of Service						
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 5 Units From Basement To 13th Floor, 5 Units From Basement To 7th Floor; 2 Units From Sub-basement To 14th Floor						
			Explanation : 12 Units						
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$236,000	
	Sprinkler Generic	100%			2041	* *	1-2	\$131,100	
	Fire Pump Generic	100%			2034	\$442,800	1	\$87,400	

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	Now	\$51,000	LIFE	* *	5	\$43,000	1
	Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
	Location : Exposed Spandrel Beam At Penthouse								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Penthouse								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Exposed Spandrel Beam At Penthouse								
	Masonry: Brick	10%	Now	\$175,500	LIFE	* *	5	\$43,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Penthouse								
	Masonry: Limestone	71%	Now	\$11,917,900	LIFE	* *	5	\$229,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Explanation : Sidewalk Shed In Place Due To Cracking Panels								
	Masonry: Limestone	1%			LIFE	* *	5	\$3,200	
	Metal Panel	7%	2-4	\$98,900	2042	* *	5	\$56,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Granite Panels	2%	Now	\$105,000	LIFE	* *	5	\$6,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Entire 1st Floor Building Perimeter And Areaways								
	Window Wall	7%	Now	\$181,200	2052	* *	5	\$56,500	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
	Location : Court Street Entrance								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Court Street Entrance								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Court Street Entrance								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	85%	Now	\$2,339,800	2040	* *	5	\$49,500	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 15%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
	Metal Louvers	15%	Now	\$19,200	2035	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Building And Throughout							
Parapets									
	Masonry: Brick	50%	Now	\$610,300	LIFE	* *	5	\$24,300	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%							
		Location : Interior Face							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : East And West Sides							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%							
		Location : Missing Coping Or Cap Flashing							
		Sidewalk Shed Below, Extent : Light, Area Affected : 35%							
		Location : All Sides Of Building							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : West Side							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Various Column Enclosures							
	Masonry: Limestone	50%	2-4	\$298,800	LIFE	* *	5	\$30,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : All Sides Of Building							
		Explanation : Sidewalk Shed Below							
Roof									
	Modified Bitumen	100%	Now	\$559,700	2037	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Parapet Wall At 11th And 12th Floor Roof							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : 11th Floor Roof							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Under Cooling Tower Area							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Metal Panel	50%			2052	* *	5-10	\$27,700	
	Stucco Cement	50%			2045	* *	5	\$10,100	
Interior									
	Floors								
	Carpet	10%	4+	\$77,900	2031	\$1,558,600	3	\$133,400	
				Staining/Discoloring, Extent : Light, Area Affected : 10%					
				Location : 11th Floor Offices					
				Worn/Eroded, Extent : Light, Area Affected : 10%					
				Location : 11th Floor Offices					
	Cast in Place Concrete	5%	4+	\$75,000	LIFE	* *	5	\$97,300	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Boiler Room					
	Ceramic Tile	5%	4+	\$49,700	2041	* *	5	\$22,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Toilets Throughout					
				Worn/Eroded, Extent : Light, Area Affected : 100%					
				Location : Toilets Throughout					
	Terrazzo	10%	4+	\$164,800	LIFE	* *	5	\$69,500	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Main Lobby, Elevator Lobbies Throughout					
	Vinyl Tile	40%	0-2	\$194,800	2032	\$9,737,900	3	\$133,400	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Corridors Throughout					
	Vinyl Tile 9" X 9"	30%	Now	\$1,057,200	2042	* *	3	\$100,000	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Record Rooms In Basement, 4th Floor Court Room					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Record Rooms In Basement, 4th Floor Court Room					

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	4+	\$49,000	2041	**	5	\$22,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Toilets Throughout								
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Toilets Throughout								
	Concrete Masonry Unit	10%	4+	\$167,400	LIFE	**	5	\$35,900	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Marble Panels	62%			LIFE	**			
	Plaster	3%	Now	\$13,000	LIFE	**	5	\$8,100	
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : 2nd, 4th, 5th And 11th Floors								
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	10%			LIFE	**	5	\$359,500	
Ceilings									
	AcousTileConcealSpLn	3%	0-2	\$21,300	2037	**	5	\$16,700	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : 11th Floor								
	AcousTileSusp.Lay-In	62%			2037	**	5	\$551,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : 2nd, 4th, 5th And 11th Floors								
	Exposed Struc: Concrete	15%			LIFE	**	5	\$20,800	
	Plaster	20%			LIFE	**	5	\$111,200	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$11,500	2067	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : East Side Of Building								
	Corrosion/Rusting, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : East Side At Driveway Entrances								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%	Now	\$5,100	2052		* *		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : East Side Of Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Side Of Building								
	Explanation : Masonry Walls Clad In Granite								
	Retaining Walls								
	Cast in Place Concrete	100%			2067		* *		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parking Ramps								
	Explanation : Clad In Granite								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$14,700	2037		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Adam Street Side								
	On-Site Walkways								
	Cast in Place Concrete	65%	0-2	\$4,800	2045		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Court Street Ada Ramps								
	Masonry: Granite	25%	Now	\$41,600	LIFE		* *		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Entry Stair East And West Sides Of Building								
	Pavers/Stone	10%	4+	\$2,900	2041		* *		
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : East Side Of Building								
	Parking/Driveway								
	Asphalt	100%	Now	\$2,700	2035		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Bottom Of Driveway At Parking Area And Loading Dock								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2052	* *	5	\$3,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 4,000 Amperes Siemens Power Breakers								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2045	**	5	\$2,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere, 45 Kilovolt-ampere, 300 Kilvolt-ampere, 30 Kilovolt-ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2052	**	5	\$3,100	
Raceway									
	Conduit	40%			2052	**	1		
	Conduit	60%			2032	\$407,300	1		
Panelboards									
	Fused Disc Sw	5%			2048	**	5	\$700	
	Molded Case Bkrs	50%			2048	**	5	\$7,800	
	Molded Case Bkrs	45%			2031	\$320,400	5	\$7,000	
Wiring									
	Braided Cloth	30%	2-4	\$303,100	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Floors									
	Thermoplastic	50%			2052	**	1		
	Thermoplastic	20%			2042	**	1		
Motor Controllers									
	Locally Mounted	10%			2052	**	5	\$400	
Recent Installation, Extent : N/A, Area Affected : 10%									
Location : Throughout									
	Locally Mounted	10%			2045	**	5	\$400	
	Motor Control Center	40%			2045	**	5	\$6,500	
	Motor Control Center	40%	4+	\$519,200	2052	**	5	\$3,200	
On Extended Life, Extent : Light, Area Affected : 50%									
Location : Fourth Floor Mechanical Room									
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	50%			2037	**	10	\$272,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%									
Location : Offices									
	Fluorescent	40%			2037	**	10	\$218,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 40%									
Location : Basement And Floors Area									
	LED	10%			2040	**			
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Seventh And Eight Floor Courtrooms									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Exit, LED	80%			2060	* *	1		
	No Component	20%							
	Exterior Lighting								
	HID	20%			2032	\$549,500	10	\$400	
	LED	10%			2040	* *			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Building Exterior								
	Explanation : Lights On During Daytime								
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$66,600	
	Other Observation, Extent : N/A, Area Affected : 30%								
	Location : Building Exterior And Lobby								
	Explanation : CCTV System								
	Fire/Smoke Detection								
	No Component	65%							
	Generic, Analog	35%			2027	\$531,600	1-3	\$128,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : 48,000 Gallon Fuel Tank							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	2%			2035	* *	1	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units Also Serves Borough Hall							
	Steam Boiler	64%			2030	\$3,284,400	1	\$376,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units - 2 Old Units And One Newer							
	Steam Boiler	34%			2045	* *	1	\$200,100	

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	98%			2027	\$2,559,100	2	\$17,800	
	Roof	2%	Now	\$22,800	2042	* *	2	\$300	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Serves Fire Sprinkler And Stand Pipe							
	Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 400 Gallon Installed For Summer Hot Water							
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$88,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Units, 1,500 Gallon Each							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$117,900	4	\$12,600	
	Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$114,200	2062	* *	4	\$6,000	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2037	* *	1	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Serves Boilers Only							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Units From Basement To 1st Floor, 3 Units From 3rd To 12th Floor, 10 Units From 1st To 12th Floor							
		Explanation : 15 Units							

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

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

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Print Date : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Granite	15%			LIFE	**	5	\$9,800	
	Masonry: Limestone	82%			LIFE	**	5	\$53,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
	Metal Panel	3%			2043	**	5-10	\$18,000	
Windows									
	Wood	100%			2041	**	5	\$233,400	
Parapets									
	Masonry: Limestone	100%			LIFE	**	5	\$21,500	
Roof									
	Copper/Terne	40%			2048	**	10	\$79,000	
	Metal Panel	55%	Now	\$17,900	2038	**			
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Roof									
	Skylight, Metal/Glass	5%			2043	**	10	\$13,200	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	30%			2029	\$494,200	3	\$38,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$18,800	
	Ceramic Tile	5%			2036	**	5	\$4,300	
	Mosaic Tile	10%	Now	\$174,800	2038	**	5	\$10,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Basement Corridor									
	Marble Panels	20%			LIFE	**	5	\$12,900	
	Vinyl Tile	10%			2033	\$257,300	3	\$3,200	
	Wood	15%			2048	**	5	\$24,100	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
	Gypsum Board	10%			LIFE	**	5	\$3,200	
	Masonry: Brick	5%			LIFE	**			
	Masonry: Fieldstone	5%			LIFE	**			
	Marble Panels	10%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$1,600	
	Plaster	35%			LIFE	**	5	\$5,600	
	Wood	15%			LIFE	**	5	\$32,000	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%			2038	* *	5	\$12,800		
Exposed Struc: Concrete	5%			LIFE	* *	5	\$700		
Exposed Struc: Steel	10%			LIFE	* *				
Exposed Struc: Wood	10%			LIFE	* *				
Gypsum Board	5%			LIFE	* *	5	\$5,300		
Plaster	15%			LIFE	* *	5	\$8,000		
Plaster	40%			LIFE	* *	5	\$21,300		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2068	* *				
Retaining Walls									
Cast in Place Concrete	100%			2068	* *				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	24%			2046	* *				
Pavers/Stone	56%	Now	\$851,700	2042	* *				
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Pavers/Stone	20%	Now	\$456,300	2042	* *				
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Front Steps									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Front Steps									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Front Steps									
Explanation : Water Infiltration Into Crawl Space Below									
Parking/Driveway									
Pavers/Stone	82%	Now	\$593,700	2042	* *				
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Explanation : Open Joints Throughout									
Pavers/Stone	18%			2042	* *				

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

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

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

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

Lighting

Exterior Lighting

LED

30%

2038

* *

No Component

70%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Building Perimeter**Explanation : Lamp Posts*

Alarm

Security System

Generic

100%

2038

* *

1

\$21,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras. Managed By NYPD*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$35,300

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

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

Heating

Energy Source

Utility Steam

80%

2043

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Steam Provided By Con Edison*

HTHW/HW

20%

2043

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 52 Chambers Street**Explanation : Provided From Adjacent Building - Tweed Court Building*

Conversion Equipment

Hot Water Boiler

20%

2046

* *

1

\$5,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-basement**Explanation : For Emergency Backup Use Only*

Pres. Reducing Valve/LP Steam

80%

2036

* *

5

\$2,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices*

Distribution

Hot Wtr Piping/Pump

90%

2041

* *

4

\$3,800

Central Plant Steam

10%

2043

* *

4

\$300

Piping/Pmp

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2038	**	1	\$28,300	
Convactor/Radiator	20%			2038	**	1	\$3,700	
Controls								
Pneumatic	100%			2027	\$1,202,700			
Air Conditioning								
Energy Source								
District Chilled Water	30%			2053	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 52 Chambers Street							
	Explanation : Provided From Adjacent Tweed Building							
Electricity	70%			2049	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%	Now	\$29,800	2038	**	1	\$15,500	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Chiller 1 In Basement							
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 2 Sets, Basement							
Split Unit	30%	0-2	\$443,300	2043	**			
	Malfunctioning, Extent : Severe, Area Affected : 80%							
	Location : Side Yard Serving 1st Floor And Basement, Units Obsolete And Cannot Be Repaired							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Side Yard							
	Explanation : 15 Split AC Units Of Which 12 Are Obsolete And Cannot Be Repaired							
Split Unit	5%			2038	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Communication Room							
	Explanation : 3 Sets							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	**	4	\$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	**	1	\$28,300	
Fan Coil - 2 Pipe	5%			2038	**	1	\$900	
No Component	15%							
Heat Rejection								
Water Cooling Tower	65%			2034	\$204,300	2	\$37,500	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,900	
Exhaust Fans								
Interior	95%			2038	**	2	\$1,700	
Roof	5%			2038	**	2	\$100	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$1,800	
	Backflow Preventer								
	Generic	100%	Now	\$1,400	2038	**	1	\$3,200	
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
	Explanation : Excessive Water Flow Out Of Drain Pipe								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sub-basement To 2nd Floor								
	Explanation : 1 Unit								
	Hydraulic	30%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd To 3rd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2059	**	1-5	\$28,900	
	Sprinkler								
	Generic	100%			2053	**	1-2	\$16,100	

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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	\$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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	5%	Now	\$72,000	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : North And East Facades									
	Glass Block	5%			LIFE	**	5	\$8,400	
	Masonry: Brick	50%	0-2	\$275,400	LIFE	**	5	\$67,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And East Facades, Partial South									
Sidewalk Shed in Use, Extent : Light, Area Affected : 60%									
Location : South And East Facades									
	Masonry: Limestone	30%	0-2	\$474,200	LIFE	**	5	\$30,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Above Windows, South Facade									
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : South And East Facades									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Stucco Cement	10%	Now	\$37,900	2039	**	5	\$16,900	
Diagonal Cracks, Extent : Light, Area Affected : 10%									
Location : South And East Facades									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : South And East Facades									
Windows									
	Aluminum	10%	Now	\$6,600	2042	**	5	\$1,400	
Air Infiltration, Extent : Light, Area Affected : 10%									
Location : 1st Floor At Sills									
	Metal Louvers	3%			2037	**	10	\$5,300	
	Wood	87%	Now	\$971,700	2059	**	5	\$122,100	
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	30%	Now	\$55,100	LIFE	* *	5	\$9,500	
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Explanation : Cornice Removed. Middle Building							
	Masonry: Brick	15%	0-2	\$1,500	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Shared Party Walls							
	Masonry: Limestone	5%	Now	\$5,000	LIFE	* *	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Coping. South Facade							
	Stucco Cement	10%	Now	\$1,200	2039	* *	5	\$500	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	No Component	40%							
Roof									
	IRMA/Protected Membrane	45%	Now	\$348,800	2044	* *			1
		Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 80%							
		Location : Main Roof							
		Insul Miss/Displaced, Extent : Severe, Area Affected : 80%							
		Location : Main Roof							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : 6th Floor And At Roof Penetrations							
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Main Roof							
	Modified Bitumen	50%	Now	\$179,000	2044	* *			1
		Not Insulated, Extent : Severe, Area Affected : 10%							
		Location : Main Roof							
		Patching Evident, Extent : Severe, Area Affected : 20%							
		Location : Main Roof							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
	Single Ply Membrane	5%	Now	\$33,600	2044	* *			
		Adhesion Failure, Extent : Severe, Area Affected : 10%							
		Location : Main Roof							
		Patching Evident, Extent : Severe, Area Affected : 10%							
		Location : Main Roof							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Various Locations							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	65%			2033	\$1,773,700	3	\$151,800	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : 2nd And 6th Floor							
Cast in Place Concrete	11%			LIFE	**	5	\$74,900	
Ceramic Tile	5%	Now	\$8,700	2037	**	5	\$3,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Toilets Throughout							
	Patching Evident, Extent : Light, Area Affected : 10%							
	Location : Toilets Throughout							
	Caulking Deteriorated, Extent : Light, Area Affected : 10%							
	Location : Toilets Throughout							
Raised Access Floor	4%			2043	**	5	\$23,400	
Vinyl Tile	15%	Now	\$32,000	2034	\$639,300	3	\$8,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Basement Storage Area							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Basement Storage Area							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Basement Storage Area							
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,700	
Gypsum Board	73%	Now	\$16,900	LIFE	**	5	\$36,500	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
	Location : Corners At Corridors Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 6th Floor Office Area, South Side							
Masonry: Brick	5%	Now	\$15,700	LIFE	**			
	Diagonal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Basement And Sub-basement							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Basement And Sub-basement							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Basement And Sub-basement							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Basement And Sub-basement							
Plaster	7%	Now	\$2,800	LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement Storage South Side							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Basement Storage South Side							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In 20% 2047 * * 5 \$31,100

Staining/Discoloring, Extent : Light, Area Affected : 5%
Location : 1st Floor

Exposed Struc: Concrete 40% Now \$185,000 LIFE * * 5 \$9,700

Staining/Discoloring, Extent : Moderate, Area Affected : 10%
Location : Various Locations

Gypsum Board 35% Now \$47,200 LIFE * * 5 \$68,100

Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Second And Sixth Floor Offices

Plaster 5% Now \$4,700 LIFE * * 5 \$4,900

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Basement Electrical Room

Water Penetration, Extent : Moderate, Area Affected : 10%
Location : Basement Electrical Room

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 4+ \$2,200 2047 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout

On-Site Walkways

Cast in Place Concrete 100% 2047 * *

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

Under 600 Volts

Service Equipment

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

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room

Explanation : Two 2,000 Ampere Main Disconnect Switches

Switchgear / Switchboard

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

Raceway

Conduit 60% 2034 \$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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	30%			2032	\$13,900	5	\$200	
	Locally Mounted	50%			2039	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Basement							
	Variable Frequency Drive	20%			2051	* *			
		Variable Speed Drives, Extent : Light, Area Affected : 100%							
		Location : Air Handler Rooms							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	\$10,800	1	\$23,700	
	Generators								
	Diesel	100%	0-2	\$79,800	2049	* *	1	\$26,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof. Generator Room							
		Explanation : One 62.5 Kilovolt Ampere Generator. It Is Old And Obsolete. It Is For Fire Pump Use Only.							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$2,900	
	Fuel Storage								
	Day Tank	100%			2033	\$25,400	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof. Generator Room							
		Explanation : The Capacity Of The Tank Is 30 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$390,600	10	\$21,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement, Basement, 1st, 2nd And 3rd Floor							
		Explanation : Using T-8 Lamps							
	Fluorescent	20%			2029	\$260,400	10	\$14,100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement And Basement							
	LED	30%			2042	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 1st, 5th And 6th Floor							
	Under Construction	20%							

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

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

Lighting

Egress Lighting

Emergency, Battery	50%			2042		**	10	\$9,300	
Exit, LED	50%			2069		**	1		

Exterior Lighting

HID	10%	2-4	\$35,600	2044		**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									

No Component	80%								
Under Construction	10%								

Alarm

Security System

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

Fire/Smoke Detection

Generic, Digital	100%			2034		\$196,800	1-3	\$48,900	
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

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

Conversion Equipment

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	75%	0-2	\$323,100	2039	* *	1	\$32,100	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Bottom Of Units. Extensive Corrosion							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Bottom Of The Units. Roof							
		On Extended Life, Extent : Severe, Area Affected : 75%							
		Location : Roof							
	Convactor/Radiator	20%			2039	* *	1	\$5,000	
	Fan Coil Unit/Heat	5%			2034	\$94,600	1	\$1,200	
Controls									
	Electrical	100%			2029	\$424,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%	Now	\$443,400	2043	* *	1	\$71,200	
		Malfunctioning, Extent : Severe, Area Affected : 40%							
		Location : 7 Compressors, Sub-basement							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : One Unit Out Of Commission							
	Window/Wall Unit	5%			2029	\$14,500	1		
Distribution									
	CW & CHW Wtr	100%			2044	* *	4	\$3,800	
	Pipe/Pump								
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$29,600	2034	\$1,480,500	1	\$42,900	
		Malfunctioning, Extent : Severe, Area Affected : 70%							
		Location : Autocontrol System. Throughout							
Heat Rejection									
	Dry Cooler	5%			2039	* *	2	\$2,700	
	Water Cooling Tower	95%			2035	* *	2	\$73,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,000	
Exhaust Fans									
	Interior	30%			2029	\$101,500	2	\$700	
	Roof	70%			2029	\$103,600	2	\$1,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		

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

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

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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
Program / Asset # : DGS0053.000 / 13871 **Yr Built/Renovated** : 1995 / 2022
Area Sq Ft : 250,000 **Project Type** : REAL PROPERTY
Date of Survey : 28-Mar-2023 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,10,Ph
Block : 2443 **Lot** : 94 **BIN** : 2099027

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	2-4	\$44,500	LIFE	**	5	\$23,900	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Near Main Entrance And Random Locations Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Level								
Explanation : Location Noted								
Concrete Masonry Unit	5%	Now	\$148,200	LIFE	**	5	\$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Expansion Joint Failure, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : Location Noted								
Metal Panel	80%			2054	**	5-10	\$1,400,300	
Recent Repair Evident, Extent : Light, Area Affected : 2%								
Location : Various Locations An All Sides								
Windows								
Aluminum	100%			2042	**	5	\$73,100	
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Caulking And Window Pane Replacement Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Window Panels Are Inoperable								
Explanation : Component Type								
Parapets								
Metal Panel	100%			2054	**	5	\$34,100	
Recent Repair Evident, Extent : Light, Area Affected : 30%								
Location : Caulking At Metal Panels								
Roof								
Built-Up (BUR)	60%	Now	\$98,000	2029	\$490,100			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Base Flashing At 10th Floor Roof								
Ponding, Extent : Light, Area Affected : 10%								
Location : 10th Floor Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor Corridor And Office 1070								
Built-Up (BUR)	40%	Now	\$98,000	2039	**			
Alligatoring, Extent : Light, Area Affected : 5%								
Location : Random Locations On 1st Floor Roof								
Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 20%								
Location : North Area Of 1st Floor Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Base Flashing Throughout 1st Floor Roof								
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : 1st Floor Roof								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cement - Fiber Panel	100%	0-2	\$2,500	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Entrance Soffit									
Interior									
Floors									
	Carpet	20%	2-4	\$896,000	2033	\$1,493,300	3	\$116,600	
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Offices Throughout									
	Cast in Place Concrete	10%			LIFE	**	5	\$170,000	
	Ceramic Tile	5%			2043	**	5	\$19,400	
	Terrazzo	10%			LIFE	**	5	\$60,700	
	Vinyl Tile	55%	2-4	\$320,700	2034	\$6,414,100	3	\$80,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout Kitchenette Areas On Each Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Throughout Kitchenette Areas On Each Floor									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	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	5%	4+	\$147,400	LIFE	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Main Entrance Lobby									
Ceilings									
	AcousTileSusp.Lay-In	90%	Now	\$126,300	2039	**	5	\$174,900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Various Locations On 10th Floor									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Various Locations On 10th Floor									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 10th Floor Corridor And Office 1070									
	Exposed Struc: Steel	5%			LIFE	**	10	\$38,900	
	Gypsum Board	5%			LIFE	**	5-10	\$66,800	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$15,700	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Spalling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

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

Site Pavements

On-Site Walkways

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

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

Location : Stairs At Main Entrance

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2044 * * 5 \$1,100

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

Location : Electrical Room

Explanation : One 1,600 Ampere Main Disconnect Switch

Transformers

Dry Type 100% 2039 * * 5 \$900

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

Location : Mechanical Rooms

Explanation : Various Capacities

Switchgear / Switchboard

Fused Disc Sw 100% 2044 * * 5 \$1,100

Raceway

Conduit 100% 2044 * * 1

Panelboards

Fused Disc Sw 40% 2042 * * 5 \$2,300

Molded Case Bkrs 60% 2042 * * 5 \$4,000

Wiring

Thermoplastic 100% 2044 * * 1

Motor Controllers

Locally Mounted 40% 2039 * * 5 \$700

Motor Control Center 50% 2039 * * 5 \$3,400

Variable Frequency 10% 2039 * *

Drive

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$7,300

Stand-by Power

Transfer Switches

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

Generators

Diesel 100% Now \$87,500 2049 * * 1 \$87,100

Engine Inoperable, Extent : Moderate, Area Affected : 100%

Location : Penthouse Mechanical Room

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

Location : Penthouse Mechanical Room

Explanation : One 300 Kilowatt Rated Capacity

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

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

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCOURSE PLAZA
Asset # : 13871

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Air Conditioning Equipment Rooms - 1 Per Floor							
		Explanation : Electric Heating							
	Natural Gas	99%			2044	* *	1		
Conversion Equipment									
	Hot Water Boiler	99%			2032	\$2,856,400	1	\$122,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Two Units							
	Radiant Heater	1%			2029	\$70,700	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Air Conditioning Equipment Rooms - 1 Per Floor							
		Explanation : Electric Unit Heaters							
Distribution									
	Hot Wtr Piping/Pump	100%			2033	\$593,800	4	\$18,500	
Terminal Devices									
	Convactor/Radiator	99%			2032	\$2,198,200	1	\$79,900	
	Unit Heater - Hot Water	1%			2029	\$16,100			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room, Building Exits							
		Explanation : Unit Heaters / Cabinet Heaters							
Controls									
	Under Construction	100%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%	2-4	\$684,300	2044	* *	2	\$1,800	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lower Roof - 3 Units</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lower Roof - 3 Units</i>									
	Window/Wall Unit	1%			2029	\$10,300	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Penthouse Elevator Machine Rooms</i>									
<i>Explanation : Location Noted</i>									
	Water Cooled interior Pkg Unit	82%			2028	\$3,998,100	2		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Air Conditioning Equipment Rooms - One Unit Per Floor; Various Locations - Ceiling Mounted Units</i>									
	Water Cooled interior Pkg Unit	2%	2-4	\$97,500	2039	* *	2		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 4th Floor Telecom Room - 2 Units</i>									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	Now	\$4,400	2044	* *	4	\$6,200	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Main Roof</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : From Main Roof To Water Cooled Packaged Units On Each Floor</i>									
<i>Explanation : Condenser Water Piping / Pumps Only</i>									
	No Component	50%							
Heat Rejection									
	Dry Cooler	2%	2-4	\$24,900	2044	* *	2	\$2,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Lower Roof - 2 Units For Water Cooled Packaged Units In Telecom Room</i>									
	Water Cooling Tower	83%	Now	\$1,138,400	2039	* *	2	\$167,100	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Main Roof - 1 Tower; 2 Cells - Corroded / Deteriorated</i>									
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Main Roof - 1 Tower; 2 Cells</i>									
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$220,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2029	\$526,900	2	\$7,700	
		Abandoned in Place, Extent : Light, Area Affected : 5% Location : Main Roof Next To Cooling Tower - 1 Unit On Extended Life, Extent : Light, Area Affected : 100% Location : Roofs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$174,400	2044	* *	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 100% Location : Sub-basement Water Room - Deteriorated Booster System							
	Water Heater With Tanks								
	Electric	75%			2029	\$19,300	4		
		Other Observation, Extent : Light, Area Affected : 100% Location : Custodian Slop Sink Closets, Various Toilet Rooms, Other Locations Explanation : Various Units, Between 15 - 100 Gallons							
	No Component	25%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	\$121,300	1	\$15,300	
	Fixtures								
	Generic	100%							
	Instantaneous Hot Water								
	Electric	25%			2034	\$2,100			
		Other Observation, Extent : Light, Area Affected : 100% Location : Pantries, Various Toilets Explanation : Multiple Units							
	No Component	75%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 4 Units From 1st To 10th Floor, 1 Unit From Sub-basement To 10th Floor Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$126,000	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$70,000	
	Fire Pump								
	Generic	100%			2030	\$259,300	1	\$46,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent Shopping Mall Building - Fire Pump Room Explanation : Fire Pump Located Remotely, It Serves This Building Exclusively							

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

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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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	2%			LIFE	* *			
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$235,800	
	Masonry: Brick	88%	Now	\$2,167,600	LIFE	* *	5	\$531,300	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : Penthouse								
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : North, South And East Facades								
	Explanation : Sidewalk Shed In Place								
	Masonry: Granite	3%			LIFE	* *	5	\$13,600	
	Masonry: Limestone	2%	Now	\$188,500	LIFE	* *	5	\$9,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Lintels And Sills								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Window Sills And Lintels Penthouse								
Windows									
	Aluminum	100%			2041	* *	5	\$122,400	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$8,300	
	Masonry: Brick	90%			LIFE	* *	5	\$9,600	
Roof									
	Single Ply Membrane	97%			2038	* *	10	\$46,000	
	Skylight, Metal/Glass	3%			2043	* *	10	\$4,700	
Soffits									
	Mosaic Tile	10%			2043	* *	10		
	Stucco Cement	90%			2038	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	35%			2029	\$3,455,800	3	\$295,800		
Cast in Place Concrete	10%	Now	\$474,800	LIFE	* *	5	\$123,200		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Stair Landing Between 23rd And 24th Floor									
Deflection Evident, Extent : Severe, Area Affected : 50%									
Location : Stair Landing Between 23rd And 24th Floor									
Ceramic Tile	10%			2036	* *	5	\$56,300		
Marble Panels	2%			LIFE	* *	5	\$8,500		
Terrazzo	3%			LIFE	* *	5	\$13,200		
Vinyl Tile	25%			2038	* *	3	\$52,800		
Vinyl Tile 9" X 9"	10%	Now	\$892,900	2028	\$4,464,700	3	\$21,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : 22nd, 23rd And 24th Floors									
Under Construction	5%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : First Floor									
Explanation : Retail Space									
Interior Walls									
Ceramic Tile	10%			2036	* *	5	\$26,200		
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,200		
Gypsum Board	20%			LIFE	* *	5	\$31,500		
Masonry: Brick	5%			LIFE	* *				
Marble Panels	3%			LIFE	* *				
Plaster	52%	Now	\$657,400	LIFE	* *	5	\$40,900		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : 23rd, 24th Floors And Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : 22nd, 23rd And 24th Floors And Throughout									
Under Construction	5%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 1st Floor									
Explanation : Retail Space									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	25%			2038	* *	5	\$176,100		
AcousTileSusp.Lay-In	42%			2046	* *	5	\$236,600		
Exposed Struc: Concrete	5%	Now	\$836,500	LIFE	* *	5	\$4,400		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Steam Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Gypsum Board	10%			LIFE	* *	5	\$70,400		
Plaster	13%	Now	\$882,900	LIFE	* *	5	\$45,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : 23rd, 24th Floors And Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : 22nd, 23rd And 24th Floors									
Under Construction	5%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 1st Floor									
Explanation : Retail Space									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	95%	Now	\$7,200	2038	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Lafayette Street									
Pavers/Stone	5%	Now	\$5,300	2036	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Corner Of Lafayette And Reade Street									
On-Site Walkways									
Cast in Place Concrete	10%			2038	* *				
Pavers/Stone	90%	Now	\$8,200	2036	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Front Entry To Retail Space									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : These Are Actually Pre-cast Concrete Panels									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	20%			2043	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 4,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	40%			2033	\$101,900	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switches							
	Fused Disc Sw	20%			2033	\$50,900	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	20%			2033	\$50,900	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2043	* *	5	\$800	
	Fused Disc Sw	30%			2033	\$212,600	5	\$500	
	Molded Case Bkrs	20%			2053	* *	5	\$1,900	
Panelboards									
	Fused Disc Sw	15%			2041	* *	5	\$1,200	
	Molded Case Bkrs	85%			2041	* *	5	\$8,000	
Wiring									
	Braided Cloth	20%	0-2	\$223,100	2058	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	80%			2043	* *	1		
Motor Controllers									
	Locally Mounted	95%			2038	* *	5	\$2,300	
	Variable Frequency Drive	5%			2046	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$5,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2031	\$10,800	1	\$110,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Automatic Transfer Switch Serves 400kw Mounted On Roof.							
Generators									
	Diesel	100%			2029	\$79,800	1	\$138,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Old 400kw Generator Mounted On The Roof.							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$13,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Batteries Are For The Roof Generator									
Fuel Storage									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	55%			2038	* *	10	\$180,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	40%			2028	\$2,424,600	10	\$131,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Incandescent	5%			2028	\$259,900	2	\$400	
Egress Lighting									
	Emergency, Battery	25%			2038	* *	10	\$21,600	
	Emergency, Battery	25%			2033	\$149,100	10	\$21,600	
	Exit, LED	25%			2061	* *	1		
	Exit, Service	25%			2038	* *	1		
Exterior Lighting									
	HID	15%			2033	\$248,600	10	\$200	
	Incandescent	5%			2028	\$95,200	2		
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2038	* *	1	\$133,900	
Fire/Smoke Detection									
	Generic, Digital	100%			2038	* *	1-3	\$220,900	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%			2033	\$2,844,800			
Terminal Devices									
	Convactor/Radiator	90%			2038	* *	1	\$104,200	
	Fan Coil Unit/Heat	10%			2028	\$880,800	1	\$11,600	
Controls									
	Digital	30%			2028	\$3,060,800			
	Electrical	70%			2028	\$1,382,400			
Air Conditioning									
Energy Source									
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	55%	Now	\$154,500	2027	\$3,090,100	2	\$9,700	
		Controller Not Working, Extent : Moderate, Area Affected : 100% Location : Building Management System Not Connected To The Units In The Mechanical Rooms On Each Floor							
	Interior Pkg Unit - Cooling	40%	Now	\$112,400	2034	\$2,247,400	2	\$7,000	
		Controller Not Working, Extent : Moderate, Area Affected : 100% Location : Building Management System Not Connected To The Air Conditioning Units On Each Floor							
	Split Unit	5%			2033	\$421,800			
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$466,400	
Terminal Devices									
	Air Handler/Dir Expansion	20%			2038	* *	1		
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2033	\$326,100	2	\$49,900	
	Water Cooling Tower	50%	2-4	\$448,600	2031	\$897,200	2	\$144,300	
		Corroded, Extent : Severe, Area Affected : 30% Location : Roof Leak Evident, Extent : Severe, Area Affected : 60% Location : Roof On Extended Life, Extent : Moderate, Area Affected : 100% Location : Roof							
	Water Cooling Tower	30%			2034	\$538,300	2	\$108,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$199,900	
Exhaust Fans									
	Interior	60%			2028	\$945,300	2	\$6,600	
	Interior	40%			2038	* *	2	\$4,400	
Plumbing									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks Under Construction	100%							
	HW Heat Exchanger Steam Fired	100%			2043	* *	4	\$35,400	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%	Now	\$14,200	2033	\$71,100	4	\$7,600	
			Broken, Extent : Severe, Area Affected : 10% Location : 1 Of 2 Pump Sets In The Basement						
	Backflow Preventer Generic	100%			2041	* *	1	\$22,000	
			Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : 2 Water Mains						
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100% Location : One Unit From Basement To 23rd Floor, Three Units From Lobby To 22nd Floor, Four Units From Lobby To 12th Floor Explanation : 8 Units						
Fire Suppression									
	Standpipe Generic	100%			2043	* *	1-5	\$187,500	
	Sprinkler Generic	100%			2043	* *	1-2	\$100,400	
	Fire Pump Generic	100%			2048	* *	1	\$67,000	
			Recent Installation, Extent : N/A, Area Affected : 100% Location : 24th Floor Other Observation, Extent : N/A, Area Affected : 100% Location : 24th Floor Explanation : Located In Penthouse On The 24th Floor						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** 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
Program / Asset # : DGS0050.000 / 13693 **Yr Built/Renovated** : 1889 / 1992
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
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	FY 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			
Total	\$417,900	\$5,300	\$31,800	\$6,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	92%	Now	\$679,800	LIFE	* *	5	\$19,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Canal Street Facades							
		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							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout, Especially At Ground Level							
	Masonry: Brownstone	2%	Now	\$31,200	LIFE	* *	5	\$300	
		Worn/Eroded, Extent : Severe, Area Affected : 60%							
		Location : Exterior Facades							
	Masonry: Fieldstone	2%			LIFE	* *	5	\$300	
	Masonry: Limestone	4%			LIFE	* *	5	\$600	
Windows									
	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 Elements, Extent : Severe, Area Affected : 30%							
		Location : At Window Arches							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : At Window Arches							
		Vandalism, Extent : Moderate, Area Affected : 40%							
		Location : First Floor Windows Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor Canal Street Windows							
Parapets									
	Metal Cornice	100%	Now	\$60,100	2072	* *			1
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Painted Surface Peeling Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Canal Street Side							
		Explanation : Birds Nesting Inside Corroded Sections							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	10%	Now	\$29,400	2072	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Roof									
Modified Bitumen	65%	Now	\$132,500	2042	* *			1	
Blisters, Extent : Severe, Area Affected : 60%									
Location : Upper Flat Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%									
Location : Upper Flat Roof									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%									
Location : Upper Flat Roof									
Skylight, Metal/Glass	5%			2032	\$262,100	10	\$2,900		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Stair To Attic									
Slate	20%	Now	\$77,800	LIFE	* *				
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Gray Color Tiles With Red Banding									
Soffits									
Wood	100%	Now	\$49,700	2052	* *	5	\$4,200		
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : Front And Rear Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior									
Floors									
Ceramic Tile	10%	Now	\$37,800	2047	* *	5	\$800		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : First Floor Various Locations									
Water Penetration, Extent : Severe, Area Affected : 60%									
Location : First Floor Throughout									
Other Observation, Extent : Severe, Area Affected : 40%									
Location : First And Second Floor Various Locations									
Explanation : Water Damage Throughout									
Quarry Tile	5%	Now	\$6,200	2037	* *	5	\$600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : First Floor Lobby And Rear Bathrooms									
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%									
Location : First Floor Lobby									
Slate	3%			LIFE	* *	5	\$500		
Vinyl Tile	80%	Now	\$111,000	2042	* *	3	\$4,600		
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : First Floor Throughout									
Wood	2%			2047	* *	5	\$600		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior										
Interior Walls	Gypsum Board	60%	Now	\$40,000	LIFE	**	5	\$5,300		
		Loose/Delam Surface, Extent : Severe, Area Affected : 40%								
		Location : Throughout First And Second Floors								
		Water Penetration, Extent : Severe, Area Affected : 60%								
		Location : First Floor And Second Floor Throughout								
	Other Observation, Extent : Severe, Area Affected : 60%									
	Location : Throughout Interior Of Building									
	Explanation : Water Damage									
	Masonry: Brick	10%	Now	\$15,100	LIFE	**				
		Efflorescence, Extent : Severe, Area Affected : 40%								
		Location : Gas Meter Room And Boiler Room								
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
		Location : Throughout Basement								
	Water Penetration, Extent : Moderate, Area Affected : 15%									
	Location : Basement Throughout									
Plaster	30%	Now	\$46,400	LIFE	**	5	\$1,300			
	Water Penetration, Extent : Severe, Area Affected : 30%									
	Location : Perimeter Walls									
	Other Observation, Extent : Severe, Area Affected : 60%									
	Location : Entire Building									
Explanation : Water Damage Throughout Interior Of Building Walls										
Ceilings										
AcousTileConcealSpLn	30%	Now	\$48,500	2052	**	5	\$2,900			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%									
	Location : Throughout									
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%									
	Location : First Floor Rear Office Area.									
	Water Penetration, Extent : Severe, Area Affected : 30%									
	Location : First And Second Floor Throughout									
	Other Observation, Extent : Severe, Area Affected : 60%									
	Location : Various Locations									
	Explanation : Water Damage Throughout Building Interior									
Gypsum Board	70%	Now	\$123,000	LIFE	**	5	\$13,500			
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
	Location : Throughout Interior Of Building									
	Water Penetration, Extent : Severe, Area Affected : 30%									
	Location : First And Second Floor Ceiling									
Site Enclosure										
Fence/Gates	Iron Picket	100%	0-2	\$18,700	2052	**				
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
		Location : Perimeter Fence								
Site Pavements										

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : 400 Ampere Main 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, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

Incandescent

2%

2027

\$1,100

2

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Clinic**Explanation : Track Lights*

Egress Lighting

Emergency, Battery

50%

2027

\$7,300

10

\$1,000

Exit, Battery

50%

2027

\$5,000

10

\$300

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

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

Lighting

Exterior Lighting
Incandescent

20% Now \$5,600 2042 * * 2
Damaged Fixtures, Extent : Moderate, Area Affected : 100%
Location : Outside Perimeter

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

Heating

Energy Source

Natural Gas

100% 2032 \$2,300 1
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Low Maintenance And The Building Is Unused.

Conversion Equipment

Steam Boiler

100% 2030 \$75,700 1 \$7,900
Abandoned in Place, Extent : Moderate, Area Affected : 100%
Location : Throughout. Unused Mechanical Equipments
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : One Unit

Distribution

Steam Piping/Pump

100% 2042 * *

Terminal Devices

Convactor/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 : Severe, Area Affected : 100%
Location : Throughout. All Air Condition Removed From The Property

Ventilation

Exhaust Fans

Wall Unit

5%

2037

* *

2

No Component

95%

Plumbing

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$18,600	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit Capacity 50 Gallons. Installed 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, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : 1 Unit					

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** 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

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,000			
Interior Architecture	\$75,300		\$6,700	\$9,800
Electrical	\$4,500	\$2,400	\$2,800	\$2,900
Mechanical	\$11,900	\$4,100	\$3,400	\$3,600
Site Enclosure	\$65,600			
Site Pavements	\$48,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$259,400	\$10,400	\$16,900	\$20,200
Importance Code A	\$50,000	\$2,500	\$2,500	\$2,500
Importance Code B	\$99,500	\$7,900	\$14,300	\$14,600
Importance Code C	\$109,900			\$3,000
Total	\$259,400	\$10,400	\$16,900	\$20,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%	Now	\$850,100	LIFE	* *	5	\$123,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	50%	Now	\$680,400	LIFE	* *	5	\$52,500	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : North Facade							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : North Facade And Foundation							
	Masonry: Brick	15%	Now	\$140,800	LIFE	* *	5	\$15,700	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
		Location : Chimney							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Chimney							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Chimney							
	Masonry: Brownstone	10%	Now	\$171,900	LIFE	* *	5	\$7,900	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : North Facade							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : North Facade							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : North Facade And Tower Over Main Entrance Arch							
	Masonry: Granite	10%	Now	\$269,300	LIFE	* *	5	\$7,900	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%							
		Location : North Facade							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Lobby							
Windows									
	Wood	50%	Now	\$105,000	2050	* *	5	\$20,700	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Severe, Area Affected : 40%							
		Location : Auditorium At Arch Windows							
	Wood	50%			2050	* *	5	\$41,500	
Parapets									
	Copper/Terne	10%			2054	* *	5	\$500	
	Masonry: Brownstone	90%			LIFE	* *	5-10	\$12,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER
Asset # : 4167

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Clay Tile	65%	Now	\$71,400	2054	* *				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
	Location : East Facade								
Modified Bitumen	30%			2039	* *	10	\$9,500		
Modified Bitumen	5%	Now	\$18,900	2044	* *			1	
	Drains Inad/Misposn, Extent : Severe, Area Affected : 50%								
	Location : Roof Adjacent To Bulkhead And Over Main Entrance								
	Ponding, Extent : Severe, Area Affected : 75%								
	Location : Roof Adjacent To Bulkhead And Over Main Entrance								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Roof Adjacent To Bulkhead								
	Explanation : Deflection Evident								
Interior									
Floors									
Carpet	15%			2030	\$110,800	3	\$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 Elements, Extent : Severe, Area Affected : 25%								
	Location : Old Caretakers Apartment								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Old Caretakers Apartment								
Interior Walls									
Ceramic Tile	5%			2043	* *	5	\$6,100		
Gypsum Board	15%			LIFE	* *	5-10	\$30,900		
Masonry: Brick	10%	Now	\$250,700	LIFE	* *				
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
	Location : Basement								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Basement								
Plaster	20%	Now	\$64,100	LIFE	* *	5	\$7,300		
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Old Caretakers Apartment And Main Stair								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Old Caretakers Apartment And Main Stair								
Plaster	35%			LIFE	* *	5-10	\$36,100		
Wood	15%			LIFE	* *	5	\$145,500		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	20%			2047	* *	5	\$7,700	
	Exposed Struc: Wood	5%			LIFE	* *	10	\$2,900	
Other Observation, Extent : Light, Area Affected : 80%									
Location : Ceilings Of Old Caretakers Apartments									
Explanation : Exposed Wood Joist									
	Gypsum Board	10%			LIFE	* *	5-10	\$13,200	
	Plaster	25%	Now	\$63,500	LIFE	* *	5	\$6,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Old Caretakers Apartment									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Old Caretakers Apartment									
	Plaster	15%			LIFE	* *	5-10	\$9,900	
	Plaster	25%			LIFE	* *	5-10	\$16,500	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2054	* *			
	Iron Picket	50%			2054	* *			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$32,500	2060	* *			
Misaligned/Bulging, Extent : Severe, Area Affected : 60%									
Location : South Wall Along Back Of Building Is Severely Leaning									
Retaining Walls									
	Masonry: Brick	100%	Now	\$33,100	2054	* *			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%									
Location : Areaways									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$14,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Sidewalks At Main Entrance									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$34,100	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Interior Courtyards Have Cracking Pavements									
Parking/Driveway									
	Asphalt	100%	Now	\$132,900	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Throughout Parking Area									
Ponding, Extent : Severe, Area Affected : 10%									
Location : Parking Area									
Potholes, Extent : Severe, Area Affected : 2%									
Location : Parking Area									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	**	5	\$100	
	Raceway								
	Conduit	100%			2044	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Locally Mounted	60%			2039	**	5	\$100	
	Locally Mounted	40%			2032	\$38,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe.							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2034	\$21,200	10	\$1,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Staircase							
	Fluorescent	5%			2029	\$21,200	10	\$1,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
	Incandescent	20%			2029	\$94,000	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Jail Area							
	LED	70%			2039	**			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$23,400	10	\$3,100	
	Exit, LED	50%			2049	**	1		
	Exterior Lighting								
	LED	20%			2042	**			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2034	\$52,400	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Surveillance Cameras							

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2034

\$72,000

1-3

\$16,300

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

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

Heating

Energy Source

Fuel Oil No 2

40%

2044

* *

5

\$3,200

Natural Gas

60%

2044

* *

1

Conversion Equipment

Steam Boiler

60%

2-4

\$29,200

2039

* *

1

\$13,700

*Broken, Extent : Moderate, Area Affected : 20%**Location : Boiler Room. Broken Boiler Plates**Corroded, Extent : Moderate, Area Affected : 50%**Location : Boiler Room. Corroded Boiler Plate**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Boiler Room. Boiler Is Leaking As A Result Of Cracks**Not Energy Efficient, Extent : Moderate, Area Affected : 60%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 60%**Location : Basement**Explanation : 4 Units. Outdated Heating System In The Building*

Steam Boiler

40%

0-2

\$48,700

2039

* *

1

\$9,200

*Not Energy Efficient, Extent : Moderate, Area Affected : 40%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 1 Unit. Outdated Heating System In The Building***Distribution**Central Plant Steam
Piping/Pmp

100%

2-4

\$78,500

2044

* *

4

\$1,300

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Boiler Room. Condensate Pump Corroded**Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Boiler Room. Condensate Pump Leaking**Steam Traps Faulty, Extent : Severe, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : Outdated Heating System In The Building.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	95%	2-4	\$10,800	2039	* *	1	\$7,100	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations. Corroded And Peeling Paints In Most Of The Units							
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : 2nd And 3rd Floor Court Rooms							
		Explanation : Lack Of Heating Devices In 2nd And 3rd Floor And Court Rooms							
	Unit Heater - Steam	5%			2029	\$7,900	4	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2032	\$22,100	2	\$100	
	Split Unit	20%			2042	* *			
		Recent Installation, Extent : Light, Area Affected : 25%							
		Location : 1st Floor							
	Window/Wall Unit	60%			2027	\$63,400	1		
	No Component	15%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2034	\$36,200	1	\$400	
	No Component	95%							
	Heat Rejection								
	Dry Cooler	5%			2034	\$5,400	2	\$900	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,600	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 81 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$100	2025	\$900	4	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Unit Is Not Working							
	Sewage Ejector(s)								
	Electric	100%			2034	\$14,600	4	\$1,500	
	Fixtures								
	Generic	100%							

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

Asset # : 4167

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

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

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

Location : Basement To 4th Floor

Explanation : One Unit

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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

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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	5%			2059	* *	10	\$12,200	
	Modified Bitumen	28%	Now	\$29,600	2031	\$296,100			
	Debris Present, Extent : Moderate, Area Affected : 20%								
	Location : Courtyard Area								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Curbs In Courtyard Area								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : At Fan Curbs								
	Modified Bitumen	65%	Now	\$68,700	2036	* *			
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Various Areas On The South Side Of Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : North West Corner; Main Roof								
	Skylight, Metal/Glass	2%			2031	\$543,700	10	\$6,500	
Soffits									
	Granite Panels	40%			LIFE	* *	5		
	Marble Panels	60%			LIFE	* *	5		
Interior									
Floors									
	Carpet	25%			2025	\$2,724,200	3	\$310,900	
	Ceramic Tile	5%			2034	\$1,736,900	5	\$31,100	
	Marble Panels	10%	4+	\$675,700	LIFE	* *	5	\$46,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Stairs To Ninth Floor								
	Quarry Tile	5%			2036	* *	5	\$46,600	
	Raised Access Floor	5%			2040	* *	5	\$116,600	
	Terrazzo	20%			LIFE	* *	5	\$97,100	
	Vinyl Tile	25%			2036	* *	3	\$58,300	
	Wood	5%			2066	* *	5	\$58,300	
Interior Walls									
	Ceramic Tile	2%			2034	\$457,200	5	\$8,400	
	Gypsum Board	10%			LIFE	* *	5	\$25,200	
	Metal Panel	5%			LIFE	* *			
	Marble Panels	20%			LIFE	* *			
	Plaster	48%	Now	\$97,100	LIFE	* *	5	\$60,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Electrical Room Foundation Wall								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Electrical Room Foundation Wall								
	SGFT/Glazed Masonry	10%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$83,900	

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

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

Interior

Ceilings

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

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

Location : Room 1020 On The 10th Floor

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

Location : Room 1020 On The 10th Floor

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

Site Enclosure

Retaining Walls

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

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

Location : Areaway Copings

Explanation : This Is Actually Granite

Site Pavements

Public Sidewalk

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

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

On-Site Walkways

Masonry: Granite	100%			LIFE	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

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

Location : Electrical Room

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

Transformers

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

Location : Electrical Room

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

Switchgear / Switchboard

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%		2039	**	5		\$500	
	Molded Case Bkrs	95%		2039	**	5		\$10,400	
Wiring									
	Thermoplastic	90%		2051	**	1			
	Thermoplastic	10%		2041	**	1			
Motor Controllers									
	Locally Mounted	20%		2029	\$9,300	5		\$600	
	Variable Frequency Drive	80%		2044	**				
Ground									
Grounding Devices									
	Generic	100%		LIFE	**	5		\$6,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%		2044	**	1		\$127,800	
Generators									
	Diesel	100%		2040	**	1		\$160,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Of 3rd Floor, Access Through Window									
Explanation : Two 1,500 Kilowatt Emergency Generators									
Batteries									
	Lead/Acid	100%		2025	\$2,400	5		\$15,400	
Fuel Storage									
	Day Tank	50%		2047	**	5			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : No Available Nameplate Rating Capacity									
	Main Tank	50%		2059	**	5			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 14,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	10%		2036	**	10		\$38,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
	Fluorescent	80%		2036	**	10		\$304,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%		2036	**	10		\$19,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices At 10th Floor									
	LED	5%		2036	**				

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

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

Lighting

Egress Lighting

Emergency, Service

50%

2036

* *

1

Exit, LED

50%

2059

* *

1

Alarm

Security System

No Component

70%

Generic

30%

2036

* *

1

\$46,500

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$76,800

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

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

Heating

Energy Source

Utility Steam

100%

2041

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP

100%

2034

\$247,800

5

\$24,700

Steam

Distribution

Steam Piping/Pump

100%

0-2

\$65,900

2031

\$3,296,300

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

Terminal Devices

Convactor/Radiator

100%

2029

\$3,366,100

1

\$134,200

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

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s) Submersible	100%			2025	\$12,700	4	\$13,200	
	Sewage Ejector(s) Electric	100%	Now	\$64,700	2031	\$215,500	4	\$16,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 1 Of 2 Pump Sets In Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Units							
	Backflow Preventer Generic	100%	4+	\$3,700	2031	\$183,800	1	\$22,900	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Rusting Occuring At Piping							
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 10th Floor							
		Explanation : 10 Units							
Fire Suppression									
	Standpipe Generic	100%			2041	* *	1-5	\$209,400	
	Sprinkler No Component	25%							
	Generic	75%			2041	* *	1-2	\$87,300	

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$5,000	LIFE	**	5	\$21,100	
		Exposed Reinforcement, Extent : Light, Area Affected : 1%							
		Location : South Side Of Building							
	Masonry: Brick	75%			LIFE	**	5	\$31,700	
	Masonry: Granite	2%			LIFE	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : Located On Kent Avenue							
	Masonry: Limestone	3%			LIFE	**	5	\$1,000	
	Metal Coiling Doors	10%	Now	\$8,900	2037	**	5	\$6,600	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Coiling Door At Rear							
Windows									
	Aluminum	100%			2054	**	5	\$12,300	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$11,400	
	Masonry: Limestone	15%			LIFE	**	5	\$2,700	
	Metal Rail	5%			2045	**	5-10	\$12,900	
Roof									
	Built-Up (BUR)	21%	2-4	\$74,400	2040	**			
		Blisters, Extent : Light, Area Affected : 2%							
		Location : Main Roof							
		Ridging, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
	Built-Up (BUR)	79%			2040	**	10	\$80,700	
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$43,100	LIFE	**	5	\$55,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room							
	Mosaic Tile	5%			2037	**	5	\$16,000	
	Vinyl Tile	25%	Now	\$43,800	2037	**	3	\$12,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Offices And Shop Areas							
	Vinyl Tile 9" X 9"	10%	4+	\$20,300	2032	\$1,013,400	3	\$4,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Lockers							
	Wood	5%	Now	\$7,600	2047	**	5	\$6,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Truck Garage At Basement Level							
		Loose Units, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Wood	35%			2067	**	5	\$83,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	25%	0-2	\$24,100	LIFE	**			
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement							
Concrete Masonry Unit	25%	4+	\$29,800	LIFE	**	5	\$6,400	
	Vertical Cracks, Extent : Light, Area Affected : 2%							
	Location : Freight Elevator Room In Basement							
Gypsum Board	25%	4+	\$4,400	LIFE	**	5	\$9,600	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	10%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTile,Adhered	10%	Now	\$8,200	2045	**	5	\$6,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : 2nd Floor							
AcousTileConcealSpLn	5%	Now	\$11,700	2037	**	5	\$4,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Lockers And Corridors							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : 2nd Floor Spaces							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : 2nd Floor Spaces							
AcousTileConcealSpLn	15%			2037	**	5	\$24,000	
Exposed Struc: Concrete	70%	4+	\$265,800	LIFE	**	5	\$14,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Paint Shop On 1st Floor							
	Water Penetration, Extent : Light, Area Affected : 2%							
	Location : Paint Shop On 1st Floor							
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	\$94,700	2062	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : West Side Of Building And Gates							
	Impact Damage, Extent : Moderate, Area Affected : 30%							
	Location : West Side Of Building And Gates							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : West Side Of Building							
	Explanation : Concrete Post Bases Are Eroding At River Edge							
Iron Picket	5%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

KENT AVENUE SHOPS

Asset # : 2037

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$356,600 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Parking Lot**Potholes, Extent : Moderate, Area Affected : 15%**Location : West Side Of Building**Sinking/Subsiding, Extent : Moderate, Area Affected : 40%**Location : West Side Of Building At River Edge**Other Observation, Extent : Moderate, Area Affected : 30%**Location : West Side Of Building**Explanation : Erosion At River Edge*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2042 * * 5 \$2,300

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

Transformers

Dry Type

100% 2045 * * 5 \$300

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

Switchgear / Switchboard

Molded Case Bkrs

100% 2042 * * 5 \$2,300

Raceway

Conduit

50% 2032 \$5,500 1

Conduit

50% 2042 * * 1

Panelboards

Molded Case Bkrs

85% 2040 * * 5 \$1,900

Molded Case Bkrs

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

Wiring

Thermoplastic

50% 2042 * * 1

Thermoplastic

50% 2032 \$11,200 1

Motor Controllers

Locally Mounted

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

Locally Mounted

50% 2037 * * 5 \$300

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,300

Lighting

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

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

Lighting

Interior Lighting
Fluorescent

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

LED

50% 2040 * *

Egress Lighting

Emergency, Battery
Exit, Service

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

Exterior Lighting

LED
No Component

30% 2040 * *
 70%

Alarm**Security System**

No Component
Generic

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

Fire/Smoke Detection

No Component
Generic, Analog

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

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

Heating**Energy Source**

Fuel Oil No 2

100% 2032 \$194,300 5 \$26,500

Conversion Equipment

Steam Boiler

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

Distribution

Steam Piping/Pump

100% 2032 \$678,000

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	\$37,800	1	\$5,200	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To First Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$43,100	

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

Print Date : 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

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%	4+	\$542,100	2076		* *		
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Roof Penthouse							
Masonry: Brick	70%	2-4	\$1,053,600	LIFE		* *	5	\$81,200
	Efflorescence, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$99,300	LIFE		* *	5	\$4,400
	Caulking Deteriorated, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	15%	Now	\$670,100	LIFE		* *	5	\$13,100
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Windows								
Wood	100%	4+	\$145,100	2048		* *	5	\$114,700
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Throughout. Some Windows Do Not Fully Close							
	Dry Rot/Decay, Extent : Severe, Area Affected : 10%							
	Location : Street Level							
Parapets								
Masonry: Brick	85%			LIFE		* *	5	\$17,200
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	15%			LIFE		* *	5	\$3,800
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Clay Tile	25%			2042		* *	10	\$18,800
Copper/Terne	5%			2047		* *	10	\$9,400
Metal Panel	10%			2037		* *	10	\$13,800
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Cupola							
	Explanation : Painted Surface							
Modified Bitumen	50%	Now	\$445,700	2040		* *		1
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Above Ceremonial Courtroom 304 Low Roof. Evidence Of Expensive Leak And Patch Repair							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Upper Roof Above Ceremonial Courtroom. Air Pockets Throughout							
Skylight, Metal/Glass	10%			2042		* *	10	\$25,000

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LONG ISLAND CITY COURTHOUSE
Asset # : 2793

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2028	\$291,500	3	\$30,300	
	Carpet	5%			2031	\$97,200	3	\$10,100	
	Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
	Recent Repair Evident, Extent : N/A, Area Affected : 50%								
	Location : Basement Boiler Room								
	Mosaic Tile	10%			2037	**	5	\$25,300	
	Terrazzo	7%			LIFE	**	5	\$5,500	
	Vinyl Tile	38%	0-2	\$230,700	2040	**	3	\$14,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
	Location : 2nd Floor Courtrooms								
	Vinyl Tile	15%			2037	**	3	\$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	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Throughout. Leak Damage In Ceremonial Courtroom 304								
	Deteriorated Finish, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	12%			LIFE	**	5	\$159,000	
Ceilings									
	AcousTileConcealSpLn	15%			2037	**	5	\$19,300	
	AcousTileSusp.Lay-In	15%			2037	**	5	\$15,500	
	AcousTileSusp.Lay-In	20%			2037	**	5	\$20,600	
	Embossed Metal	5%	Now	\$101,300	LIFE	**	5	\$2,300	
	Deformed/Dented, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
	Location : Basement								
	Glass: Susp Panels	5%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$16,100	
	Plaster	15%			LIFE	**	5	\$9,700	
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2042	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Rear Of Buiding								
	Iron Picket	20%			2067	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

85% Now \$124,800 2045 * *

*Tripping Hazard, Extent : Severe, Area Affected : 15%**Location : Front Entrance Paving And Americans With Disabilities Act Ramp To Basemet Level**Other Observation, Extent : Moderate, Area Affected : 30%**Location : Front Entrance**Explanation : Staining/ Discoloring*

Pavers/Stone

15% Now \$61,800 2041 * *

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : Main Stair**Spalling, Extent : Severe, Area Affected : 50%**Location : Slate In Front Of Building And At Base Of Light Posts*

Parking/Driveway

Asphalt

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

*Broken/Missing Elements, Extent : Moderate, Area Affected : 80%**Location : North Side Parking, Driveway. Asphalt Missing, Exposed Cobblestone*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$27,500 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1,600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$176,600 5 \$300

Raceway

Conduit

90% 2032 \$113,300 1

Conduit

10% 2052 * * 1

Panelboards

Fused Disc Sw

5% 2031 \$4,900 5 \$100

Molded Case Bkrs

85% 2031 \$82,900 5 \$1,500

Molded Case Bkrs

10% 2048 * * 5 \$200

Wiring

Braided Cloth

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

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

40% 2032 \$75,600 1

Thermoplastic

10% 2052 * * 1

Motor Controllers

Locally Mounted

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

Locally Mounted

75% 2045 * * 5 \$300

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	**	10	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Court Reporter Offices							
		Explanation : T-8 Lamp							
	Fluorescent	40%			2032	\$446,800	10	\$24,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	10%			2027	\$123,600	2	\$200	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 3rd Floor Court Room							
		Explanation : Around Perimeter Of Skylight							
	LED	40%			2040	**			
Egress Lighting									
	Emergency, Battery	50%			2032	\$61,600	10	\$8,200	
	Exit, Service	50%			2032	\$15,800	1		
Exterior Lighting									
	HID	20%			2037	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Perimeter							
		Explanation : T-3 Halogen Lamps							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$13,800	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$13,800	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2027	\$56,800	1-3	\$12,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors, Fire Alarm Panel And Alarm Bells							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2042	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	**	1	\$66,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Low Pressure Steam Units							
	Distribution								
	Steam Piping/Pump	95%			2042	**			
	Steam Piping/Pump	5%	0-2	\$8,800	2042	**			
		Leak Evident, Extent : Moderate, Area Affected : 30%							
		Location : Return Line, Underneath Of East And West Wing.							
	Terminal Devices								
	Air Handler	25%			2027	\$345,400	1	\$10,500	
	Convactor/Radiator	75%			2037	**	1	\$16,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	60%			2035	**	1	\$43,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Window/Wall Unit	10%			2027	\$27,800	1		
	No Component	10%							
	Under Construction	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Court Yard							
		Explanation : 4 Split Units Are In Progress Of Installation.							
	Distribution								
	CW & CHW Wtr Pipe/Pump	60%			2042	**	4	\$3,000	
	No Component	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2027	\$769,200	1	\$25,100	
	No Component	40%							
	Heat Rejection								
	Water Cooling Tower	60%	Now	\$20,000	2026	\$200,200	2	\$32,700	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : 2 Units							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2027	\$325,600	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2042	* *	1		
	Galvanized Steel	30%			2030	\$281,200	1		
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$18,600	2		
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : The Brand New Unit Is In Place Ready To Replace The Existent.								
	HW Heat Exchanger								
	Steam Fired	100%			2032	\$355,000	4	\$6,700	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 250 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$2,300	4	\$2,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 4th Floor								
	Explanation : 2 New Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$35,300	
	Sprinkler								
	No Component	90%							
	Generic	10%			2058	* *	1-2	\$1,900	

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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
Program / Asset # : DGS0055.000 / 13877 **Yr Built/Renovated** : 1927 / 2007
Area Sq Ft : 500,000 **Project Type** : REAL PROPERTY
Date of Survey : 29-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,9
Block : 166 **Lot** : 27 **BIN** : 1001830

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Copper/Terne	3%			2051	**	10	\$36,900	
Masonry: Brick	45%			LIFE	**	5	\$236,100	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Interior Courtyards								
Masonry: Granite	40%			LIFE	**	5	\$157,400	
Masonry: Granite	10%	Now	\$818,900	LIFE	**	5	\$39,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Penthouse And Window Sills								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Window Sills In Courtyard And Penthouse								
Windows								
Bronze/Brass	60%	4+	\$736,600	2039	**	5	\$130,500	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	2%	Now	\$45,900	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : North Elevation At Grade Level								
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Elevation At Grade Level								
Explanation : Louvers Are Missing								
Steel	38%	Now	\$1,182,200	2056	**	5	\$165,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Courtyards								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Courtyards								
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
Location : Courtyard Windows								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Courtyard Windows								
Parapets								
Copper/Terne	10%	Now	\$8,500	2051	**	5	\$6,800	
Open Joints, Extent : Moderate, Area Affected : 2%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Covered With Tar								
Masonry: Brick	45%			LIFE	**	5	\$12,700	
Masonry: Granite	35%			LIFE	**	5	\$12,400	
Masonry: Granite	10%			LIFE	**	5	\$3,500	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	80%	Now	\$1,679,300	2041		**		
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Over 9th Floor								
	Debris Present, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Over 9th Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Over 9th Floor								
	Single Ply Membrane	20%	Now	\$73,700	2031	\$737,000			
	Adhesion Failure, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 10%								
	Location : Lower Roof On West Side Of Building								
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE		**	5	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Car Ramp Ceiling Soffit								
	Explanation : This Is Actually Guastavino Terracotta Tile								
Interior									
Floors									
	Carpet	7%	0-2	\$20,700	2032	\$1,034,300	3	\$88,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 1%								
	Location : Second Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 2%								
	Location : Second Floor								
	Cast in Place Concrete	20%			LIFE		**	5	\$368,800
	Ceramic Tile	5%			2040		**	5	\$42,200
	Mosaic Tile	2%			2036		**	5	\$42,200
	Marble Panels	6%			LIFE		**	5	\$37,900
	Vinyl Tile	40%			2031	\$9,231,300	3	\$168,600	
	Vinyl Tile 9" X 9"	20%	Now	\$267,200	2041		**	3	\$63,200
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Corridors								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2034	\$2,700,300	5	\$49,500	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Glass: Single Pane	5%			LIFE	**	5	\$37,100	
	Gypsum Board	30%			LIFE	**	5	\$178,300	
	Masonry: Brick	8%			LIFE	**			
	Metal Panel	7%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	10%	Now	\$238,800	LIFE	**	5	\$29,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 9th Floor							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : 9th Floor							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
		Location : 9th Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 100%							
		Location : 9th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room On 9th Floor							
	Plaster	30%			LIFE	**	5	\$89,200	
Ceilings									
	AcousTile,Adhered	20%			2036	**	5	\$168,600	
	AcousTileSusp.Lay-In	20%			2044	**	5	\$168,600	
	Gypsum Board	15%			LIFE	**	5	\$158,100	
	Plaster	32%			LIFE	**	5	\$168,600	
	Plaster	8%	Now	\$101,600	LIFE	**	5	\$42,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 9th Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : 9th Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : 9th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : 9th Floor Electrical Room							
	Plaster	5%			LIFE	**	5	\$26,300	
Site Enclosure									
Retaining Walls									
	Masonry: Brick	90%			2041	**			
	Masonry: Fieldstone	10%			2041	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Areaway Coping Stones							
		Explanation : This Is Actually Granite							
Site Pavements									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%	0-2	\$74,000	2036		**		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Baxter Street									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Baxter Street									
Tripping Hazard, Extent : Moderate, Area Affected : 10%									
Location : Baxter Street									
	Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Worth Street									
Explanation : Impacted Sidewalks From Ongoing Adjacent Road Work									
On-Site Walkways									
	Cast in Place Concrete	50%			2036		**		
	Masonry: Granite	50%	Now	\$10,700	LIFE		**		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Entry Stairs									
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$4,900	2036		**		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Courtyard Parking									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2051	* *	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 3 Main Services (Low Voltage Power Breakers) Rated At 4,000 Amperes Each									
Transformers									
	Dry Type	100%			2048	* *	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Six 75 Kilovolt-ampere, 208/120 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2051	* *	5	\$2,600	
Raceway									
	Conduit	70%			2031	\$766,100	1		
	Conduit	30%			2051	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2053	**	5	\$600	
	Molded Case Bkrs	95%			2053	**	5	\$12,500	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 9th Floor Electrical Room									
Explanation : The 9th Floor Electrical Closet Has A Water Leak That May Cause Severe Problems To The Building Electrical System.									
Wiring									
	Braided Cloth	60%	2-4	\$1,003,900	2056	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2057	**	1		
Motor Controllers									
	Locally Mounted	20%			2029	\$9,300	5	\$700	
	Locally Mounted	70%			2044	**	5	\$2,400	
	Variable Frequency Drive	10%			2044	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$7,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : New Grounding System Was Installed In 2019.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$153,800	
Generators									
	Diesel	100%			2040	**	1	\$193,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Emergency Generator Rated At 1,500 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$18,500	
Fuel Storage									
	Day Tank	50%			2053	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Enclosure									
Explanation : 330 Gallons Rated Capacity									
	Main Tank	50%			2059	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 10,000 Gallons Rated Capacity									
Lighting									

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$14,900	2027	\$298,300	5	\$14,800	
		Controller Not Working, Extent : Severe, Area Affected : 100% Location : Pressure Reducing Valves In Basement Other Observation, Extent : Light, Area Affected : 5% Location : Sub-basement Pressure Reducing Valve Room Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau Room							
Distribution									
	Hot Wtr Piping/Pump	5%			2039	* *	4	\$1,200	
	Steam Piping/Pump	95%	Now	\$75,400	2031	\$3,769,200			
		Not in Service, Extent : Severe, Area Affected : 20% Location : Vacuum Pump							
Terminal Devices									
	Air Handler	5%			2036	* *	1	\$15,500	
	Convactor/Radiator	90%	Now	\$72,900	2029	\$3,646,400	1	\$130,800	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout, Newly Installed Steam Traps And Danfoss Valves Other Observation, Extent : Light, Area Affected : 30% Location : Sub-basement Explanation : Controls Not Working							
	Fan Coil Unit/Heat	5%			2036	* *	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2026	\$365,500	1	\$11,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : Lower Roof, For Marriage Bureau							
	Reciprocating Compr/Chiller	5%			2031	\$365,500	1	\$11,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves Print Shop.							
	Exterior Pkg Unit - Cooling	10%			2036	* *	2	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves 8th Floor							
	Split Unit	10%			2036	* *			
	Window/Wall Unit	70%			2026	\$1,313,900	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr	5%			2051	* *	4	\$1,200	
	Pipe/Pump								
	No Component	95%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2036	* *	1	\$15,500	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Marriage Bureau								
	Explanation : For Marriage Bureau								
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2036	* *	2	\$52,200	
	No Component	85%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Roof								
	Explanation : Cooling Tower Abandon In Place								
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$111,500	
	No Component	60%							
Exhaust Fans									
	Roof	10%	Now	\$19,200	2026	\$96,100	2	\$1,200	
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Roof								
	Explanation : Fans Not Connected To Power Or Motors.								
	No Component	15%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Basement Print Shop And Basement Electrical Equipment Rooms								
	Explanation : Component Accounted For Under The Cooling Section Of This Report								
	No Component	75%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout								
	Explanation : No Mechanical Ventilation								
Plumbing									
H/C Water Piping									
	Brass/Copper	10%			2051	* *	1		
	Galvanized Steel	90%	Now	\$1,138,500	2036	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Pump(s) Malfunctioning, Extent : Severe, Area Affected : 20%								
	Location : 1 Of 2 Pumps Is Not Operational In The Sub-basement.								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Roof								
	Explanation : House Tank Serving Domestic And Stand Pipe Needs To Be Replaced								
HW Heat Exchanger									
	Steam Fired	100%			2031	\$2,395,800	4	\$49,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%	2-4	\$1,248,300	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 30%					
			Location : Bathrooms Throughout					
			On Extended Life, Extent : Moderate, Area Affected : 100%					
			Location : Throughout					
Storm Drain Piping Cast Iron	100%	Now	\$87,400	LIFE	* *	1		
			Leak Evident, Extent : Severe, Area Affected : 10%					
			Location : Balconies Causing Flooding In Basement					
			On Extended Life, Extent : Moderate, Area Affected : 100%					
			Location : Throughout					
Sump Pump(s) Non-Submersible	100%	Now	\$19,800	2026	\$99,200	4	\$10,600	
			Broken, Extent : Severe, Area Affected : 20%					
			Location : 1 Of 3 Pumps In Sub-basement					
Backflow Preventer Generic	100%			2031	\$221,300	1	\$30,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Basement To 9th Floor					
			Explanation : 10 Units - 2 Freight, 8 Passenger					
Fire Suppression								
Standpipe Generic	100%			2041	* *	1-5	\$252,100	
Sprinkler No Component Generic	90% 10%			2041	* *	1-2	\$14,000	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	11%			LIFE	**	5	\$37,700	
Masonry: Limestone	45%	Now	\$361,300	LIFE	**	5	\$115,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Masonry: Limestone	1%			LIFE	**	5	\$2,600	
Metal/Glass Curt Wall	35%			LIFE	**	5	\$225,100	
Metal Coiling Doors	1%			2037	**	5	\$10,700	
Marble Panels	2%	Now	\$47,700	LIFE	**	5	\$5,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Ground Floor Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Perimeter At Ground Level								
Window Wall	5%	Now	\$206,400	2052	**	5	\$32,200	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Ground Floor Lobby								
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Ground Floor Lobby								
Weather Strip Missing, Extent : Moderate, Area Affected : 10%								
Location : Ground Floor Lobby								
Windows								
Aluminum	95%			2040	**	5	\$79,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 9th Floor Office 933b								
Metal Louvers	5%	4+	\$4,600	2035	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Penthouse								
Parapets								
Masonry: Brick	47%			LIFE	**	5	\$2,000	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Panel	3%			2042	**	5	\$500	
Panel: Limestone	45%			LIFE	**	5	\$2,100	
Roof								
Modified Bitumen	100%	4+	\$279,800	2032	\$932,600			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : At Corners								
Soffits								
Stucco Cement	100%	0-2	\$27,400	2037	**	5	\$16,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Outside Of Main Lobby								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$56,900	LIFE	**	5	\$73,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Garage							
Ceramic Tile	5%	0-2	\$37,700	2035	**	5	\$16,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Toilets At 9th Floor Office							
Terrazzo	25%			LIFE	**	5	\$131,900	
Vinyl Tile	30%	4+	\$110,900	2027	\$5,547,400	3	\$76,000	
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile 9" X 9"	35%	4+	\$374,700	2027	\$18,736,300	3	\$88,700	
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	4%	0-2	\$37,900	2035	**	5	\$17,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : 9th Floor Toilet							
Mosaic Tile	1%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	40%	Now	\$167,800	LIFE	**	5	\$104,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : 3rd Floor Back Corridor							
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	25%	4+	\$606,700	LIFE	**	5	\$869,800	
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Court Rooms Throughout							
Ceilings								
AcousTileConcealSpLn	40%	0-2	\$215,400	2030	\$4,308,500	5	\$168,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Rooms 1121, 1127							
AcousTileSusp.Lay-In	15%			2037	**	5	\$101,300	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : 12th Floor Court Room And Office And Throughout							
Exposed Struc: Concrete	10%	Now	\$200,600	LIFE	**	5	\$10,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
	Location : Parking Garage							
Plaster	35%			LIFE	**	5	\$147,800	
Site Enclosure								

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

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

Site Enclosure

Fence/Gates

Chain Link

25%

2052

* *

Iron Picket

75%

2052

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

* *

On-Site Walkways

Masonry: Granite

100%

LIFE

* *

Parking/Driveway

Cast in Place Concrete

100%

2045

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

* *

5

\$1,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service And One Bus Tie Disconnect Switches Rated At 4,000 Amperes Each*

Transformers

Dry Type

100%

2037

* *

5

\$1,700

Switchgear / Switchboard

Air Circuit Breaker

100%

2042

* *

5

\$2,300

Raceway

Conduit

20%

2032

\$135,800

1

Conduit

80%

2052

* *

1

Panelboards

Molded Case Bkrs

100%

2040

* *

5

\$11,900

Wiring

Thermoplastic

100%

2042

* *

1

Motor Controllers

Locally Mounted

5%

2045

* *

5

\$200

Motor Control Center

5%

2030

\$64,900

5

\$600

Motor Control Center

85%

2045

* *

5

\$10,500

Variable Frequency

5%

2030

\$64,900

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$6,600

Stand-by Power

Transfer Switches

Automatic

100%

2037

* *

1

\$138,900

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2035	* *	1	\$174,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1250 Kilowatt Rating							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$16,700	
Fuel Storage									
	Day Tank	50%			2040	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2047	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	\$6,123,900	10	\$372,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2032	\$680,400	10	\$41,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	40%			2032	\$110,200	1		
	Emergency, Battery	10%			2037	* *	10	\$10,900	
	Exit, Service	10%			2027	\$19,300	1		
	Exit, Battery	40%			2037	* *	10	\$12,200	
	Exterior Lighting								
	Incandescent	30%			2032	\$719,000	2	\$200	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$50,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior Spaces							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	No Component	30%							
	Generic, Digital	70%			2032	\$807,500	1-3	\$194,700	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$251,700	
Exhaust Fans									
	Interior	100%			2027	\$1,983,400	2	\$13,800	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Electric	1%			2030	\$200	4		
		Other Observation, Extent : N/A, Area Affected : 1%							
		Location : Sub-basement							
		Explanation : 40 Gallons							
	No Component	99%							
HW Heat Exchanger									
	Steam Fired	100%			2042	**	4	\$66,900	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Basement							
		Explanation : Original Steam To Hot Water Heat Exchanger Abandoned For A New Instantaneous Hot Water Heater Which Uses Steam.							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$89,500	4	\$9,500	
Sewage Ejector(s)									
	Compressed Air	100%			2042	**	4	\$6,800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 6 Units From 1st To 12th Floor, 4 Units From Basement To 12th Floor, 1 Freight Unit From Basement To 12th Floor							
		Explanation : 11 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$227,600	
Sprinkler									
	Generic	100%			2032	\$6,184,500	1-2	\$126,400	
Fire Pump									
	Generic	100%			2035	**	1	\$84,300	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$2,479,500	LIFE	* *	5	\$476,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Facades Off Baxter Street And Hogan Place. On 3rd, 6th, 9th, 10th Floor And Tower								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Foundation								
Metal Panel	15%	Now	\$295,300	2043	* *	5	\$255,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Central Cooling Tower Roof Areaway Walls								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Central Cooling Tower Roof Areaway Walls								
Explanation : This Actually Lead Coated Copper Cladding								
Granite Panels	15%			LIFE	* *	5	\$102,100	
Windows								
Aluminum	97%			2049	* *	5	\$203,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Metal Louvers	3%			2042	* *	10	\$39,400	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$39,200	
Masonry: Limestone	15%			LIFE	* *	5	\$8,700	
Roof								
Modified Bitumen	100%			2033	\$1,460,900	10	\$134,900	
Interior								
Floors								
Carpet	14%			2029	\$3,527,800	3	\$301,900	
Cast in Place Concrete	10%	4+	\$242,400	LIFE	* *	5	\$314,500	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Ceramic Tile	3%			2042	* *	5	\$43,100	
Marble Panels	5%			LIFE	* *	5	\$53,900	
Quarry Tile	3%	Now	\$157,200	2038	* *	5	\$32,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Sub-basement								
Terrazzo	25%			LIFE	* *	5	\$280,800	
Vinyl Tile	40%	Now	\$787,200	2033	\$15,743,700	3	\$215,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : 1st Floor								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$109,900	LIFE	**			
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Sub-basement Foundation Wall								
	Ceramic Tile	3%			2036	**	5	\$43,800	
	Gypsum Board	5%			LIFE	**	5	\$43,800	
	Masonry: Brick	15%			LIFE	**			
	Marble Panels	15%			LIFE	**			
	Plaster	20%	Now	\$351,800	LIFE	**	5	\$87,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Stairs E, F At Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stairs E, F At Penthouse								
	Plaster	22%			LIFE	**	5	\$96,300	
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	10%			LIFE	**	5	\$583,600	
Ceilings									
	AcousTile,Adhered	25%			2038	**	5	\$359,400	
	AcousTileSusp.Lay-In	5%			2046	**	5	\$71,900	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$11,200	
	Plaster	2%	Now	\$173,300	LIFE	**	5	\$18,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Stairs E, F At Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stairs E, F At Penthouse								
	Plaster	55%			LIFE	**	5	\$494,200	
	Plaster	8%			LIFE	**	5	\$71,900	
Site Enclosure									
Retaining Walls									
	Masonry: Granite	100%			LIFE	**	5		
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Masonry: Granite	100%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2043	* *	5	\$4,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4 Main Service Switches Rated At 4,000 Amperes Each									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2043	* *	5	\$800	
	Molded Case Bkrs	80%			2043	* *	5	\$20,200	
Raceway									
	Conduit	100%			2033	\$1,131,300	1		
Panelboards									
	Fused Disc Sw	15%			2032	\$178,000	5	\$3,300	
	Molded Case Bkrs	85%			2032	\$1,008,600	5	\$21,500	
Wiring									
	Braided Cloth	10%	2-4	\$168,400	2058	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	90%			2033	\$1,515,700	1		
Motor Controllers									
	Locally Mounted	80%			2031		5	\$5,200	
	Motor Control Center	10%			2031	\$216,300	5	\$2,600	
	Variable Frequency Drive	10%			2046	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$14,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2031	\$207,000	1	\$295,500	
Generators									
	Diesel	100%			2029		1	\$372,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Emergency Generator Rated At 1250 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$35,600	
Fuel Storage									
	Day Tank	50%			2032	\$12,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2036	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 75,000 Gallon Capacity							
Lighting									

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MANHATTAN CRIMINAL COURTS BLDG.
Asset # : 2072

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

Lighting

Interior Lighting

Fluorescent

97%

2033

\$14,048,600

10

\$854,600

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

HID

1%

2028

\$112,700

10

\$300

Incandescent

1%

2028

\$160,200

2

\$200

LED

1%

2033

\$160,200

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

Egress Lighting

Emergency, Service

45%

2028

\$263,900

1

Emergency, Battery

5%

2028

\$79,900

10

\$11,600

Exit, LED

50%

2036

* *

1

Exterior Lighting

HID

15%

2028

\$666,200

10

\$400

Incandescent

5%

2028

\$255,100

2

\$100

No Component

80%

Alarm

Security System

Generic

100%

2028

\$1,786,900

1

\$358,800

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

Fire/Smoke Detection

Generic, Digital

100%

2033

\$2,455,400

1-3

\$592,000

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2043

* *

1

Fuel

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$1,659,400	2038	* *	1	\$856,200	
		Not Energy Efficient, Extent : Moderate, Area Affected : 50%							
		Location : No.1 And No.2 Burners							
		Not in Service, Extent : Severe, Area Affected : 25%							
		Location : 2 Of 4 Boilers Are Out Of Service In Sub-basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Boilers On Extended Life							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 4 Units							
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$2,676,700	2043	* *	4	\$47,300	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Condensate Drain Pipe, Sub-basement							
		Damaged, Extent : Severe, Area Affected : 10%							
		Location : Condensate Surge Tank Needs Replacement							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
Terminal Devices									
	Air Handler	5%	Now	\$895,700	2043	* *	1	\$26,700	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : 18th Floor Fan Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 18th Floor Fan Room							
	Air Handler	20%	0-2	\$3,582,600	2043	* *	1	\$106,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Fan Rooms							
	Convactor/Radiator	75%			2031	\$5,837,900	1	\$232,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	35%			2042	* *	1	\$363,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 35%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	5%			2028	\$521,900	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : 18th Floor Roof							
	Window/Wall Unit	50%			2028	\$1,803,100	1		
	No Component	10%							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	88%	0-2	\$67,100	2043	* *	4	\$17,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Non-Submersible	12%			2043	* *	4	\$2,400	
	Sewage Ejector(s)								
	Electric	94%	0-2	\$93,700	2043	* *	4	\$35,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 3 Duplex Units							
	Electric	6%			2043	* *	4	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 19 Units From 1st To 17th Floor; 1 Unit From Basement To 17th Floor; 2 Units From Basement To 16th Floor							
		Explanation : 22 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$502,300	
	Sprinkler								
	No Component	50%							
	Generic	50%			2043	* *	1-2	\$134,500	
	Fire Pump								
	Generic	100%			2042	* *	1	\$179,400	

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Print Date : 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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	8%	Now	\$202,000	LIFE	**	5	\$170,400	
		Water Penetration, Extent : Moderate, Area Affected : 2% Location : Foundation At B Level, Garage, Judges Exit							
	Cast in Place Concrete	2%			LIFE	**	5	\$42,600	
	Metal Panel	27%			2053	**	5-10	\$790,600	
	Metal Coiling Doors	3%			2046	**	5	\$39,900	
	Granite Panels	50%			LIFE	**	5	\$159,700	
	Window Wall	10%			2053	**	5	\$159,700	
Windows									
	Aluminum	95%			2049	**	5	\$38,800	
	Metal Louvers	5%			2042	**	10	\$12,800	
Parapets									
	Metal Panel	85%			2053	**	5	\$34,400	
	Metal Rail	15%			2046	**	5-10	\$28,400	
Roof									
	IRMA/Protected Membrane	35%			2038	**	10	\$46,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Balcony Areas Explanation : Cast Stone Paver Ballasted							
	Modified Bitumen	65%	4+	\$46,800	2038	**			
		Water Penetration, Extent : Light, Area Affected : 5% Location : At Roof Penetrations							
Soffits									
	Metal Panel	100%			2053	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$821,700	LIFE	**	5	\$71,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Loading Dock Water Penetration, Extent : Moderate, Area Affected : 15% Location : Loading Dock Other Observation, Extent : Severe, Area Affected : 100% Location : Loading Dock Explanation : Floor Slab Is Pitched In The Wrong Direction.							
	Cast in Place Concrete	10%			LIFE	**	5	\$142,200	
	Ceramic Tile	13%			2042	**	5	\$84,500	
	Panel/Paver: Cer/Brk	10%			2049	**	5	\$146,200	
	Terrazzo	5%			LIFE	**	5	\$25,400	
	Vinyl Tile	57%	4+	\$507,100	2038	**	3	\$138,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Offices And Waiting Areas Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$71,900	LIFE	**			
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : West Wall In Basements								
Ceramic Tile	5%			2042	**	5	\$22,700	
Concrete Masonry Unit	10%	Now	\$84,700	LIFE	**	5	\$18,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Various Basement Locations, 11th Floor Mechanical. Penthouse								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Parking Area In Basement								
Concrete Masonry Unit	5%			LIFE	**	5	\$9,100	
Gypsum Board	30%			LIFE	**	5	\$81,800	
Marble Panels	5%			LIFE	**			
Travertine Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$20,500	
Wood	5%			LIFE	**	5	\$90,900	
Ceilings								
AcousTileConcealSpLn	25%	4+	\$129,500	2046	**	5	\$101,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Basement								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Basement								
AcousTileSusp.Lay-In	35%			2046	**	5	\$227,500	
Exposed Struc: Concrete	15%			LIFE	**	5	\$15,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$40,600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Entrance Lobby Area								
Explanation : Staining From Water Leak								
Plaster	10%			LIFE	**	5	\$40,600	
Wood	5%			LIFE	**	5	\$284,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$44,300	2038	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Southeast Corner On Lafayette Street								
On-Site Walkways								
Cast in Place Concrete	20%			2046	**			
Masonry: Granite	80%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2038	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	70%			2033	\$451,000	5	\$1,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 Main Service Disconnect Switches Rated At 3,000 Amperes Each.									
	Fused Disc Sw	30%			2043	**	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.									
Transformers									
	Dry Type	100%			2031	\$26,500	5	\$1,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 30 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary									
Switchgear / Switchboard									
	Fused Disc Sw	20%			2043	**	5	\$400	
	Molded Case Bkrs	80%			2033	\$515,500	5	\$10,300	
Raceway									
	Conduit	80%			2033	\$543,000	1		
	Conduit	20%			2053	**	1		
Panelboards									
	Fused Disc Sw	15%			2032	\$106,800	5	\$1,700	
	Molded Case Bkrs	65%			2041	**	5	\$8,400	
	Molded Case Bkrs	20%			2049	**	5	\$2,600	
Wiring									
	Thermoplastic	80%			2043	**	1		
	Thermoplastic	20%			2053	**	1		
Motor Controllers									
	Locally Mounted	10%			2038	**	5	\$300	
	Motor Control Center	80%			2031	\$1,038,400	5	\$10,700	
	Variable Frequency Drive	10%			2050	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$7,200	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2038	**	1	\$75,500	
	Automatic	50%			2031	\$51,700	1	\$75,500	
Generators									
	Diesel	100%			2029	\$206,500	1	\$190,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 250 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2025	\$2,400	5	\$109,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	30%			2032	\$7,600	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	70%			2036	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 400 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	2%			2033	\$148,100	10	\$9,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	17%			2033	\$1,258,500	10	\$76,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 12th Floor							
		Explanation : T-8 Lamps							
	HID	1%			2028	\$57,600	10	\$200	
	LED	80%			2041	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : LED Lights							
	Egress Lighting								
	Emergency, Service	15%			2028	\$45,000	1		
	Emergency, Service	30%			2038	* *	1		
	Emergency, Battery	5%			2033	\$40,800	10	\$5,900	
	Exit, LED	50%			2061	* *	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2033	\$913,400	1	\$183,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Hallways, Lobby, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2038	* *	1-3	\$302,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2043	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Under Construction	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Sub-basement							
		Explanation : Pressure Reducing Valves Replacement Is In Progress. Two Brand New Heat Exchangers Are In Place.							
Distribution									
	Hot Wtr Piping/Pump	95%	0-2	\$20,200	2041	* *	4	\$23,000	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : Building Management System.							
	Steam Piping/Pump	5%	Now	\$9,700	2043	* *			
		Damaged, Extent : Moderate, Area Affected : 50%							
		Location : Valves In Basement							
		Repairs In Progress, Extent : N/A, Area Affected : 10%							
		Location : Steam Traps, Basement							
Terminal Devices									
	Air Handler	11%	Now	\$20,100	2028	\$1,007,200	1	\$30,100	
		Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Mechanical Rooms							
	Air Handler	64%			2028	\$5,859,800	1	\$194,300	
	Convactor/Radiator	25%			2031	\$994,600	1	\$39,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2036	* *	1	\$531,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Three Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%	0-2	\$11,000	2043	* *	4	\$16,900	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Roof And Various Locations							
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Valves In Mechanical Room							
	CW & CHW Wtr Pipe/Pump	30%			2043	* *	4	\$7,300	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2028	\$9,440,700	1	\$303,600	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	50%	0-2	\$24,600	2031	\$1,228,800	2	\$197,700	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Water Cooling Tower	50%			2031	\$1,228,800	2	\$247,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%	0-2	\$21,400	LIFE	* *	2-5	\$13,700	
		Damaged, Extent : Moderate, Area Affected : 15%							
		Location : The Actuators In Basement							
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$260,100	
Exhaust Fans									
	Interior	100%			2033	\$2,157,900	2	\$15,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	1%	0-2	\$1,300	2053	* *	1		
		Not Insulated, Extent : Moderate, Area Affected : 10%							
		Location : Water Main Valve And Piping, Basement							
	Brass/Copper	99%			2053	* *	1		
HW Heat Exchanger									
	Under Construction	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Heat Exchanger Replacement Is In Progress.							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	20%	0-2	\$6,900	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : At West South Of Basement							
	Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$97,400	4	\$10,400	
Sewage Ejector(s)									
	Electric	100%			2043	* *	4	\$19,500	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
Backflow Preventer									
	Generic	100%			2043	* *	1	\$30,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : New Installation.							
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Seven Units. Basement To 11th Floor, One Unit. 1st To 11th Floor, One Unit. 1st To 7th Floor</i>									
<i>Explanation : 9 Units</i>									
	Hydraulic	10%			LIFE		* *		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st To 2nd Floor</i>									
<i>Explanation : 1 Unit</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2053		* *	1-5	\$247,600
Sprinkler									
	Generic	100%			2043		* *	1-2	\$137,500
Fire Pump									
	Generic	100%			2036		* *	1	\$91,700

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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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$254,600	
	Masonry: Brick	30%			LIFE	**	5	\$488,900	
	Masonry: Granite	65%	Now	\$1,359,000	LIFE	**	5	\$397,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Upper Floors, Pediment									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Pediment, Cornice, Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Ground Level East Side									
	Metal Panel	3%			2044	**	5-10	\$168,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Intermittent Panels Between Windows. Street Facades									
Explanation : Lead Panels									
Windows									
	Bronze/Brass	25%	4+	\$443,500	2042	**	5	\$143,400	
Deteriorated Finish, Extent : Light, Area Affected : 2%									
Location : Main Entrance									
	Metal Louvers	5%			2043	**	10	\$57,400	
	Steel	70%	4+	\$524,400	2042	**	5	\$803,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Caulking Deteriorated, Extent : Severe, Area Affected : 80%									
Location : Windows									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Corridor, Basement Toilet, 7th Floor									
Parapets									
	Masonry: Brick	35%			LIFE	**	5-10	\$45,300	
	Masonry: Granite	53%	Now	\$217,300	LIFE	**	5	\$12,600	
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Coping									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Coping									
	Metal Panel	2%			2054	**	5	\$1,500	
	Metal Rail	5%	0-2	\$3,500	2047	**	5	\$6,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Marble Panels	5%			LIFE	**	5-10	\$8,200	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Cast in Place Concrete	5%	Now	\$5,200	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Areaways								
	Copper/Terne	35%	Now	\$34,100	2049	* *			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
	Location : Portico								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Rotunda								
	Modified Bitumen	45%	Now	\$911,100	2044	* *			1
	Blisters, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : 6th Floor. Rooms 615, 624, 626, 629, 5th Floor Library, 2nd Floor Corridors								
	Other Observation, Extent : Moderate, Area Affected : 35%								
	Location : 6th Floor Roof								
	Explanation : Water Penetration At Bracing Anchors For Parapet Walls								
	Skylight, Metal/Glass	5%	Now	\$390,400	2044	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Various Areas								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout 6th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 50%								
	Location : Solarium Area								
	Sloped Glazing	10%	Now	\$924,500	LIFE	* *	5	\$227,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Steel Supports For Glazing								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Area Above Portico								
Soffits									
	Masonry: Granite	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	0-2	\$248,100	2027	\$2,480,900	3	\$193,700	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices Throughout 5th And 6th Floors							
	Cast in Place Concrete	10%	0-2	\$159,100	LIFE	**	5	\$188,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Sub-basement							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Sub-basement							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Sub-basement							
		Explanation : Ground Water Penetration							
	Ceramic Tile	3%	0-2	\$31,600	2043	**	5	\$12,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Toilets Throughout 5th And 6th Floor							
	Cork Tile	10%			2044	**	5	\$75,300	
	Marble Panels	13%			LIFE	**	5	\$167,900	
	Terrazzo	14%	2-4	\$244,800	LIFE	**	5	\$94,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Vinyl Tile	35%	4+	\$180,800	2034	\$9,041,700	3	\$113,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Offices At Basement Level							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$84,600	
	Masonry: Brick	5%			LIFE	**	10	\$10,200	
	Marble Panels	10%			LIFE	**	10	\$27,100	
	Plaster	65%	Now	\$581,400	LIFE	**	5	\$132,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : 4th Floor Solarium							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
		Location : Corridors, Stairs, Various Offices And Lobbies							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Corridors, Stairs, Various Offices And Lobbies							
	Wood	15%			LIFE	**	5	\$812,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	Exposed Struc: Concrete	10%	Now	\$280,300	LIFE	**	5	\$13,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Sub-basement Boiler Room									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Throughout Sub-basement Mechanical Rooms									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Sub-basement Mechanical Rooms									
	Masonry: Infill Arch	3%			LIFE	**	10	\$12,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Entrance									
Explanation : Underside Of Portico									
	Masonry: Marble	10%			LIFE	**	1		
	Plaster	15%			LIFE	**	5-10	\$222,000	
	Plaster	62%	Now	\$352,700	LIFE	**	5	\$333,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Corridors Throughout									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Corridors, Waiting Areas, File Room, 6th Floor Rooms 615, 624, 626, 629, 5th Floor Library, Basement Level Offices									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2054	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2044	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Material Is Granite									
Retaining Walls									
	Masonry: Fieldstone	100%			2044	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Material Is Granite									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%	Now	\$30,900	2047	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Centre Street In Front Of Building									
	Pavers/Stone	10%	Now	\$3,900	2037	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : West Side Of Building									

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

50%

2039

* *

*Ponding, Extent : Moderate, Area Affected : 10%**Location : Courtyards At Sub-basement Level**Other Observation, Extent : Moderate, Area Affected : 10%**Location : Courtyards At Sub-basement Level Walkway Ramp On Baxter**Explanation : Poor Drainage And Water Penetration*

Masonry: Granite

50%

Now

\$107,500

LIFE

* *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

40%

2044

* *

5

\$1,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

Fused Disc Sw

60%

2054

* *

5

\$1,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Transformers

Dry Type

100%

2051

* *

5

\$2,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Three 300 Kilovolt Amperes, 480 Volts Primary , 277/ 208 Volts Secondary*

Switchgear / Switchboard

Fused Disc Sw

70%

2044

* *

5

\$1,700

Fused Disc Sw

30%

2054

* *

5

\$700

Raceway

Conduit

30%

2054

* *

1

Conduit

70%

2044

* *

1

Panelboards

Fused Disc Sw

5%

2050

* *

5

\$700

Molded Case Bkrs

30%

2050

* *

5

\$4,500

Molded Case Bkrs

30%

2042

* *

5

\$4,500

Molded Case Bkrs

35%

2033

\$273,100

5

\$5,300

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	10%	2-4	\$110,800	2059	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	90%			2054	**	1		
Motor Controllers									
	Locally Mounted	20%			2047	**	5	\$800	
	Locally Mounted	45%			2039	**	5	\$1,700	
	Locally Mounted	5%			2032		5	\$200	
	Motor Control Center	25%			2039	**	5	\$3,900	
	Variable Frequency Drive	5%			2051	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$16,900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2047	**	1	\$177,000	
Generators									
	Diesel	100%			2043	**	1	\$222,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 600 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2027	\$2,700	5	\$128,200	
Fuel Storage									
	Main Tank	100%			2062	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 500 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	60%			2034	\$5,703,600	10	\$316,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	20%			2034	\$1,901,200	10	\$105,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : Compact Fluorescent Lights									
	LED	20%			2042	**			
Egress Lighting									
	Emergency, Service	50%			2039	**	1		
	Exit, LED	50%			2062	**	1		
Exterior Lighting									
	HID	25%			2034	\$728,800	10	\$400	
	No Component	75%							

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

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

Alarm

Security System
Generic

100% 2039 * * 1 \$214,800

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

Location : Hallways And Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2039 * * 1-3 \$354,500

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

Location : Throughout The Building

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

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

Heating

Energy Source
Utility Steam

100% 2044 * * 1

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

Location : Sub-basement

Explanation : Steam From Con Edison

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100% 2037 * * 5 \$34,200

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

Location : Basement

Explanation : 2 Heating Exchangers For Hot Water Heating Devices

Distribution

Central Plant Steam
Piping/Pmp

75% 4+ \$3,952,900 2054 * * 4 \$21,300

Leak Evident, Extent : Moderate, Area Affected : 20%

Location : Various Locations. Leaking Steam Riser Piping

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Steam Line, Supply/return On Extended Life

Central Plant Steam
Piping/Pmp

25% 2-4 \$439,200 2044 * * 4 \$7,100

Leak Evident, Extent : Moderate, Area Affected : 25%

Location : Various Locations. Leaking Steam Piping And Eleven Condensate, Vacuum Pump

Repairs In Progress, Extent : N/A, Area Affected : 100%

Location : Throughout. New Steam Traps

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%	2-4	\$1,410,900	2029	\$7,054,400	1	\$192,100	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations. 4 Steam Coils Leaking							
	Convector/Radiator	30%	0-2	\$306,500	2032	\$1,532,700	1	\$50,200	
		Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations. Cracked And Peeling Paints On Radiator							
	No Component	10%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Mechanical Rooms. Penthouse							
		Explanation : Covered Under Air Conditioning Section							
Controls									
	Pneumatic	95%			2032	\$11,471,100			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Control Also On Building Management System							
	Pneumatic	5%	0-2	\$301,900	2032	\$603,700			
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Compressor For Perimeter Heating Malfunctioning							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2047	* *	1	\$435,800	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : Refrigerant R-13a							
	Exterior Pkg Unit - Cooling	5%			2034	\$342,500	2	\$1,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							
	Window/Wall Unit	10%	0-2	\$23,700	2029	\$236,700	1		
		Malfunctioning, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations. 15 Percent Not Woking							
	No Component	15%							
Distribution									
	CW & CHW Wtr	70%			2060	* *	4	\$19,800	
	Pipe/Pump								
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2029	\$7,213,100	1	\$249,000	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Various Locations							
		Explanation : 80 Percent Of Units On Constant Speed. Few On Variable Frequency Drive							
	No Component	30%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	70%			2038	**	2	\$405,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$507,900	
	Exhaust Fans								
	Interior	85%			2029	\$2,355,300	2	\$15,000	
	Roof	15%			2029	\$181,800	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2044	**	1		
	Galvanized Steel	10%	Now	\$39,900	2032	\$797,600	1		
		Corroded, Extent : Moderate, Area Affected : 10% Location : Basement And Sub-basement							
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$302,100	2044	**	4	\$56,900	
		Broken, Extent : Moderate, Area Affected : 100% Location : Broken Control For Heat Exxhange							
	Sanitary Piping								
	Cast Iron	100%	Now	\$157,400	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$44,100	LIFE	**	1		
		Cracked, Extent : Moderate, Area Affected : 15% Location : Sub-basement Damaged, Extent : Light, Area Affected : 10% Location : Basement And Sub-basement							
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$62,500	2034	\$125,100	4	\$12,200	
		Broken, Extent : Moderate, Area Affected : 100% Location : Throughout. Drainage Problem In The Building							
	Sewage Ejector(s)								
	Electric	100%	0-2	\$98,100	2039	**	4	\$22,900	
		Other Observation, Extent : Severe, Area Affected : 10% Location : Sub-basement Explanation : 1 Of 2 Pumps Broken							
	Backflow Preventer								
	Generic	100%			2034	\$279,000	1	\$35,200	
	Fixtures								
	Generic	100%							
	Hot Water Storage Tank								
	Generic	100%	0-2	\$800	2034	\$16,700	1		
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Malfunctioning Hot Wate Stoage Pump							

Vertical Transport

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Ten Units From Basement To 4th Floor; One Unit From Basement To 7th Floor; One Unit From Mezzanine To 6th Floor									
Explanation : 12 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2034	\$2,876,800	1-5	\$300,800	
Sprinkler									
	No Component	90%							
	Generic	10%			2044		* *	1-2	\$16,100
Other Observation, Extent : Light, Area Affected : 2%									
Location : Throughout									
Explanation : Partial									

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Print Date : 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
Program / Asset # : DGS0016.000 / 2057 **Yr Built/Renovated** : 1933 / 2012
Area Sq Ft : 555,600 **Project Type** : REAL PROPERTY
Date of Survey : 30-Oct-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,8,9
Block : 2468 **Lot** : 1 **BIN** : 2002869

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	3%			2051	**	10	\$51,300		
Masonry: Brick	30%			LIFE	**	5	\$218,800		
Recent Repair Evident, Extent : N/A, Area Affected : 2%									
Location : Inner Courtyard									
Masonry: Granite	10%	Now	\$124,700	LIFE	**	5	\$54,700		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Masonry: Limestone	11%	Now	\$686,100	LIFE	**	5	\$60,200		
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	44%			LIFE	**	5	\$240,600		
Metal Coiling Doors	2%			2036	**	5	\$45,600		
Windows									
Aluminum	45%			2047	**	5	\$45,500		
Bronze/Brass	50%			2047	**	5	\$316,200		
Steel	5%	Now	\$247,800	2056	**	5	\$31,600		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Chiller Room									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Chiller Room									
Parapets									
Masonry: Brick	40%	Now	\$252,000	LIFE	**	5	\$36,700		
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Interior Face									
Masonry: Granite	10%			LIFE	**	5	\$11,500		
Masonry: Limestone	45%			LIFE	**	5	\$51,900		
Metal Panel	5%			2051	**	5	\$17,700		
Roof									
Asphalt Shingle	5%			2040	**	10	\$1,700		
IRMA/Protected Membrane	10%			2036	**	10	\$20,300		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : East Side									
Explanation : Green Roof									
Modified Bitumen	65%	Now	\$1,570,100	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plaza Roof: Stone Panels	20%	Now	\$454,300	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Over Chiller Room									
Soffits									
Masonry: Limestone	100%			LIFE	**	5			

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2030	\$797,700	3	\$62,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$90,800	
	Ceramic Tile	3%			2034	\$1,525,800	5	\$24,900	
	Marble Panels	15%			LIFE	**	5	\$93,400	
	Terrazzo	25%			LIFE	**	5	\$162,200	
	Vinyl Tile	42%	Now	\$209,300	2031	\$10,466,500	3	\$130,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	5%	Now	\$180,400	2041	**	3	\$15,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	3%	Now	\$812,400	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cast in Place Concrete	2%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$196,800	
	Masonry: Brick	5%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Marble Panels	20%			LIFE	**			
	Plaster	35%	0-2	\$303,300	LIFE	**	5	\$172,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Wood	10%			LIFE	**	5	\$655,900	
Ceilings									
	AcousTileConcealSpLn	5%			2036	**	5	\$51,900	
	AcousTileSusp.Lay-In	35%			2036	**	5	\$290,700	
	AcousTileSusp.Lay-In	5%			2048	**	5	\$41,500	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$6,500	
	Plaster	50%	Now	\$685,900	LIFE	**	5	\$259,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%			2041	**			
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$97,800	2041	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Stone Walls Along Perimeter								
	Misaligned/Bulging, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

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

Site Pavements

Public Sidewalk

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

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

Location : Throughout

On-Site Walkways

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

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

Location : Throughout

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

Location : Throughout

Masonry: Granite 90% LIFE * *

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

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

Disconnect Switches

Transformers

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

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

Location : Electrical Room

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

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

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

Location : Mechanical Room - Penthouse

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

Switchgear / Switchboard

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

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

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

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

Raceway

Conduit 80% 2031 \$595,200 1

Conduit 20% 2057 * * 1

Panelboards

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

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

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

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

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

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

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

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

Alarm

Security System
Generic

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

Fire/Smoke Detection
Generic, Digital

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

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

Heating

Energy Source
Fuel Oil No 2

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

Conversion Equipment
Steam Boiler

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

Distribution
Steam Piping/Pump

100% 2041 * *

Terminal Devices

Convector/Radiator 95% 2029 \$4,687,900 1 \$170,500
Unit Heater - Steam 5% 2031 \$171,500 4 \$2,500

Air Conditioning

Energy Source
Electricity

100% 2039 * * 1

Conversion Equipment

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

Interior Pkg Unit - Cooling 5% 2025 \$477,200 2 \$1,700

Split Unit 10% 2036 * *

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

No Component 30%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	Now	\$204,900	2061	* *	4	\$13,700	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
	No Component	50%							
Terminal Devices									
	Fan Coil - 2 Pipe	50%	Now	\$128,900	2031	\$6,443,400	1	\$80,700	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks							
	No Component	50%							
Heat Rejection									
	Water Cooling Tower	50%	Now	\$106,700	2025	\$1,066,800	2	\$223,700	
		Damaged, Extent : Severe, Area Affected : 25%							
		Location : Inside The Unit On Roof							
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$530,100	LIFE	* *	2-5	\$309,800	
		Leak Evident, Extent : Light, Area Affected : 15%							
		Location : Dampers And Throughout							
Exhaust Fans									
	Interior	60%			2031	\$1,605,800	2	\$10,200	
	Roof	25%			2036	* *	2	\$4,300	
	No Component	15%							
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2041	* *	1		
	Galvanized Steel	70%	Now	\$107,900	2029	\$5,392,800	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Water Main Valve In Basement							
Water Heater With Tanks									
	Gas Fired	100%			2026	\$18,600	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$42,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Ceiling Of Refrigeration Room On Ground Floor							
Sump Pump(s)									
	Non-Submersible	100%			2031	\$120,800	4	\$11,700	
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 8 Units From Basement To 9th Floor; 11 Units From 1st To 8th Floor; 1 Unit From 1st Floor To 4m To 6m</i>									
<i>Explanation : 20 Units</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2041		* *	1-5	\$280,100

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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$81,900	
Masonry: Brick	50%			LIFE	**	5	\$34,900	
Masonry: Granite	10%			LIFE	**	5	\$5,200	
Metal Panel	5%			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 Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Front Facade								
Explanation : Painted Landmark Windows Of Which Substantial Amount Are Peeling.								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$2,200	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$5,100	
Copper/Terne	10%			2066	**	5	\$2,100	
Masonry: Brick	30%			LIFE	**	5	\$1,300	
Masonry: Brick	25%			LIFE	**	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : North And East Walls								
Explanation : Stucco Finish								
Metal Rail	10%			2048	**	5-10	\$8,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
Roof								
Copper/Terne	10%			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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	0-2	\$33,500	2027	\$167,300	3	\$13,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$6,300	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Basement And Sub-basement							
	Ceramic Tile	5%			2034	\$177,800	5	\$2,900	
	Marble Panels	5%	Now	\$20,700	LIFE	**	5	\$2,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Main Stair							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Main Stair							
	Quarry Tile	10%	Now	\$23,200	2036	**	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Ground Floor Lobby							
	Vinyl Tile	25%			2031	\$435,500	3	\$7,300	
	Vinyl Tile	35%			2036	**	3	\$7,600	
Interior Walls									
	Ceramic Tile	10%	Now	\$88,200	2034	\$882,200	5	\$7,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Main Stair And Toilets							
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
	Gypsum Board	40%			LIFE	**	5	\$35,400	
	Masonry: Brick	10%			LIFE	**			
	Plaster	35%	Now	\$68,300	LIFE	**	5	\$15,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Main Stair							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Main Stair							
Ceilings									
	AcousTileSusp.Lay-In	60%			2044	**	5	\$34,200	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout 5th And 6th Floors							
	Glass: Susp Panels	2%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Over Main Stair							
		Explanation : Decorative Infill Panels At Skylight							
	Masonry: Vault Struct	10%			LIFE	**			
	Plaster	28%			LIFE	**	5	\$10,000	
		Paint Peeling, Extent : Light, Area Affected : 2%							
		Location : Main Stair							
Site Enclosure									

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

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

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

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2057

**

5

\$200

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

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

Lighting

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

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

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

Lighting

Interior Lighting

Fluorescent

96%

2039

* *

10

\$31,700

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

Fluorescent

2%

2039

* *

10

\$700

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

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 Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Front*

HID

10%

2039

* *

10

No Component

85%

Alarm

Security System

No Component

70%

Generic

30%

2039

* *

1

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Courtyard, 1st, 5th And 6th Floors**Explanation : CCTV Surveillance System.*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2039

* *

1-3

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Fire Alarm System Was Completed Two Years Ago.*

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	15%			2036	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	85%			2044	* *	1	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	85%			2047	* *	4	\$1,500	
	No Component	15%							
Terminal Devices									
	Convactor/Radiator	10%			2044	* *	1	\$1,200	
	Fan Coil Unit/Heat	70%			2036	* *	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various							
		Explanation : See 4-pipe Units Under Cooling Terminal Units							
	Unit Heater - Hot Water	5%			2036	* *			
	No Component	15%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
Conversion Equipment									
	Reciprocating	70%			2036	* *	1	\$11,700	
	Compr/Chiller								
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 1 New Unit. R-410a.							
	Ext Pkg Unit - Heating/Cooling	20%			2036	* *	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units. R-410a Refrigerant							
	Split Unit	5%			2036	* *			
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various							
	Window/Wall Unit	5%			2029	\$7,400	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Theaters							
		Explanation : Tenant Provided							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2051	* *	4	\$1,200	
	No Component	30%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2031	\$119,300	1	\$1,200	
	Fan Coil - 4 Pipe	60%			2036	**	1	\$7,000	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,000	
	No Component	60%							
	Exhaust Fans								
	Interior	10%			2036	**	2	\$100	
	Roof	30%			2036	**	2	\$300	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	4+	\$50,200	2041	**	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Sidewalk Vault In Basement								
	Water Heater With Tanks								
	Electric	20%			2026	\$10,300	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 25 Gallons								
	Gas Fired	80%			2026	\$29,700	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 100 Gallons								
	Sanitary Piping								
	Cast Iron	100%	4+	\$49,300	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Sidewalk Vault In Basement								
	Storm Drain Piping								
	Cast Iron	100%	2-4	\$6,900	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Sidewalk Vault In Basement								
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$7,800	4	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 Unit From Basement To 6th Floor, 1 Unit From Ground To 6th Floor								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$18,100	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
	Sprinkler							
	Generic	100%		2051	* *	1-2	\$10,100	
	Fire Pump							
	Generic	100%		2040	* *	1	\$6,700	

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

Print Date : 22-Aug-2023

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : MUNICIPAL BUILDING
Address : 1 CENTRE STREET
Borough : MANHATTAN **Agency's Number** : 312-101
Program / Asset # : DGS0001.000 / 2071 **Yr Built/Renovated** : 1913 / 2012
Area Sq Ft : 984,949 **Project Type** : REAL PROPERTY
Date of Survey : 29-Oct-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,17,24,25,36,38
Block : 121 **Lot** : 1 **BIN** : 1001394

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



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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast Stone/Terra Cotta	1%	4+	\$78,500	LIFE	**	5	\$13,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Tower Soffit On 38th Floor									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Various Soffits									
Explanation : This Is Actually A Guastavino Terracotta Tile									
	Cast Stone/Terra Cotta	44%			LIFE	**	5	\$578,900	
	Masonry: Granite	15%			LIFE	**	5	\$18,900	
	Pre-Cast Concrete	40%			LIFE	**	5	\$218,900	
Interior									
Floors									
	Carpet	30%			2027	\$8,495,900	3	\$663,400	
	Cast in Place Concrete	10%	4+	\$272,400	LIFE	**	5	\$322,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Sub-basement And 38th Floor									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Pump Room, Old Subway Station									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Sub-basement At Generator Room									
Explanation : Staining/discoloring									
	Ceramic Tile	2%			2040	**	5	\$29,500	
	Mosaic Tile	15%			2036	**	5	\$552,800	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Marble Panels	3%			LIFE	**	5	\$33,200	
	Terrazzo	10%			LIFE	**	5	\$115,200	
	Vinyl Tile	28%			2031	\$12,385,500	3	\$206,400	
	No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : South Wing Of 25th Floor									
Explanation : Under Construction									

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

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		* *		
On-Site Walkways									
	Cast in Place Concrete	40%	Now	\$41,700	2036		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Of Building By Subway Entrance							
	Masonry: Granite	20%	Now	\$75,800	LIFE		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Entrance Steps On East Elevation							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : West Entry							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Steps On East Elevation							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
		Location : West Entry							
	Pavers/Stone	40%	Now	\$66,600	2034	\$3,328,600			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Southwest Corner Of Building							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 6,000 Ampere Bolted Pressure Switch Main Disconnects; Four 4,000 Ampere Bolted Pressure Main Disconnects.							
	Transformers								
	Dry Type	50%			2029	\$14,500	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 1,000 Kilovolt-ampere, 480/208/120 Volts							
	Dry Type	50%			2044	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 500 Kilovolt-ampere, 480/277/208 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	10%			2031	\$197,700	5	\$400	
	Molded Case Bkrs	70%			2051	* *	5	\$18,200	
	Molded Case Bkrs	20%			2041	* *	5	\$5,200	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Busway	5%			2036	**	1		
	Conduit	40%			2031	\$799,700	1		
	Conduit	50%			2051	**	1		
	Conduit	5%	0-2	\$100,000	2061	**	1		
Corroded, Extent : Severe, Area Affected : 100%									
Location : Sub-basement Corridor (Diesel Tank Area)									
Panelboards									
	Fused Disc Sw	5%			2047	**	5	\$1,100	
	Molded Case Bkrs	45%			2030	\$809,600	5	\$11,700	
	Molded Case Bkrs	50%			2047	**	5	\$13,000	
Wiring									
	Braided Cloth	15%	2-4	\$458,500	2056	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2036	**	1		
	Thermoplastic	25%			2041	**	1		
	Thermoplastic	55%			2051	**	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$5,100	5	\$700	
	Locally Mounted	50%			2044	**	5	\$3,300	
	Motor Control Center	20%			2029	\$407,600	5	\$5,400	
	Variable Frequency Drive	10%			2036	**			
	Variable Frequency Drive	5%			2051	**			
Not Functioning, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Variable Frequency Drive	5%			2029	\$2,500			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$14,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Grounding System Installed In 2019.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$303,000	
Generators									
	Diesel	100%			2040	**	1	\$381,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 1352 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$2,700	5	\$36,500	

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MUNICIPAL BUILDING
Asset # : 2071

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

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MUNICIPAL BUILDING
Asset # : 2071

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2039

* *

1-3

\$607,000

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

Location : Throughout The Building

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

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

Heating

Energy Source
Utility Steam

100%

2041

* *

1

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

Location : Sub-basement Steam Room

Explanation : From Con Edison

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

0-2

\$12,900

2027

\$644,000

5

\$29,200

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

Location : Control Valves In Basement

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

Location : Basement

Explanation : 2 Units For Dual Temperature Loop Serving Adjacent Buildings

Distribution

Steam Piping/Pump

100%

2-4

\$1,713,300

2031

\$8,566,700

Corroded, Extent : Severe, Area Affected : 10%

Location : Piping In Basement

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

Location : Vacuum Pumps In Basement

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

Location : Basement

Terminal Devices

Convactor/Radiator

100%

2029

\$8,747,900

1

\$318,100

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

Location : Throughout

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

Air Conditioning

Energy Source
Electricity

100%

2039

* *

1

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MUNICIPAL BUILDING
Asset # : 2071

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	5%			2034	\$1,735,600	1	\$53,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 3 Units							
	Centrifugal, Elec Chiller	20%			2034	\$4,362,400	1	\$213,200	
	Interior Pkg Unit - Cooling	10%	0-2	\$846,000	2025	\$1,691,900	2	\$4,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
		Explanation : End Of Useful Life							
	Interior Pkg Unit - Cooling	20%			2029	\$3,383,900	2	\$12,100	
	Interior Pkg Unit - Cooling	15%			2025	\$2,537,900	2	\$9,000	
	Reciprocating Compr/Chiller	20%			2031	\$3,156,500	1	\$91,400	
	Split Unit	5%			2031	\$1,270,200			
	Window/Wall Unit	5%			2026	\$202,600	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	45%			2041	* *	4	\$32,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Chilled And Condenser Water Pumps And Piping							
	No Component	55%							
Terminal Devices									
	Fan Coil - 2 Pipe	30%			2031	\$9,790,800	1	\$95,400	
	No Component	70%							
Heat Rejection									
	Water Cooling Tower	45%	0-2	\$486,300	2029	\$2,431,600	2	\$356,900	
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Induced Draft Cell Number At Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 26th Floor Of Roof							
		Explanation : 2 Units. 1 Forced Draft Unit Serves Dual Temperature System For Adjacent Building. 1 Induced Draft Unit Serves Centre Street.							
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$494,300	
	No Component	10%							

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	20%			2031	\$948,900	2	\$6,000	
	No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout Mechanical Rooms									
Explanation : Component Accounted For Under The Cooling Section Of This Report									
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$687,000	2041	* *	1		
Leak Evident, Extent : Severe, Area Affected : 100%									
Location : Mains Rotting At North End Of Basement.									
	Water Heater With Tanks								
	Electric	35%			2026	\$9,000	4		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Bathrooms Throughout									
Explanation : Pipe Mounted Water Heater At Sinks And Lavatories									
	No Component	65%							
	HW Heat Exchanger								
	Steam Fired	30%			2031	\$1,551,900	4	\$29,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 27th Floor									
Explanation : Three 900 Gallon Storage Units Serving Low And Intermediate Zones In Basement Not In Use.									
	Steam Fired	35%			2041	* *	4	\$51,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Plate Heat Exchanger Using Steam Condensate With Low Pressure Steam As Back Up Replaces Steam Fired Shell And Tube Heat Exchangers To Serve Low And Intermediate Zones									
	No Component	35%							
	Sanitary Piping								
	Cast Iron	100%	4+	\$1,347,600	LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$75,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 2%									
Location : 5th Floor Ledge									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$214,200	4	\$20,800	
	Sewage Ejector(s)								
	Electric	100%			2026	\$560,100	4	\$58,800	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2031	\$477,800	1	\$60,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : In Basement							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 16 Units From 1st To 15th Floor; 8 Units From 15th To 24th Floor; 4 Units From 16th To 25th Floor; 2 Service Units From 1st To 25th Floor; 1 Tower Unit From 24th To 36th Floor							
		Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator. 1 Service Elevator Is In Bad Condition							
Fire Suppression									
	Standpipe								
	Generic	100%			2041		**	1-5	\$496,600
Sprinkler									
	No Component	40%							
	Generic	10%	0-2	\$74,000	2031	\$1,479,400	1-2	\$23,900	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Piping Rusting Near Filter Room In Basement							
	Generic	50%			2041		**	1-2	\$137,900
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated							

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal, Corrugated	10%			2051	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,800	
Metal Panel	5%			2051	**	5-10	\$17,700	
Panel: Limestone	80%	Now	\$73,400	LIFE	**	5	\$30,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Facade, East Facade								
Windows								
Aluminum	97%			2047	**	5	\$15,700	
Metal Louvers	3%			2040	**	10	\$3,000	
Parapets								
Metal/Glass Curt Wall	5%			2051	**	5	\$4,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Balconies - South Facade								
Explanation : Actually Single Pane Glass								
Metal Panel	60%			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			
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Under Cooling Fans								
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : At Downspouts And Within Paver Joints								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Under Cooling Fans								
Soffits								
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	10%			LIFE	**	5	\$22,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Epoxy Coating								
Ceramic Tile	3%			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	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor, Lobby								
	Explanation : This Component Is Actually Slate Panels								
	Wood	5%			LIFE	* *	5	\$13,700	
Ceilings									
	AcousTileSusp.Lay-In	60%	Now	\$20,000	2044	* *	5	\$30,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Entrance To Command Center - 3rd Floor								
	Exposed Struc: Concrete	25%			LIFE	* *	5	\$3,900	
	Gypsum Board	15%			LIFE	* *	5	\$19,000	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	85%			2051	* *			
	Aluminum Rail	15%			2044	* *	5-10		
Free Standing Walls									
	Masonry: Fieldstone	100%			2051	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Loading Dock Area At Rear								
	Explanation : This Is Actually A Limestone Clad 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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2051	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes									

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2051	**	5	\$300	
Molded Case Bkrs	10%			2051	**	5	\$200	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2044	**	5	\$100	
Motor Control Center	70%			2044	**	5	\$1,300	
Variable Frequency Drive	10%			2044	**			
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 : Light, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : Emergency Generator Rated At 1,400 Kilowatts Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis								
Batteries								
Nickel Cadmium	100%			2026	\$2,400	5	\$15,100	
Fuel Storage								
Main Tank	100%			2059	**	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 8,000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	70%			2036	**	10	\$43,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2036	**	10	\$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : T-5 Lamps								
Fluorescent	10%			2036	**	10	\$6,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Corridors And Stair Case								
LED	10%			2036	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

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

Lighting

Egress Lighting

Emergency, Service

50%

2036

* *

1

Exit, LED

50%

2059

* *

1

Exterior Lighting

HID

20%

2036

* *

10

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$12,500

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2057

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement With Retaining Wall Around The Tank**Explanation : One 8,000 Gallon Oil Tank*

Conversion Equipment

Hot Water Boiler

100%

2048

* *

1

\$33,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**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

Convactor/Radiator

30%

2044

* *

1

\$6,500

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source	Electricity	100%			2053	* *	1		
Conversion Equipment	Interior Pkg Unit - Cooling	5%			2032	\$52,900	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Computer Room Explanation : 2 Units							
	Ext Pkg Unit - Heating/Cooling	90%			2036	* *	2	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 3 Units							
	Split Unit	5%			2031	\$79,500			
		Other Observation, Extent : Light, Area Affected : 100% Location : Audio Visual Rooms And Roof Explanation : 2 Units Serve Audio Visual Rooms							
Distribution	CW & CHW Wtr Pipe/Pump	5%			2051	* *	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Glycol Water Pumps Associated With Dry Cooler							
	No Component	95%							
Heat Rejection	Dry Cooler	5%			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, Area Affected : 100% Location : Basement Explanation : Two 150-gallon Units							
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	Generic	100%			2036	* *	1	\$4,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Low Consumption Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd 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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%	Now	\$378,500	LIFE	**	5	\$46,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Sidewalk Shed in Use, Extent : Light, Area Affected : 30%								
	Location : West Elevation								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : North And South Elevations Of Penthouse								
	Metal/Glass Curt Wall	73%			LIFE	**	5	\$317,400	
	Metal Panel	2%			2051	**	5-10	\$31,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : Metal Panel Cladding On East Elevation								
	Marble Panels	5%			LIFE	**	5	\$8,700	
Windows									
	Aluminum	100%			2039	**	5	\$18,000	
Parapets									
	Masonry: Brick	30%			LIFE	**	5	\$2,400	
	Metal/Glass Curt Wall	30%			2051	**	5	\$9,200	
	Metal Panel	40%			2041	**	5	\$12,300	
Roof									
	Modified Bitumen	100%			2026	\$800,100	10	\$73,900	
	Patching Evident, Extent : Moderate, Area Affected : 20%								
	Location : Main Roof								
Soffits									
	Glass: Special Gauge	10%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Elevation								
	Explanation : Awning Over Entry Area								
	Stucco Cement	90%			2036	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : West Elevation								
	Explanation : Exterior Balcony Soffits								
Interior									
Floors									
	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	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	10%	Now	\$43,800	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 2% Location : West Wall In Boiler Room							
	Ceramic Tile	5%			2040	* *	5	\$14,500	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$17,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Stairwells, Basement							
	Gypsum Board	50%			LIFE	* *	5	\$87,200	
	Plaster	20%			LIFE	* *	5	\$17,400	
Ceilings									
	AcousTileSusp.Lay-In	85%			2036	* *	5	\$193,200	
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$1,800	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$14,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2031				
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$5,400	2051	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various Walls At Parking Area And Adjacent To Generator							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	* *			
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$21,900	2036	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : East Elevation At Entry							
Parking/Driveway									
	Asphalt	100%	Now	\$428,200	2046	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : Rear Parking Area And Ramp Potholes, Extent : Moderate, Area Affected : 30% Location : Rear Parking Area And Ramp Sinking/Subsiding, Extent : Moderate, Area Affected : 20% Location : Rear Parking Area And Ramp							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	70%			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 Drive	10%			2044	**			
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$46,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Automatic Transfer Switch							
	Generators								
	Diesel	100%			2040	**	1	\$58,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 275 Kilowatts							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$5,600	
	Fuel Storage								
	Not Accessible	100%							
Lighting									

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

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

Lighting

Interior Lighting

Fluorescent

75%

2036

* *

10

\$103,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

5%

2036

* *

10

\$6,900

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Lobby And Some Areas*

LED

20%

2039

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Lobby, 8th And 7th Floor**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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Distribution

Hot Wtr Piping/Pump

100%

2-4

\$16,300

2047

* *

4

\$7,400

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Air Handling System Pump P-2. Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Pump Sets For Air Handling Units And 3 Pump Sets For Perimeter Heat.*

Terminal Devices

Air Handler

40%

2026

\$1,118,900

1

\$37,100

Convactor/Radiator

20%

2029

\$243,100

1

\$9,700

Fan Coil Unit/Heat

40%

2026

\$1,474,100

1

\$19,400

*Other Observation, Extent : Light, Area Affected : 60%**Location : Serves Perimeter Of Building**Explanation : Dual Temperature Fan Coil Units*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Severe, Area Affected : 30%									
Location : Chilled And Hot Water Flanged Connections To Piping At Units. Basement									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Double Effect Chiller - Heaters. Unit No 1 Of 3 In Repair									
	Interior Pkg Unit - Cooling	10%			2025	\$235,100	2	\$900	
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2031	\$240,300	4	\$7,400	
Terminal Devices									
	No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Basement									
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	
Ventilation									
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	
Plumbing									
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, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1 100- Gallon And 1 125- Gallon 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									
	Generic	100%			2031	\$66,400	1	\$9,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit From Basement To 9th Floor, 2 Units From 1st To 9th Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			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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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	1%			2041	**	5	\$8,200	
Masonry: Brick	86%			LIFE	**	5	\$187,700	
Masonry: Limestone	10%	Now	\$170,400	LIFE	**	5	\$16,400	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Granite Panels	3%			LIFE	**	5	\$4,900	
Windows								
Aluminum	100%			2048	**	5	\$71,600	
Parapets								
Masonry: Brick	83%	Now	\$559,200	LIFE	**	5	\$22,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Painted Surfaces, Extent : Light, Area Affected : 50%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Masonry: Limestone	10%	Now	\$16,500	LIFE	**	5	\$3,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Metal Rail	5%			2037	**	5-10	\$24,300	
Granite Panels	2%			LIFE	**	5	\$600	
Roof								
Metal Panel	15%			2045	**	10	\$42,800	
Modified Bitumen	75%	Now	\$63,200	2032	\$1,264,300			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Single Ply Membrane	5%			2037	**	10	\$7,800	
Skylight, Metal/Glass	5%			2052	**	10	\$25,900	
Soffits								
Glass: Special Gauge	25%			LIFE	**	1		
Masonry: Limestone	75%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$627,900	3	\$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	

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

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

Site Pavements

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

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

Site Pavements

Public Sidewalk

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

Asphalt	25%	0-2	\$7,800	2035		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Rear Of Building

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

Location : Front Entrance Area

Parking/Driveway

Asphalt	100%	Now	\$166,900	2035		**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Throughout

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

Location : Throughout

Misaligned/Bulging, Extent : Moderate, Area Affected : 5%

Location : Loading Dock Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw	30%			2032	\$76,400	5		\$300	
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Fused Disc Sw	70%			2052	**	5		\$800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : New Electrical Room

Explanation : Main Service Switch Rated At 4,000 Amperes

Switchgear / Switchboard

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

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

Fused Disc Sw	5%			2031	\$31,600	5		\$300	
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Molded Case Bkrs	25%			2031	\$158,200	5		\$1,700	
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Molded Case Bkrs	30%			2040	**	5		\$2,100	
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Molded Case Bkrs	40%			2048	**	5		\$2,700	
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	10%	2-4	\$111,500	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Section							
	Thermoplastic	50%			2052	**	1		
	Thermoplastic	40%			2042	**	1		
Motor Controllers									
	Locally Mounted	30%			2030	\$13,900	5	\$500	
	Locally Mounted	70%			2045	**	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement In The Boiler Room							
		Explanation : Metal Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	**	1	\$80,300	
Generators									
	Diesel	100%			2041	**	1	\$101,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : 810 Kilowatts Diesel Generator							
Batteries									
	Nickel Cadmium	100%			2027	\$2,400	5	\$58,200	
Fuel Storage									
	Main Tank	100%			2060	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 4800 Gallon Capacity							
Lighting									
Interior Lighting									
	Fluorescent	55%			2032	\$2,427,100	10	\$131,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2037	**	10	\$95,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways And New Additions							
	Fluorescent	5%			2037	**	10	\$12,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Service	50%			2037	**	1		
	Exit, Service	50%			2037	**	1		

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

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

Lighting

Exterior Lighting

HID

30% Now \$36,200 2037 * *

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

No Component

70%

Alarm

Security System

No Component

90%

Generic

10% 2037 * * 1 \$9,800

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

Fire/Smoke Detection

No Component

50%

Generic, Analog

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

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2042 * * 1

Conversion Equipment

Steam Boiler

100% 2037 * * 1 \$258,500

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

Distribution

Hot Wtr Piping/Pump

10% 2040 * * 4 \$1,300

Central Plant Steam

90% 2042 * * 4 \$17,400

Piping/Pmp

Terminal Devices

Air Handler

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

Convactor/Radiator

70% 2037 * * 1 \$59,000

Fan Coil Unit/Heat

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

Air Conditioning

Energy Source

Electricity

80% 2040 * * 1

Natural Gas

20% 2042 * * 1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$38,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$51,800	4	\$5,500	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2037	* *	1	\$1,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Serving Cooling Equipment								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Freight Unit								
	Hydraulic	50%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Passenger Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$136,500	
	Sprinkler								
	No Component	50%							
	Generic	50%			2042	* *	1-2	\$36,600	

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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



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

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

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

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

Interior

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$189,100	2044	* *	5	\$74,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Courtroom Ceilings And Throughout							
	AcousTileSusp.Lay-In	35%	Now	\$54,700	2044	* *	5	\$83,000	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 5th Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 5th Floor Offices							
	Exposed Struc: Concrete	20%	Now	\$281,700	LIFE	* *	5	\$14,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Basement And Sub-basement, Garages							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Basement And Sub-basement, Garages							
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	15%	Now	\$123,300	LIFE	* *	5	\$88,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Atrium, Lobby							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Atrium, Lobby							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$3,800	2066	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$3,100	2066	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Ramp To Lower Garage							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Ramp To Lower Garage							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$18,500	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 25% Now \$2,400 2044 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Stair At 90th Avenue Exit

Masonry: Granite 75% Now \$166,000 LIFE * *

Loose Units, Extent : Moderate, Area Affected : 5%
Location : Along Sutphin Boulevard
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%
Location : Along Sutphin Boulevard
Sinking/Subsiding, Extent : Light, Area Affected : 5%
Location : Along Sutphin Boulevard

Parking/Driveway

Cast in Place Concrete 100% 0-2 \$76,900 2044 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Garage Entrance

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2041 * * 5 \$1,400

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Thre Electrical Services Rated At 4,000 Amperes Each. Personnel Stated That Indicated That The Switchgear Is Having Ground Fault Issues. A Service Company Should Evaluate This Issue.

Transformers

Dry Type 100% 2036 * * 5 \$1,200

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room, Generator Room, Boiler Room
Explanation : Three 45 Kilovolt-ampere, Two 30 Kilovolt-ampere, 480/208/120 Volts

Switchgear / Switchboard

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

Raceway

Conduit 100% 2041 * * 1

Panelboards

Fused Disc Sw 10% 2039 * * 5 \$700

Molded Case Bkrs 90% 2039 * * 5 \$7,600

Wiring

Thermoplastic 100% 2041 * * 1

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	5%			2036	**	5	\$100	
	Motor Control Center	80%			2036	**	5	\$7,000	
	Variable Frequency Drive	10%	Now	\$86,500	2051	**			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Rooms							
	Variable Frequency Drive	5%			2029	\$43,300			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Five- Water Mains With Five- Separate Ground Connections.							
Stand-by Power									
	Transfer Switches								
	Automatic	90%			2036	**	1	\$88,400	
	Automatic	10%	Now	\$10,300	2051	**	1	\$8,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Automatic Transfer Switch 3 , Northside 5th Floor Mechanical Room							
		Explanation : Automatic Transfer Switch No.3 Is Not Functioning.							
	Generators								
	Diesel	100%			2034	\$107,700	1	\$123,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1400 Kilowatts							
	Batteries								
	Lead/Acid	100%			2025	\$2,400	5	\$11,800	
	Fuel Storage								
	Day Tank	50%			2039	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 250 Gallons Rated Capacity							
	Main Tank	50%			2046	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 4,500 Gallon Capacity							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2031	\$3,368,100	10	\$204,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$481,200	10	\$29,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lamps							
	LED	20%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage, 1st, 2nd, 5th Floor Corridor							
		Explanation : LED Fixtures Installed 2 Years Ago.							
Egress Lighting									
	Emergency, Service	50%			2031	\$97,400	1		
	Exit, LED	50%			2046	* *	1		
Exterior Lighting									
	LED	20%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : LED Fixtures Installed 3 Years Ago.							
	No Component	80%							
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2031	\$237,500	1	\$47,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : CCTV Surveillance Camera Systems							
Fire/Smoke Detection									
	Generic, Digital	100%			2026	\$815,700	1-3	\$196,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns.							
		System Is Being Assessed To Be Replaced.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Level 2							
		Explanation : One 5,000 Gallon Oil Tank							

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2027	\$4,513,500	1	\$241,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room, Basement							
		Explanation : 3 Scroll Compressor Chillers							
	Interior Pkg Unit - Cooling	5%	0-2	\$250,100	2036	* *	2	\$800	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5							
	Interior Pkg Unit - Cooling	5%			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							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Penthouse Roof							
		Explanation : 1 Rooftop Package Unit							
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$265,700	2	\$1,000	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	1%	0-2	\$200	2025	\$12,000	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : AC - 3 Serving Elevator Car 11 Equipment Room. Unit Freezes; Appears Not To Be Suited For Year Round Cooling							
	No Component	9%							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2031	\$325,700	4	\$11,000	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2026	\$2,233,600	1	\$78,900	
	Air Handler/Cool/Ht	10%	0-2	\$335,000	2041	* *	1	\$17,800	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Roof, Damaged Duct Insulation On Air Handler No.4							
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations, Supply Or Return Fans With Defective Variable Frequency Drives							
	Fan Coil - 4 Pipe	10%			2026	\$1,094,600	1	\$10,300	
	No Component	40%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	60%	0-2	\$872,200	2036	**	2	\$154,200	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Roof							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Roof							
	Explanation : Deteriorating Baffles							
Water Cooling Tower	10%	0-2	\$145,400	2036	**	2	\$25,700	
	Corroded, Extent : Severe, Area Affected : 50%							
	Location : Roof							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Roof							
	Explanation : Deteriorating Baffles							
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$277,800	LIFE	**	2-5	\$178,000	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
	Location : Damage Due To Weather. Basement							
Exhaust Fans								
Roof	20%			2031	\$122,700	2	\$2,000	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2041	**	1		
Brass/Copper	5%	0-2	\$121,800	2061	**	1		
	Corroded, Extent : Severe, Area Affected : 70%							
	Location : Basement, Corroded 5 Inch Main Valve Train							
	Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 30%							
	Location : Faulty Regulating Valve At House Pump. Basement							
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,900	2		
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Two 200-gallon Units							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$55,800	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Sub-basement							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$63,300	2041	* *	4	\$6,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : One Pump Failed. Sub-basement							
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Tank Basin. Sub-basement							
	Sewage Ejector(s)								
	Electric	100%	Now	\$99,300	2041	* *	4	\$12,700	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : One Pump Failed. Sub-basement							
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Tank Basin. Sub-basement							
	Backflow Preventer								
	Generic	100%			2031	\$141,200	1	\$19,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : 1st To 5th Floor							
		Explanation : 8 Units							
	Hydraulic	25%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : 1 Unit From 1st To 3rd Floor; 2 Units From Basement To 1st Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$160,900	
	Sprinkler								
	Generic	100%	2-4	\$437,300	2041	* *	1-2	\$77,500	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Dry Pipe System Piping In Parking Garage. Sub-basement							
	Fire Pump								
	Generic	100%			2040	* *	1	\$59,600	

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Print Date : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	30%	Now	\$1,887,800	LIFE	**	5	\$231,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Diagonal Cracks, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Masonry: Granite	2%	Now	\$240,700	LIFE	**	5	\$11,600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	55%			LIFE	**	5	\$318,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : 1961 Wing									
	Metal Panel	5%			2051	**	5-10	\$265,100	
	Metal Coiling Doors	2%			2029	\$1,632,400	5	\$48,200	
	Window Wall	6%			2051	**	5	\$173,500	
Windows									
	Aluminum	95%	Now	\$2,314,500	2047	**	5	\$81,700	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Glass Block	3%	Now	\$27,700	LIFE	**	5	\$3,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Louvers	2%			2040	**	10	\$21,500	
Parapets									
	Concrete Masonry Unit	20%	2-4	\$10,200	LIFE	**	5	\$9,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	40%	Now	\$209,000	LIFE	**	5	\$16,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	30%			LIFE	**	5	\$15,700	
	Metal Rail	10%			2044	**	5-10	\$75,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$34,500	2031	\$345,300			
				Embedded Gravel Surface, Extent : Light, Area Affected : 15%					
				Location : 3rd Floor Roof					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
	Modified Bitumen	65%	2-4	\$105,100	2031	\$2,101,700			
				Ponding, Extent : Light, Area Affected : 15%					
				Location : 3rd Floor Roof					
	Plaza Roof: Stone Panels	20%	Now	\$152,000	2041	* *			
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Annex					
	Skylight, Metal/Glass	5%	Now	\$83,100	2051	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : 3rd Floor Roof					
Soffits									
	Metal Panel	100%			2051	* *	5-10	\$89,000	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$2,642,700	2033	\$2,642,700	3	\$226,200	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Cast in Place Concrete	7%	0-2	\$118,600	LIFE	* *	5	\$153,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Basement							
	Paint Peeling, Extent : Light, Area Affected : 15%							
	Location : Throughout Basement							
Ceramic Tile	3%	Now	\$84,200	2040	* *	5	\$15,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Toilets Throughout							
	Patching Evident, Extent : Light, Area Affected : 10%							
	Location : Toilets Throughout							
Granite Panels	5%	0-2	\$220,700	LIFE	* *	5	\$37,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Terrazzo	5%	Now	\$93,100	LIFE	* *	5	\$39,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	45%	Now	\$247,700	2031	\$12,383,300	3	\$169,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Corridors, 5th And 8th Floors							
	Patching Evident, Extent : Light, Area Affected : 15%							
	Location : Throughout Corridors, 5th And 8th Floors							
Vinyl Tile 9" X 9"	20%	Now	\$318,700	2026	\$15,933,000	3	\$75,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : 3rd, 5th, 8th Floor Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$100,600	2040	**	5	\$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
Gypsum Board	15%			LIFE	**	5	\$66,400	
Masonry: Brick	5%			LIFE	**			
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	52%	Now	\$185,000	LIFE	**	5	\$115,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 8th Floor Room 812 And Throughout								
SGFT/Glazed Masonry	5%	2-4	\$65,700	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			LIFE	**	5	\$147,600	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	3%	0-2	\$192,400	2036	**	5	\$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
AcousTile,Adhered	2%			2036	**	5	\$20,100	
AcousTileConcealSpLn	47%			2044	**	5	\$590,600	
Exposed Struc: Steel	3%	Now	\$359,100	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room Penthouse - 1994 Wing								
Exposed Struc: Steel	2%			LIFE	**			
Glass: Susp Panels	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$62,800	
Plaster	17%			LIFE	**	5	\$106,800	
Plaster	18%	0-2	\$545,300	LIFE	**	5	\$113,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Room 190, 825, 856, 812 And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 190, 825, 856, 812								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2051	**			
Iron Picket	90%			2051	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	70%			2066	* *			
	Masonry: Brick	30%	Now	\$1,800	2041	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Parking Lot							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : South Side Parking Lot							
	Retaining Walls								
	Cast in Place Concrete	100%			2066	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$19,500	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	90%	0-2	\$11,600	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Entrance And Throughout							
	Masonry: Granite	10%	4+	\$11,700	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Main Entrance Stair							
	Parking/Driveway								
	Asphalt	100%			2034	\$799,700			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	50%			2031	\$418,800	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Two 4,000 Ampere Main Disconnect Switches.							
	Fused Disc Sw	50%			2051	* *	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Two 3,000 Ampere Main Disconnect Switches							
Transformers									
	Dry Type	100%			2044	* *	5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 150 Kilovolt-ampere, 480/208/120 Volts							

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

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

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

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

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	80%	Now	\$6,800	2041	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : High Pressure Condensate Leak Between Criminal Court And Borough Hall.							
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Basement							
		Explanation : Steam Supply From Borough Hall.							
	Interruptible Gas/Dual Fuel	20%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : Two 10,000 Gallon Fuel Oil Tank For Q1 Annex							
Conversion Equipment									
	Hot Water Boiler	20%			2036	* *	1	\$61,200	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Q1 Mechanical Room							
		Explanation : 2 Units							
	Pres. Reducing Valve/LP Steam	80%			2034	\$295,400	5	\$29,400	
Distribution									
	Hot Wtr Piping/Pump	20%			2039	* *	4	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Q1 Annex							
	Central Plant Steam Piping/Pmp	80%			2041	* *	4	\$36,600	
Terminal Devices									
	Air Handler	70%			2031	\$8,080,000	1	\$268,000	
	Convactor/Radiator	10%			2036	* *	1	\$20,000	
	Fan Coil Unit/Heat	20%			2031	\$3,041,600	1	\$40,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2034	\$10,005,100	1	\$535,900	
Other Observation, Extent : Light, Area Affected : 80%									
Location : Main Building Refrigeration Room And Q1 Refrigeration Room									
Explanation : Refrigerant No.123. Two 325 Ton Units For Main Building And Two 280 Ton Units For Q1 Annex.									
	Exterior Pkg Unit - Cooling	10%			2026	\$672,500	2	\$3,800	
R-22 Refrigerant, Extent : Light, Area Affected : 10%									
Location : Various									
	Exterior Pkg Unit - Cooling	10%	Now	\$134,500	2031	\$672,500	2	\$3,000	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Roof									
Explanation : Glycol Air Cooled Chiller With Pump Serving Lobby Rooftop Unit.									
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2041	* *	4	\$36,600	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2031	\$9,521,500	1	\$306,200	
	Air Handler/Cool/Ht	10%			2031	\$1,190,200	1	\$38,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Roof									
Explanation : Rooftop Cooling Only Unit Serving Lobby									
	No Component	10%							
Heat Rejection									
	Dry Cooler	20%			2031	\$563,000	2	\$86,200	
	Water Cooling Tower	80%	Now	\$495,700	2025	\$2,478,600	2	\$398,700	
Corroded, Extent : Severe, Area Affected : 60%									
Location : Shell Badly Corroded									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units. One At Main Building And One At Q1 Annex.									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$345,200	
Exhaust Fans									
	Interior	90%			2031	\$2,448,400	2	\$17,100	
	Roof	10%			2031	\$119,000	2	\$1,900	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
				Recent Replace Evident, Extent : N/A, Area Affected : 100%					
				Location : Q1 Annex Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Q1 Annex Basement					
				Explanation : Two 150 Gallon Units					
	HW Heat Exchanger								
	Steam Fired	80%			2041	* *	4	\$73,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2,000 Gallon Storage Tank.					
	No Component	20%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$122,800	4	\$19,600	
	Sewage Ejector(s)								
	Electric	100%			2031	\$321,200	4	\$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					
				Explanation : 19 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$312,100	
	Sprinkler								
	No Component	80%							
	Generic	20%			2041	* *	1-2	\$34,700	
	Fire Pump								
	Generic	100%			2034	\$585,600	1	\$115,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Located In Q1 Annex.					

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Print Date : 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



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

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

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2031	\$591,900	3	\$67,500	
Cast in Place Concrete	7%			LIFE	* *	5	\$51,700	
Cast in Place Concrete	3%	Now	\$20,500	LIFE	* *	5	\$22,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Garage								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parking Garage								
Explanation : Polished Concrete								
Mosaic Tile	5%			2045	* *	5	\$42,200	
Terrazzo	15%	4+	\$93,900	LIFE	* *	5	\$39,600	
Uneven Surface, Extent : Light, Area Affected : 25%								
Location : Lobby								
Vinyl Tile	60%	Now	\$110,900	2037	* *	3	\$76,000	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Basement								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Basement								
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$14,900	
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,000	
Folding Partition	1%			2048	* *	5	\$7,500	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	62%	Now	\$51,300	LIFE	* *	5	\$111,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 5th Floor Offices								
Masonry: Brick	12%			LIFE	* *			
Metal Panel	3%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$119,300	

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

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

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	55%			2037	* *	10	\$88,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	5%			2037	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Atrium							
		Explanation : Artwork Floodlighting							
	LED	40%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2037	* *	1		
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	30%			2037	* *	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Halogen Lamps							
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	* *	5	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Copper							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$19,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Lobby And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$111,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	98%			2037	* *	2	\$5,300	
	Roof	2%			2032	\$6,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	2%	0-2	\$900	2052	* *	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%							
		Location : Defective Control Board. Basement							
	Brass/Copper	98%			2052	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Two 250 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$5,300	4	\$5,500	
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,800	2037	* *	4	\$7,000	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : 2 Holding Tank Pumps And 1 Sewage Pump Are Out Of Service.							
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$10,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Unit From Basement To 5th Floor, Penthouse, 8 Units From Basement To 5th Floor, 3 Units From Basement To 4th Floor							
		Explanation : 12 Units							
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First To Second, Second To Third And Third To Fourth Floors							
		Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$91,500	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$49,000	
	Fire Pump								
	Generic	100%			2035	* *	1	\$32,700	

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

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Bronze/Brass	2%			LIFE	**			
	Masonry: Brick	3%			LIFE	**	5	\$12,700	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Masonry: Granite	8%	4+	\$263,400	LIFE	**	5	\$25,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	87%	Now	\$572,800	LIFE	**	5	\$275,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 6%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout At Doors, Exterior Balcony, Spandrels							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Around Building							
		Explanation : Sidewalk Bridge Erected							
Windows									
	Aluminum	98%	4+	\$67,000	2040	**	5	\$35,400	
		Air Infiltration, Extent : Moderate, Area Affected : 10%							
		Location : Around Window Units							
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	2%			2035	**	10	\$9,000	
Parapets									
	Masonry: Limestone	75%	Now	\$355,900	LIFE	**	5	\$24,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Southeast Corner							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Rail	25%			2037	**	5-10	\$116,400	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	1%	Now	\$300	LIFE	**			
	Drains Clogged, Extent : Moderate, Area Affected : 25%							
	Location : Balconies							
IRMA/Protected Membrane Metal Panel	2%			2032	\$64,500	10	\$2,800	
	57%	Now	\$22,600	2045	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
	Location : Gutter Above Room 735 And 718a							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Gutter Above Room 735 And 718a							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Painted Surfaces							
Modified Bitumen	35%	2-4	\$10,400	2037	**			
	Blisters, Extent : Light, Area Affected : 5%							
	Location : In Front Of Penthouse Doors							
Skylight, Metal/Glass	5%			2058	**	10	\$22,900	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2031	\$411,800	3	\$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	25%	Now	\$115,100	LIFE	**	5	\$71,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Basement							
SGFT/Glazed Masonry	5%	Now	\$85,000	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Stairs In Front Of Custodial Office To Sub-basement							
	Diagonal Cracks, Extent : Light, Area Affected : 2%							
	Location : Chiller Room							
Wood	15%			LIFE	**	5	\$572,800	

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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

100% 4+ \$43,100 2035 * *

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

60% 2042 * * 5 \$800

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

Location : Electrical Room 2

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

Fused Disc Sw

40% 2042 * * 5 \$500

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

Location : Electrical Room 1

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

Transformers

Dry Type

100% 2037 * * 5 \$1,100

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

Location : Chiller Room, Elevator Machinery Rooms

Explanation : Two 750 Kilovolt Amperes, 480 Volts Primary, 277/208 Volts Secondary And Six 30 Kilovolt Amperes 480/277/208 Volts

Switchgear / Switchboard

Fused Disc Sw

100% 2042 * * 5 \$1,300

Raceway

Conduit

50% 2032 \$226,300 1

Conduit

50% 2042 * * 1

Panelboards

Fused Disc Sw

5% 2040 * * 5 \$400

Molded Case Bkrs

60% 2040 * * 5 \$4,900

Molded Case Bkrs

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

Wiring

Thermoplastic

50% 2032 \$336,800 1

Thermoplastic

50% 2042 * * 1

Motor Controllers

Locally Mounted

60% 2037 * * 5 \$1,200

Locally Mounted

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

Variable Frequency

20% 2045 * *

Drive

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$4,500

Stand-by Power

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QUEENS SUPREME COURT
Asset # : 2038

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

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

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2032

\$787,800

1-3

\$189,900

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2052

* *

1

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$305,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-basement Boiler Room**Explanation : 2 Low Pressure Steam Units*

Distribution

Hot Wtr Piping/Pump

5%

0-2

\$1,700

2048

* *

4

\$800

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

Hot Wtr Piping/Pump

65%

2048

* *

4

\$9,900

Steam Piping/Pump

30%

2052

* *

Terminal Devices

Air Handler

70%

2037

* *

1

\$133,400

Convactor/Radiator

30%

2037

* *

1

\$29,900

Air Conditioning

Energy Source

Plant Campus Steam / PRV

20%

2042

* *

1

Electricity

80%

2040

* *

1

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	10%	0-2	\$2,200	LIFE	* *	1		
		Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Cast Iron	90%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	25%	0-2	\$15,300	2042	* *	4	\$1,600	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Sub-basement Boiler Room							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Boiler Room							
	Non-Submersible	75%			2042	* *	4	\$7,300	
	Sewage Ejector(s)								
	Electric	100%			2027	\$159,900	4	\$12,300	
	Backflow Preventer								
	Generic	100%	0-2	\$2,700	2032	\$136,400	1	\$17,000	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Basement Room B-37							
		Explanation : Leaking							
	Fixtures								
	Generic	100%							
		Leaking Connections, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Vertical Transport									
	Elevators								
	Gear Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 5 Units From Sub-basement To 7th Floor, 5 Units From 1st To 7th Floor							
		Explanation : 10 New Units.							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$155,400	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$86,300	
	Fire Pump								
	Generic	100%			2035	* *	1	\$57,600	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$572,800	LIFE	* *	5	\$64,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$22,800	LIFE	* *	5	\$4,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	32%	Now	\$219,100	LIFE	* *	5	\$25,600	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	3%			2043	* *	5-10	\$22,000	
Windows								
Wood	100%	Now	\$279,800	2041	* *	5	\$110,600	
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Limestone	95%			LIFE	* *	5	\$200	
Metal Rail	5%			2038	* *	5-10	\$100	
Roof								
Metal Panel	5%			2038	* *	10	\$5,000	
Modified Bitumen	5%			2038	* *	10	\$2,700	
Single Ply Membrane	45%			2038	* *	10	\$24,600	
Skylight, Metal/Glass	5%	Now	\$333,200	2043	* *			
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%							
	Location : 4th Floor							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : 4th Floor							
Slate	40%			LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2032	\$356,300	3	\$27,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$27,100	
Ceramic Tile	5%	Now	\$75,700	2042	* *	5	\$3,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 15%							
	Location : Throughout							
Marble Panels	15%			LIFE	* *	5	\$13,900	
Terrazzo	25%	0-2	\$313,900	LIFE	* *	5	\$24,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Corridors							
Vinyl Tile	30%			2033	\$1,113,100	3	\$13,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	13%			LIFE	**	5	\$8,500	
	Masonry: Brick	10%			LIFE	**			
	Marble Panels	20%			LIFE	**			
	Plaster	10%	Now	\$86,800	LIFE	**	5	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Tower, Room 218, Basement									
Paint Peeling, Extent : Moderate, Area Affected : 60%									
Location : Tower									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Tower									
	Plaster	45%			LIFE	**	5	\$14,800	
	Wood	2%			LIFE	**	5	\$8,800	
Ceilings									
	AcousTile,Adhered	5%	Now	\$216,100	2053	**	5	\$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	AcousTileSusp.Lay-In	20%	0-2	\$22,300	2046	**	5	\$12,400	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	10%	0-2	\$51,100	LIFE	**	5	\$7,700	
Loose/Delam Surface, Extent : Severe, Area Affected : 25%									
Location : Around Skylights									
	Plaster	50%			LIFE	**	5	\$38,600	
	Plaster	15%	Now	\$61,300	LIFE	**	5	\$11,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Tower And Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Tower And Throughout									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2053	**			
Free Standing Walls									
	Concrete Masonry Unit	100%	0-2	\$132,800	2053	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Retaining Walls									
	Concrete Masonry Unit	100%	Now	\$236,100	2053	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

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

Parking/Driveway

Asphalt	100%			2042		* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	100%			2033		\$145,500	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2043		* *	1		
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE		* *	5	\$1,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2038		* *	1	\$23,500	
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2036	* *	1	\$29,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 450 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,700	5	\$2,800	
Fuel Storage									
	Day Tank	50%			2041	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 23 Gallons							
	Main Tank	50%			2048	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 10,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2033	\$70,700	10	\$3,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2038	* *	10	\$7,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	5%			2028	\$60,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Borough President Area							
		Explanation : Chandeliers							
	LED	80%			2041	* *			
Egress Lighting									
	Emergency, Service	55%			2033	\$28,100	1		
	Emergency, Battery	5%			2033	\$7,000	10	\$900	
	Exit, LED	35%			2048	* *	1		
	Exit, Service	5%			2028	\$1,800	1		
Exterior Lighting									
	Incandescent	10%			2028	\$44,400	2		
	LED	10%			2043	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2036	* *	5	\$600	
Alarm									

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

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

Alarm

Security System
Generic

100%
2033 \$155,600 1 \$28,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Cameras Security System

Fire/Smoke Detection
Generic, Digital

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

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2053 * * 1

Conversion Equipment
Steam Boiler

100% Now \$144,500 2038 * * 1 \$68,000
Broken, Extent : Severe, Area Affected : 20%
Location : Basement
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Units

Distribution
Central Plant Steam
Piping/Pmp

100% Now \$116,500 2043 * * 4 \$3,800
Insul. Deteriorating, Extent : Severe, Area Affected : 5%
Location : Basement

Terminal Devices
Convactor/Radiator

100% 2038 * * 1 \$24,600

Air Conditioning

Energy Source
Electricity

100% 2049 * * 1

Conversion Equipment
Window/Wall Unit
No Component

80% 2028 \$251,200 1
20%

Ventilation

Distribution
Ductwork/Diffusers

100% LIFE * * 2-5 \$42,500
Not in Service, Extent : Severe, Area Affected : 100%
Location : Basement, 1st Floor, 2nd Floor

Plumbing

H/C Water Piping
Galvanized Steel

100% 0-2 \$105,800 2038 * * 1
Corroded, Extent : Moderate, Area Affected : 10%
Location : Basement

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
			On Extended Life, Extent : Light, Area Affected : 50%						
			Location : Throughout						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
			On Extended Life, Extent : Light, Area Affected : 50%						
			Location : Throughout						
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$4,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Ground Floor						
			Explanation : Located On Ground Floor						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Two Unit. Basement To 4th Floor And Basement To Ground						
			Explanation : Two Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$39,900	
	Sprinkler								
	No Component	70%							
	Generic	30%			2043	* *	1-2	\$6,400	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$65,100	LIFE	**	5	\$39,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : North Facade Adjacent To Windows							
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Rear Courtyard Above Courtroom Windows							
Masonry: Limestone	15%	4+	\$43,800	LIFE	**	5	\$5,600	
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Limestone Horizontal Banding							
Wood	5%	Now	\$20,100	2036	**	5	\$6,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Courtroom Windows Surrounds In Rear Courtyard							
	Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Courtroom Windows Surrounds In Rear Courtyard							
Windows								
Aluminum	100%			2047	**	5	\$4,500	
Roof								
Asphalt Shingle	100%	Now	\$3,200	2040	**			
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Courtroom Ceiling							
Soffits								
Stucco Cement	100%			2036	**	5		
Interior								
Floors								
Carpet	25%			2030	\$118,000	3	\$10,100	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2034	\$75,300	5	\$1,300	
Panel/Paver: Cer/Brk	2%			2039	**	5	\$1,200	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	5%	4+	\$2,500	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Lobby							
Vinyl Tile	56%			2036	**	3	\$5,700	
Interior Walls								
Ceramic Tile	5%			2034	\$110,400	5	\$2,000	
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$13,700	LIFE	**	5	\$8,500	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Courtrooms							
Wood	20%			LIFE	**	5	\$32,400	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$800	
Plaster	60%			LIFE	**	5	\$10,100	
Plaster	20%	Now	\$4,100	LIFE	**	5	\$3,400	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Courtrooms							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2051		* *		
	Retaining Walls								
	Cast in Place Concrete	95%	0-2	\$2,900	2051		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Retaining Wall Located At Rear Property Line					
	Masonry: Fieldstone	5%	Now	\$300	2041		* *		
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%					
				Location : Front Entry Stair Cheek Walls					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Front Entry Stair Cheek Walls					
				Explanation : This Is Actually Limestone					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		* *		
	On-Site Walkways								
	Cast in Place Concrete	40%			2036		* *		
	Pavers/Stone	50%			2034	\$139,400			
	Pavers/Stone	10%	Now	\$1,400	2034	\$27,900			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%					
				Location : Front Entry Stair					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Front Entry Stair					
				Explanation : This Is Actually Limestone					
	Parking/Driveway								
	Cast in Place Concrete	100%	2-4	\$14,900	2036		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Rear Yard					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Disconnect Switch Rated At 600 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	* *	5	\$500	
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2041	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2031	\$217,100	10	\$13,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	4%			2031	\$10,900	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Second Floor							
	Fluorescent	10%			2026	\$27,100	10	\$1,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	5%			2026	\$15,000	2		
	LED	1%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$15,000	10	\$2,200	
	Exit, Battery	50%			2031	\$12,600	10	\$600	
Exterior Lighting									
	HID	5%			2026	\$4,200	10		
	LED	95%			2039	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2036	* *	1	\$17,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%			2031	\$142,800			
	Terminal Devices								
	Convactor/Radiator	100%			2036	* *	1	\$5,800	
Air Conditioning									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2029	\$169,300	2	\$700	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Attic						
			Explanation : Six Units Serving Courtrooms And Judges' Chambers. No Access To Check Refrigerant						
	Window/Wall Unit	35%			2026	\$23,700	1		
	No Component	5%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2031	\$29,400	2	\$7,500	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$6,000	
	No Component	40%							
	Exhaust Fans								
	Interior	60%			2031	\$47,500	2	\$300	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$227,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : One 50 Gallon Unit						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$500	4	\$600	
	Fixtures								
	Generic	100%							

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	25%			2067	**	10	\$161,700	
	Metal/Glass Curt Wall	5%	Now	\$115,200	LIFE	**	5	\$25,900	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 1st Floor Jury Section And 5th Floor By Elevators									
	Metal/Glass Curt Wall	33%			LIFE	**	5	\$170,800	
	Metal Panel	5%			2052	**	5-10	\$94,900	
	Metal Coiling Doors	2%			2045	**	5	\$17,200	
	Pre-Cast Concrete	30%			LIFE	**	5	\$269,100	
Windows									
	Aluminum	100%			2048	**	5	\$38,500	
Parapets									
	Metal Panel	45%			2052	**	5	\$24,800	
	Metal Rail	15%			2045	**	5-10	\$38,600	
	Pre-Cast Concrete	40%			LIFE	**	5	\$35,900	
Roof									
	Green, Roof Inaccessible	50%			LIFE	**			
	IRMA/Protected Membrane	15%			2037	**	10	\$16,300	
	Metal Panel	5%			2045	**	10	\$10,000	
	Single Ply Membrane	30%			2037	**	10	\$32,600	
Soffits									
	Metal Panel	98%			2052	**	5-10	\$87,900	
	Stucco Cement	2%			2045	**	5	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entry									
Explanation : Canopy									
Interior									
Floors									
	Carpet	20%			2031	\$1,048,500	3	\$119,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$65,400	
	Ceramic Tile	5%			2041	**	5	\$15,000	
	Terrazzo	50%			LIFE	**	5	\$116,900	
	Vinyl Tile	10%			2037	**	3	\$15,000	
	Wood	5%			2060	**	5	\$28,000	
Interior Walls									
	Ceramic Tile	2%			2041	**	5	\$12,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$24,500	
	Fabric on Framing	1%			2033	\$614,400	5	\$3,100	
	Glass: Single Pane	5%			LIFE	**	5	\$23,000	
	Gypsum Board	60%			LIFE	**	5	\$220,700	
	Metal Panel	20%			LIFE	**			
	Wood	2%			LIFE	**	5	\$49,000	

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

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

Interior

Ceilings

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

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%
Location : 1st Floor Jury Section And 5th Floor By Elevators
Water Penetration, Extent : Moderate, Area Affected : 2%
Location : 1st Floor Jury Section And 5th Floor By Elevators

Site Enclosure

Fence/Gates

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

Retaining Walls

Cast in Place Concrete	100%			2067	**			
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Site Pavements

Public Sidewalk

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

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

Parking/Driveway

Asphalt	100%			2041	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	100%			2052	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2052	**	1		
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	LED	30%			2037	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Integral With Light Fixtures							
		Explanation : Operated Via Photocells							
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	**	5	\$1,100	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	**	1	\$37,300	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$38,100	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2052	**	1		
	Interruptible Gas/Dual Fuel	99%			2052	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside, Rear Of The Building							
		Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons							
	Conversion Equipment								
	Hot Water Boiler	99%			2045	**	1	\$97,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	Radiant Heater	1%			2037	**	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2048	**	4	\$9,900	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater With Tanks	Electric	10%			2030	\$2,300	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : Heater Is A Backup In Case Of Gas Shut Off						
Gas Fired		90%			2030	\$15,200	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 2 Units. Capacity 300 Gallons Each.						
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2037	**	1	\$12,200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Boiler Room And Water Meter Room						
			Explanation : 3 Water Main Services Each With Backflow Preventer.						
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1 Unit From L L To 6th Floor; 4 Units From L L To 5th Floor; 1 Unit From L L To 4th Floor.						
			Explanation : 6 Units. 1 Unit Not Operational						
Fire Suppression									
Standpipe									
	Generic	100%			2052	**	1-5	\$104,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Staircases						
			Explanation : 2 Main Stair Cases Have Stand Pipe System.						
Sprinkler									
	Generic	100%			2052	**	1-2	\$56,000	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : All Floors						
			Explanation : Dry System For Garage Only. Wet For The Rest Of The Building.						
Fire Pump									
	Generic	100%			2041	**	1	\$37,300	

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Print Date : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	Now	\$366,300	LIFE	* *	5	\$44,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Level At South Facade, East Facade And West Facade							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : East Facade At Entry							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Window Lintels At Southeast And West Sides							
	Masonry: Limestone	10%	Now	\$58,400	LIFE	* *	5	\$3,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Main Entrance							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Main Entrance							
Windows									
	Aluminum	100%	Now	\$42,700	2047	* *	5	\$2,300	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%	Now	\$83,400	LIFE	* *	5	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Inside Face							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North Facade, South Facade, East Facade And West Facade							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : North Facade, South Facade, East Facade And West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 60%							
		Location : Inside Face							
	Masonry: Limestone	10%	Now	\$9,100	LIFE	* *	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	80%	Now	\$275,200	2041	* *			
		Alligatoring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Embedded Gravel Surface, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Above Courtrooms							
	Copper/Terne	20%			2046	* *	10	\$14,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Stucco Cement	100%			2036	* *	5		
Interior								
Floors								
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%	Now	\$22,000	2031	\$440,100	3	\$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Courtrooms								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Courtrooms								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Court Room And 2nd Floor Offices								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2034	\$110,400	5	\$2,000	
Masonry: Brick	5%	Now	\$7,600	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Marble Panels	5%			LIFE	* *			
Plaster	65%	Now	\$31,700	LIFE	* *	5	\$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Courtrooms								
Wood	10%			LIFE	* *	5	\$16,200	
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Courtrooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Courtrooms								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2041	* *			
Iron Picket	70%			2051	* *			
Masonry: Brick	5%			2041	* *			

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	15%			2051		*	*	
	Masonry: Brick	85%	0-2	\$1,200	2041		*	*	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Planter Walls At Rear Yard								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		*	*	
On-Site Walkways									
	Cast in Place Concrete	40%	Now	\$8,500	2036		*	*	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard								
	Pavers/Stone	50%	4+	\$8,500	2034	\$425,400			
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Front Entry Yard								
	Pavers/Stone	10%	4+	\$1,700	2034	\$85,100			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Front Entry Steps								
Parking/Driveway									
	Cast in Place Concrete	100%			2036		*	*	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$96,600	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : No Rating Information 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

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

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

Lighting

Interior Lighting

Fluorescent

80%

2026

\$259,300

10

\$15,800

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

7%

2031

\$22,700

10

\$1,400

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

Fluorescent

1%

2026

\$3,200

10

\$200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Second Floor*

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, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Camera System*

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Steam Boiler

100%

2044

* *

1

\$21,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

2031

\$170,600

Terminal Devices

Convactor/Radiator

100%

2029

\$174,200

1

\$6,900

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	40%		2031	\$93,400	2	\$500	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 3 Units In Courtrooms</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							
	Brass/Copper	100%		2031	\$273,600	1		
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$16,900	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One 74 Gallon Unit</i>						
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Submersible	100%		2025	\$700	4	\$700	
	Fixtures							
	Generic	100%						

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** 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	100%	Now	\$2,154,900	LIFE	* *	5	\$389,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
	Explanation : Sidewalk Shed In Place								
Windows									
	Aluminum	100%	4+	\$4,700	2048	* *	5	\$2,300	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
	Location : Bathroom Windows								
Parapets									
	Cast Stone/Terra Cotta	50%	Now	\$12,200	LIFE	* *	5	\$9,500	
	Open Joints, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 40%								
	Location : Throughout								
	Not Accessible	50%							
Roof									
	Copper/Terne	85%			2047	* *	10	\$63,200	
	Modified Bitumen	15%			2032	\$53,000	10	\$4,500	
Soffits									
	Exposed Struc: Steel	70%	4+	\$34,700	LIFE	* *	5	\$7,600	
	Corrosion/Rusting, Extent : Light, Area Affected : 30%								
	Location : Throughout Covered Walkway At Rear Of Building								
	Metal, Corrugated	30%			2052	* *	1		
Interior									
Floors									
	Carpet	5%			2028	\$25,900	3	\$2,700	
	Cast in Place Concrete	7%			LIFE	* *	5	\$4,100	
	Ceramic Tile	2%			2035	* *	5	\$500	
	Marble Panels	3%			LIFE	* *	5	\$600	
	Quarry Tile	5%			2037	* *	5	\$2,000	
	Terrazzo	20%			LIFE	* *	5	\$4,200	
	Vinyl Tile	58%			2032	\$468,900	3	\$5,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE		* *		
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Boiler Room							
	Concrete Masonry Unit	15%			LIFE		* *	5	\$2,400
	Masonry: Brick	15%			LIFE		* *		
	Plaster	55%			LIFE		* *	5	\$6,700
	Wood	10%			LIFE		* *	5	\$16,200
Ceilings									
	AcousTileSusp.Lay-In	10%			2037		* *	5	\$2,700
	Exposed Struc: Concrete	10%			LIFE		* *	5	\$400
	Plaster	80%			LIFE		* *	5	\$13,500
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2042		* *		
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$3,500	2052		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Cheek Walls At Main Entry Stair							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037		* *		
On-Site Walkways									
	Cast in Place Concrete	40%	Now	\$3,100	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Main Entry Steps							
	Pavers/Stone	60%			2035		* *		
Parking/Driveway									
	Asphalt	100%			2035		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$70,600	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 350 Amperes							
Raceway									
	Conduit	90%			2032	\$15,800	1		
	Conduit	10%			2042	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2031	\$39,000	5	\$300	
	Molded Case Bkrs	10%			2040	* *	5		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$10,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit.								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%			2032	\$93,900			
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$95,900	1	\$3,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2025	\$22,200	1		
	No Component	50%							
	Distribution								
	Ductwork/Diffusers	25%			LIFE	* *	2	\$3,500	
	No Component	75%							
	Terminal Devices								
	No Component	75%							
	Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Attic, Roof									
Explanation : Air Handlers Serves Basement Offices And Courtrooms.									
Heat Rejection									
	Air Cooled Condenser Unit	5%			2032	\$800	2	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside, Rear Of The Building									
Explanation : 1 Unit.									
	No Component	75%							
	Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Roof									
Explanation : Condensing Units Associated With Air Handlers Serving Courtrooms.									
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$600	
	No Component	90%							
	Exhaust Fans								
	Wall Unit	10%			2027	\$500	2		
	No Component	80%							
	Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Roof									
Explanation : Roof Exhausts Are Inaccessible.									
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$150,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$18,600	2		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	100%	Now	\$331,700	LIFE	* *	5	\$96,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Base Of Building On West Elevation								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Base Of Building At Various Elevations								
Windows								
Aluminum	90%			2048	* *	5	\$13,200	
Wood	10%	Now	\$38,300	2057	* *	5	\$7,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : 3rd Floor Has Original Wood Casement Windows								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : 3rd Floor Casement Windows								
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	\$9,900	
Roof								
Metal Panel	85%			2037	* *	10	\$92,100	
Modified Bitumen	5%	Now	\$700	2032	\$35,100			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Adjacent To Courtyard								
Skylight, Metal/Glass	10%			2052	* *	10	\$19,700	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	20%			2031	\$443,900	3	\$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								
Cast in Place Concrete	4%			LIFE	* *			
Cast in Place Concrete	1%	0-2	\$3,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room B10-b S Water Infiltration At Heavy Rains								
Cast Stone/Terra Cotta	10%			LIFE	* *			
Ceramic Tile	3%			2035	* *	5	\$2,200	
Masonry: Brick	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$2,200	
Plaster	55%			LIFE	* *	5	\$12,300	
SGFT/Glazed Masonry	2%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$29,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	10%			2037	**	5	\$14,400	
	AcousTileSusp.Lay-In	5%			2037	**	5	\$5,800	
	Exposed Struc: Concrete	5%	Now	\$47,000	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Room B10-b S									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Room B10-b S									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Room B10-b S Water Infiltration At Heavy Rains									
	Glass: Susp Panels	10%			LIFE	**			
	Plaster	15%	Now	\$14,300	LIFE	**	5	\$10,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : 3rd Floor Landing Above Main Stair									
	Plaster	55%			LIFE	**	5	\$39,700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2052	**			
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$4,100	2052	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Missing Baluster On East Side Of Courtyard									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Courtyard									
Explanation : This Is Actually A Precast Concrete Balustrade.									
Retaining Walls									
	Cast in Place Concrete	100%			2052	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Courtyard									
Explanation : These Are Actually Precast Concrete Blocks									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037	**			

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

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

Site Pavements

On-Site Walkways

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

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

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

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

Pavers/Stone 50% 2035 * *

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

Under 600 Volts

Service Equipment

Air Circuit Breaker 100% 4+ \$3,500 2052 * * 5 \$200

Enclosure Corroded, Extent : Moderate, Area Affected : 10%
Location : Electrical Room
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes

Switchgear / Switchboard

Molded Case Bkrs 100% 2052 * * 5 \$1,700

Raceway

Conduit 100% 2052 * * 1

Panelboards

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

Wiring

Thermoplastic 100% 2052 * * 1

Motor Controllers

Locally Mounted 100% 2045 * * 5 \$400

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$900

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

Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$19,400	
Lighting									
	Interior Lighting								
	Fluorescent	85%			2032	\$887,700	10	\$49,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2027	\$104,400	10	\$5,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	5%			2027	\$57,800	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$7,600	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	30%			2037	* *	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	* *	1	\$11,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2037	* *	1-3	\$12,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Provided From Adjacent Borough Hall Building							
Distribution									
	Steam Piping/Pump	100%			2042	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam Traps Installed In 2020.							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	70%			2030	\$392,900	1	\$14,300	
	No Component	30%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Basement, Mezzanine And Attic								
	Explanation : See Air Conditioning Section For Air Handlers. Units Utilized Steam For Heating.								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Split Unit	5%			2040	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Room 207								
	Explanation : Unit Installed In 2020.								
	Window/Wall Unit	70%			2027	\$182,000	1		
	No Component	25%							
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2	\$24,700	
	No Component	70%							
Terminal Devices									
	Air Handler/Dir Expansion	30%			2032	\$296,100	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement, Mezzanine And Attic								
	Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Basement.								
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2032	\$44,700	2	\$13,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof And Courtyard								
	Explanation : 3 Units In Courtyard. 1 Unit On Mezzanine, 8 Units On The Roof.								
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$10,600	
	No Component	70%							
Exhaust Fans									
	Interior	20%			2032	\$60,900	2	\$400	
	Roof	10%			2032	\$13,300	2	\$200	
	Wall Unit	1%			2032	\$300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Water Main Room								
	Explanation : 1 Unit								
	No Component	69%							

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2032	\$617,100	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.							
	Galvanized Steel	30%			2030	\$262,900	1		
Water Heater With Tanks									
	Electric	1%			2027	\$300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Attic							
		Explanation : 1 Small Unit Serving One Bathroom Only.							
	No Component	99%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	99%			LIFE	**	1		
	Cast Iron	1%	Now	\$1,500	LIFE	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement Custodian Supply Room B10-b							
		Explanation : Cracked And Leaky Pipe							
Backflow Preventer									
	Generic	100%			2037	**	1	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Water Main Service Room, Ladies Locker Room							
		Explanation : 2 Water Main Services Each With A Backflow Preventer.							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	**	1-5	\$31,900	
Sprinkler									
	No Component	75%							
	Generic	25%			2042	**	1-2	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Sprinkler System Serves Basement.							

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

Print Date : 22-Aug-2023

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : SUN BUILDING
Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.
Borough : MANHATTAN **Agency's Number** : 312-146
Program / Asset # : DGS0014.000 / 2055 **Yr Built/Renovated** : 1845 / 2002
Area Sq Ft : 294,218 **Project Type** : REAL PROPERTY
Date of Survey : 22-Nov-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,6
Block : 153 **Lot** : 1 **BIN** : 1079215

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%	0-2	\$17,400	LIFE		* *		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Storefront Facades							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Storefront Facades							
Copper/Terne	8%	Now	\$61,700	2054		* *		
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard Facade							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 6th And 7th Floors							
	Explanation : Located In Interior Courtyard							
Fiberglass Panel	2%			2047		* *	5	\$14,900
Masonry: Brick	10%	4+	\$35,500	LIFE		* *	5	\$19,800
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Sub-basement Chiller Room At Foundation Wall							
Masonry: Marble	71%			LIFE		* *	5	\$211,100
Metal Panel	3%			2054		* *	5-10	\$40,900
	Deformed/Dented, Extent : Light, Area Affected : 15%							
	Location : Interior Courtyard							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Reade Street Elevation							
	Explanation : Basement Windows							
Metal Coiling Doors	3%			2039		* *	5	\$18,600
Windows								
Aluminum	2%			2050		* *	5	\$1,200
Metal Louvers	3%			2043		* *	10	\$11,500
Steel	3%			2050		* *	5	\$23,000
Wood	92%			2050		* *	5	\$564,200
Parapets								
Masonry: Brick	10%			LIFE		* *	5-10	\$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, Extent : N/A, Area Affected : 100%							
	Location : Roof							
Modified Bitumen	75%			2042		* *	10	\$68,300
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
Skylight, Metal/Glass	10%			2060		* *	10	\$30,400
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Roof Area							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	20%			2033	\$1,691,900	3	\$132,100		
Cast in Place Concrete	10%	Now	\$203,400	LIFE	* *	5	\$96,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Sub-basement, Basement									
Ceramic Tile	5%			2037	* *	5	\$22,000		
Marble Panels	5%	0-2	\$157,400	LIFE	* *	5	\$16,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Corridors And Lobby									
Terrazzo	15%			LIFE	* *	5	\$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/Delam Surface, Extent : Severe, Area Affected : 10%									
Location : Chiller Room, Sub-level Garage									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Explanation : Corrosion On Steel Columns									
Glazed Ceramic Panel	20%			LIFE	* *	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%									
Location : Basement, Steam Room, Sidewalk Vault At Reade Street									
Plaster	5%			LIFE	* *	5-10	\$16,700		
Plaster	3%			LIFE	* *	5-10	\$10,000		

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

SUN BUILDING

Asset # : 2055

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

Interior

Ceilings

AcousTile,Adhered	15%			2039	**	5	\$66,100	
AcousTileSusp.Lay-In	55%			2047	**	5	\$242,200	
Exposed Struc: Concrete	10%	Now	\$143,300	LIFE	**	5	\$6,900	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Basement**Loose/Delam Surface, Extent : Severe, Area Affected : 10%**Location : Chiller Room*

Masonry: Vault Struct	5%	Now	\$84,100	LIFE	**			
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*Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%**Location : Vault Under Sidewalk. Reade Street**Loose Units, Extent : Severe, Area Affected : 10%**Location : Vault Under Sidewalk. Reade Street**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Sidewalk Vault. Reade Street*

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

Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%			2047	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054	**	5	\$1,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main**Disconnect Switch.*

Transformers

Dry Type	100%			2047	**	5	\$1,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Three 45 Kilovolt Ampere 208 High Voltage 208/120 Low Voltage*

Switchgear / Switchboard

Fused Disc Sw	60%			2054	**	5	\$800	
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Molded Case Bkrs	40%			2054	**	5	\$3,100	
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Raceway

Conduit	60%			2054	**	1		
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Conduit	40%			2034			\$319,900	1
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	20%			2039	**	10	\$200	
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$109,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior								
Explanation : Cameras Security System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$181,300	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2054	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	60%			2043	**			
Pres. Reducing Valve/LP Steam	40%			2037	**	5	\$7,000	
Distribution								
Hot Wtr Piping/Pump	80%	0-2	\$28,000	2050	**	4	\$11,600	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement. Corroded Steam Piping								
Hot Wtr Piping/Pump	10%			2050	**	4	\$2,200	
Central Plant Steam Piping/Pmp	10%			2044	**	4	\$1,500	
Terminal Devices								
Unit Heater - Steam	2%			2039	**	4	\$500	
No Component	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : Fan Coil Units At Each Window Provide Heating And Cooling. Covered Under Air Conditioning								
No Component	18%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Mechanical Rooms On Each Floor								
Explanation : Air Handlers Are Covered Under Air Conditioning System								
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2037	**	1	\$318,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$21,800	
Terminal Devices									
	Air Handler/Cool/Ht	20%			2039	**	1	\$36,400	
	Fan Coil - 4 Pipe	80%			2039	**	1	\$76,000	
Heat Rejection									
	Water Cooling Tower	100%			2028	\$1,614,100	2	\$296,100	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$259,800	
Exhaust Fans									
	Interior	80%			2034	\$1,133,800	2	\$7,200	
	Roof	20%			2034	\$124,000	2	\$1,800	
Plumbing									
H/C Water Piping									
	Brass/Copper	25%			2044	**	1		
	Galvanized Steel	75%			2039	**	1		
Water Heater With Tanks									
	Electric	100%			2029	\$77,100	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Multiple Units Range From 6 To 50 Gallons Each.							
HW Heat Exchanger									
	No Component	80%							
	No Component	20%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	90%			LIFE	**	1		
	Cast Iron	10%	Now	\$5,600	LIFE	**	1		
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Basement							
Sump Pump(s)									
	Submersible	100%			2027	\$9,800	4	\$9,300	
Backflow Preventer									
	Generic	100%			2034	\$142,700	1	\$18,000	
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Hot Water Storage Tank								
	Generic	100%			2034	\$16,700	1		
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Freight Unit From Sub-basement To 8th Floor; Passenger Unit From 1st To 7th Floor							
		Explanation : One Freight Unit And 5 Passenger Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2054		* *	1-5	\$148,300
	Sprinkler								
	Generic	100%			2054		* *	1-2	\$82,400
	Fire Pump								
	Generic	100%			2043		* *	1	\$54,900

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2069	**	10	\$29,400	
	Masonry: Granite	72%	0-2	\$463,300	LIFE	**	5	\$135,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Decorative Elements. Interior Courtyard									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Interior Courtyard									
	Masonry: Granite	23%			LIFE	**	5	\$86,500	
Windows									
	Wood	100%	4+	\$289,900	2050	**	5	\$332,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Various Locations									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Deteriorated Finish, Extent : Moderate, Area Affected : 80%									
Location : Various Locations									
Parapets									
	Masonry: Granite	40%			LIFE	**	5-10	\$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 Courtrooms From 6th Floor Cornice									
	Metal Panel	3%	Now	\$2,100	2047	**			
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : 7th Floor Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 7th Floor Records Room									
Explanation : Dormer Windows									
	Modified Bitumen	30%	2-4	\$3,200	2029		\$161,300		
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Skylight, Metal/Glass	27%			2054	**	10	\$40,800	
	Slate	35%			LIFE	**	10	\$15,900	
Soffits									
	Masonry: Granite	70%			LIFE	**	5		
	Pre-Cast Concrete	30%			LIFE	**	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	5%			2033	\$290,700	3	\$22,700		
Cast in Place Concrete	10%			LIFE	* *	5	\$132,400		
Ceramic Tile	5%			2043	* *	5	\$15,100		
Mosaic Tile	35%			2039	* *	5	\$264,800		
Marble Panels	15%	2-4	\$324,500	LIFE	* *	5	\$34,000		
Horizontal Cracks, Extent : Light, Area Affected : 100%									
Location : Stair Treads, Various Locations									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Stair Treads, Various Locations									
Terrazzo	15%	2-4	\$92,200	LIFE	* *	5	\$35,500		
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : 8th Floor Hallway									
Vinyl Tile	15%			2042	* *	3	\$17,000		
Interior Walls									
Ceramic Tile	3%			2043	* *	5	\$22,000		
Masonry: Brick	10%	Now	\$440,800	LIFE	* *				
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Basement Wall Along Center Street									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Wall Along Center Street									
Metal Panel	5%			LIFE	* *	10	\$16,500		
Marble Panels	13%	Now	\$1,372,900	LIFE	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Decorative Treatments At Doors. 1st Floor And Basement Level									
Plaster	17%	Now	\$82,500	LIFE	* *	5	\$37,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive									
Plaster	52%			LIFE	* *	5-10	\$324,800		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	4+	\$18,100	2039	* *	5	\$13,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Office								
AcousTileSusp.Lay-In	5%			2047	* *	5	\$25,900	
Mosaic Tile	5%			LIFE	* *	1		
Plaster	20%	Now	\$85,600	LIFE	* *	5	\$64,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Court Room Ceiling								
Plaster	55%	Now	\$188,300	LIFE	* *	5	\$178,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 7th Floor Storage And Toilets								
Under Construction	10%							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Retaining Walls								
Masonry: Fieldstone	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Area Ways Throughout								
Explanation : Material Is Granite								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$33,800	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Elk And Reade Streets								
On-Site Walkways								
Masonry: Granite	100%	Now	\$3,400	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Entrance Stairs								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2034	\$104,400	5	\$900		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement Electrical Room									
Explanation : Two 2,000 Ampere Main Disconnect Switches In Satisfactory Condition.									
Transformers									
Dry Type	100%			2039	* *	5	\$700		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2034	\$395,500	5	\$700	
	Fused Knife Sw	20%	Now	\$98,900	2064	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : Obsolete Switchboard Equipment.									
Raceway									
	Conduit	10%			2054	* *	1		
	Conduit	90%			2034	\$446,400	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$26,000	5	\$200	
	Molded Case Bkrs	10%			2050	* *	5	\$500	
	Molded Case Bkrs	85%			2033	\$442,200	5	\$4,500	
Wiring									
	Thermoplastic	100%			2054	* *	1		
Motor Controllers									
	Locally Mounted	30%	4+	\$10,100	2032	\$202,700	5	\$200	
Cracked Case, Extent : Moderate, Area Affected : 20%									
Location : Roof									
	Motor Control Center	65%			2032	\$616,500	5	\$3,600	
	Variable Frequency Drive	5%			2051	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Custodian Engineer Office									
Explanation : All Controllers Are Monitored By Building Management System									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$5,900	
Lighting									
Interior Lighting									
	LED	100%			2042	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : LED Observed									
Egress Lighting									
	Emergency, Battery	50%			2029	\$184,300	10	\$24,400	
	Exit, Battery	50%			2029	\$155,600	10	\$6,800	
Exterior Lighting									
	LED	20%			2029	\$235,400			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Entrance									
Explanation : 8 (Pole Mounting Type)									
	No Component	80%							
Alarm									

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

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

Alarm

Security System
Generic

100%
2034 \$412,300 1 \$75,500
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Cameras Security System

Fire/Smoke Detection
Generic, Digital

100%
2029 \$566,500 1-3 \$128,400

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

Heating

Energy Source

Utility Steam
HTHW/HW

80%
2044 * * 1
20%
2044 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement, 2nd Floor And 5th Floor
Explanation : Hot Water Supplied From Nearby Building On Centre Street

Conversion Equipment

Pres. Reducing Valve/LP
Steam
No Component

80%
2037 * * 5 \$9,600
10%
Other Observation, Extent : N/A, Area Affected : 0%
Location : Sub-basement
Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.

No Component

10%
Other Observation, Extent : Light, Area Affected : 0%
Location : Basement, 2nd Floor And 5th Floor
Explanation : Hot Water From Centre Street Feeding Fan Coils. No Conversion Equipment

Distribution

Hot Wtr Piping/Pump

20% 0-2 \$8,600 2042 * * 4 \$2,000
Broken, Extent : Moderate, Area Affected : 20%
Location : Sub-basement, Condensate Pump Is Not Working

Central Plant Steam
Piping/Pmp

80%
2044 * * 4 \$8,000

Terminal Devices

Air Handler
Air Handler

5%
2039 * * 1 \$6,300
10%
2029 \$372,000 1 \$12,500
On Extended Life, Extent : Moderate, Area Affected : 10%
Location : Sub-basement

Convactor/Radiator
Fan Coil Unit/Heat

80%
2039 * * 1 \$52,300
5%
2039 * * 1 \$3,300

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Digital	100%	0-2	\$2,838,500	2029	\$5,677,000			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout. Defective Temperature System							
Air Conditioning									
	Energy Source								
	District Chilled Water	20%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From Centre Street Building							
		Explanation : Serves 2nd Floor Air Handling Unit Only And Chillers Cooling Towers Abandoned In Place							
	Electricity	80%			2050	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	2%			2034	\$48,200	2	\$300	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Roof							
		Explanation : Unit Feeding Partial 8th Floor							
	Window/Wall Unit	20%			2027	\$166,400	1		
		On Extended Life, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Throughout							
		Explanation : Equipment Serviced By Others							
	No Component	60%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Sub-basement							
		Explanation : Chilled Water Is Presently Being Provided From One Centre Street							
	No Component	18%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2054	* *	4	\$4,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Sub-basement To Roof							
		Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps							
	No Component	70%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	12%	2-4	\$26,600	2032	\$53,300	2	\$19,500	
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Roof									
Explanation : The Cooling Tower Is Presently Not In Service									
	Water Cooling Tower	8%			2035	**	2	\$16,300	
Other Observation, Extent : Light, Area Affected : 20%									
Location : Roof									
Explanation : Cooling Tower Is Not In Service									
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,500	
Exhaust Fans									
	Roof	10%	0-2	\$42,600	2044	**	2	\$500	
On Extended Life, Extent : Severe, Area Affected : 20%									
Location : Roof									
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	**	1		
No Water Meter, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
HW Heat Exchanger									
	Steam Fired	100%			2044	**	4	\$20,000	
Sanitary Piping									
	Cast Iron	5%			LIFE	**	1		
	Cast Iron	95%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	95%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Cast Iron	5%	Now	\$23,200	LIFE	**	1		
Damaged, Extent : Severe, Area Affected : 5%									
Location : Sixth Floor, Probable Defective Roof Drains									
Sump Pump(s)									
	Submersible	100%			2025	\$6,800	4	\$6,400	
Sewage Ejector(s)									
	Electric	100%			2034	\$115,000	4	\$12,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : Duplex									

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 8th Floor							
		Explanation : 4 Units							
	Hydraulic	10%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement To 1st Floor							
		Explanation : 1 Unit. One Outside Elevator Is Not Working							
Fire Suppression									
	Standpipe								
	Generic	100%			2044		* *	1-5	\$102,000
	Sprinkler								
	No Component	99%							
	Generic	1%			2044		* *	1-2	\$600
	Fire Pump								
	Generic	100%			2030	\$209,700	1		\$37,800
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Workshop							

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	2%	Now	\$5,700	LIFE	**	5	\$3,200		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : Rear Wall To Basement									
Masonry: Limestone	85%	2-4	\$865,600	LIFE	**	5	\$101,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal, Corrugated	2%			2043	**	1			
Metal Panel	1%			2043	**	5-10	\$10,900		
Granite Panels	10%	2-4	\$159,200	LIFE	**	5	\$11,900		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : North Facade And Cheek Walls Of Main Stairs									
Windows									
Steel	20%			2041	**	5	\$94,400		
Wood	80%			2041	**	5	\$302,100		
Parapets									
Masonry: Marble	95%			LIFE	**	5	\$27,400		
Metal Rail	5%			2038	**	5-10	\$20,700		
Roof									
Cast in Place Concrete	5%	Now	\$19,500	LIFE	**				
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Sidewalk Over Steam Room In Basement									
Metal, Corrugated	75%			2038	**	1			
Metal Panel	5%			2038	**	10	\$9,800		
Skylight, Metal/Glass	15%	Now	\$368,300	2043	**				
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Over Rotunda									
Soffits									
Cast Stone/Terra Cotta	100%			LIFE	**	5			
Interior									
Floors									
Carpet	25%			2029	\$1,126,300	3	\$87,900		
Cast in Place Concrete	10%	0-2	\$108,300	LIFE	**	5	\$51,300		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : 5th Floor Mechanical Room And Basement									
Ceramic Tile	5%			2036	**	5	\$11,700		
Glass Block	5%			2048	**	1			
Mosaic Tile	5%			2038	**	5	\$29,300		
Marble Panels	25%			LIFE	**	5	\$44,000		
Vinyl Tile	25%			2033	\$1,759,300	3	\$22,000		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$13,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
	Glass: Single Pane	5%			LIFE	**	5	\$9,700	
	Masonry: Brick	25%			LIFE	**			
	Masonry: Brick	5%	Now	\$535,800	LIFE	**			
Efflorescence, Extent : Light, Area Affected : 50%									
Location : 5th Floor Mechanical Room									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : 5th Floor Mechanical Room									
	Granite Panels	5%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$7,800	
	Plaster	35%			LIFE	**	5	\$27,200	
	Wood	5%			LIFE	**	5	\$51,800	
Ceilings									
	AcousTileSusp.Lay-In	15%			2038	**	5	\$33,700	
	Exposed Struc: Concrete	5%	Now	\$182,900	LIFE	**	5	\$1,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Below Steps At Main Entrance									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Below Steps At Main Entrance									
Explanation : Corroded Steel Angle									
	Exposed Struc: Steel	2%	Now	\$23,500	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Steam Room And Outside Trash Elevator									
	Exposed Struc: Steel	8%			LIFE	**			
	Glass: Susp Panels	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$14,000	
	Masonry: Infill Arch	5%	Now	\$89,600	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Steam Room And Adjacent To Trash Elevator									
	Metal Panel	2%	Now	\$133,400	LIFE	**	5	\$5,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : Beneath Main Stairs									
	Plaster	53%			LIFE	**	5	\$74,500	
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2043	**			
	Iron Picket	60%			2053	**			
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%	Now	\$127,600	2042	**			
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Sidewalk Along Chambers Street									
Explanation : Loose Stone Panels									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Pavers/Stone	80%			2042	**			
Pavers/Stone	20%	Now	\$313,600	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Stairs</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2043	**	5	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								

Switchgear / Switchboard

Air Circuit Breaker	5%			2043	**	5		
Fused Disc Sw	15%			2043	**	5	\$100	
Molded Case Bkrs	80%			2043	**	5	\$3,300	

Raceway

Busway	5%			2038	**	1		
Conduit	95%			2043	**	1		

Panelboards

Molded Case Bkrs	100%			2041	**	5	\$4,100	
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Wiring

Busway	5%			2038	**	1		
Thermoplastic	95%			2043	**	1		

Motor Controllers

Locally Mounted	50%			2038	**	5	\$500	
Variable Frequency Drive	50%			2038	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,300	
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Stand-by Power

Transfer Switches

Automatic	100%			2038	**	1	\$48,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building</i>								

Generators

Diesel	100%	Now	\$1,800	2036	**	1	\$54,600	
<i>Not in Service, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Generator Number Two Is Not In Service Due To A Leaking Radiator, Battery Charger And Batteries Not Operational. Generator Room And Roof Enclosure</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries									
	Lead/Acid	100%	Now	\$100	2028	\$2,700	5	\$2,900	
Not Functioning, Extent : Moderate, Area Affected : 2%									
Location : Generator Room In Basement									
Fuel Storage Day Tank									
		50%			2041	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Two 100 Gallon Capacity									
	Main Tank	50%			2048	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 10,000 Gallon Capacity									
Lighting									
Interior Lighting Fluorescent									
		80%			2033	\$2,323,100	10	\$115,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	20%			2033	\$580,800	10	\$28,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Service	50%			2033	\$52,400	1		
	Exit, LED	50%			2048	* *	1		
Alarm									
Security System Generic									
		100%			2033	\$319,500	1	\$58,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior And Exterior Spaces									
Explanation : Surveillance Cameras									
Fire/Smoke Detection Generic, Digital									
		100%			2033	\$439,000	1-3	\$96,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells									

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Utility Steam	30%			2043	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Edison							
HTHW/HW		70%			2053	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : From One Centre Street Municipal Building							
Conversion Equipment									
Pres. Reducing Valve/LP Steam		100%	Now	\$2,000	2036	**	5	\$4,700	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Basement Flash Tank							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Steam Room							
	Explanation : 2 Heat Exchangers, Controls Inaccessible.								
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$18,600	2049	**	4	\$7,700	
		Corroded, Extent : Moderate, Area Affected : 1%							
		Location : Basement Valves							
Terminal Devices									
Air Handler		60%			2033	\$1,921,600	1	\$58,100	
	Fan Coil Unit/Heat	40%			2033	\$1,687,800	1	\$20,200	
Controls									
Digital		100%	0-2	\$97,800	2028	\$4,887,900			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Software Obsolete							
Air Conditioning									
Energy Source	District Chilled Water	100%			2053	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : From Adjacent One Centre Street - Municipal Building							
Conversion Equipment									
Window/Wall Unit		2%			2028	\$12,900	1		
	No Component	98%							
Distribution									
CW & CHW Wtr Pipe/Pump		100%			2043	**	4	\$7,700	
Terminal Devices									
Air Handler/Cool/Ht		80%			2033	\$52,800	1	\$77,500	
	Fan Coil - 2 Pipe	20%			2033	\$20,800	1	\$10,100	
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$87,400	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2038	**	2	\$4,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2053	**	4	\$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 Affected : 100%								
	Location : Basement								
	Backflow Preventer								
	Generic	100%			2038	**	1	\$9,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Services, One Domestic And Two Fire Protection								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor								
	Explanation : Four Units								
	Hydraulic	10%			LIFE	**			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement To Ground Floor								
	Explanation : One Freight Unit. Hydraulic Fluid Leaking From The Pump Room In Basement								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$79,000	
	Sprinkler								
	No Component	40%							
	Generic	60%			2053	**	1-2	\$26,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement, First, Fourth And Attic								
	Explanation : No Sprinkler For Second And Third Floors								
	Fire Pump								
	Generic	100%			2042	**	1	\$29,300	

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Print Date : 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 : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS004.000 / 14020 **Yr Built/Renovated** :
Area Sq Ft : 6,640 **Project Type** : REAL PROPERTY
Date of Survey : 22-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 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		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
PIER AT 44TH DRIVE
Asset # : 14020

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Not Accessible	100%							
Deck Surface									
	Concrete	100%			2041	* *	5	\$4,500	
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$400	
Piles and Bracing									
	Steel	25%			LIFE	* *	5	\$25,500	
	Not Accessible	75%							
Deck Elements									
Railing									
	Steel	100%			2030	\$188,100			
				Missing Coating, Extent : Light, Area Affected : 5%					
				Location : Isolated Areas					
Electrical									
Lighting Fixture									
	Incandescent	100%			2026				
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 6 Light Fixtures					
				Explanation : Other					

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** 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 : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS001.000 / 14015 **Yr Built/Renovated** :
Linear Ft : 1,376 **Project Type** : REAL PROPERTY
Date of Survey : 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			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCRETE BULKHEAD
Asset # : 14015

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	100%			LIFE	* *	5	\$1,300	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Intermittent Shrinkage Cracks In Coping							
	Gravity Wall Concrete	30%			LIFE	* *	5	\$1,700	
		Discolor & Bleeding, Extent : Light, Area Affected : 10%							
		Location : Below Joint Between Coping And Gravity Wall							
		Erosion, Extent : Light, Area Affected : 10%							
		Location : Tidal Zone							
	Concrete	5%	4+	\$123,200	LIFE	* *	5	\$300	
		Erosion, Extent : Severe, Area Affected : 2%							
		Location : Band Of Erosion With Exposed Reinforcement Approximately 25 Feet Long, 1,300 Feet From West End							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Along Mean Low Water Elevation And At Construction Joints, Primarily 700 - 910 Feet From West End							
	Not Accessible	65%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	100%			2040	* *	5	\$15,700	
Deck Elements									
	Railing								
	Aluminum	100%			2029	\$355,300			

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** 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 # : DGS0025.010 / 14652 **Yr Built/Renovated** :
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	\$68,000			\$100
Importance Code C				
Total	\$68,000			\$100



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE
Asset # : 14652

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%	Now	\$384,800	LIFE	* *	5	\$3,000	1
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i> <i>Location : Top Of Revetment Is Generally Below Mean High Water</i> <i>Other Observation, Extent : Severe, Area Affected : 20%</i> <i>Location : From 150 To 250 Feet From South End The Revetment Consists Of Small Crib Stone From A Collapsed Pier</i> <i>Explanation : Inadequate Stone</i>							
Backfill									
	Fill								
	Topsoil	80%	Now	\$87,400	2071	* *			
		<i>Erosion, Extent : Severe, Area Affected : 50%</i> <i>Location : Southern 150 Feet And Northern 250 Feet</i>							
	Not Accessible	20%							
Surface									
	Asphalt	20%			2034	\$27,800	5	\$1,100	
	Asphalt	80%	Now	\$44,500	2046	* *	5	\$2,300	
		<i>Sinkhole, Extent : Severe, Area Affected : 75%</i> <i>Location : Intermittent Across Southern 150 Feet And Northern 250 Feet</i>							
Deck Elements									
	Railing								
	Fencing	100%	Now	\$23,500	2036	* *	3	\$200	
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Along Entire Asset Due To Foundation Displacement</i> <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i> <i>Location : Foundations Exposed And Undermined In Southern 150 Feet And Northern 250 Feet</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DCAS012.000 / 15002 **Yr Built/Renovated** : 2018 / 2018
Linear Ft : 535 **Project Type** : REAL PROPERTY
Date of Survey : 05-Jan-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 5636 **Lot** : 100 **BIN** :

CAPITAL	FY 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	\$2,200			\$11,100
Importance Code B				\$3,100
Total	\$2,200			\$14,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY RETAINING WALL
Asset # : 15002

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	100%			LIFE	* *	5-10	\$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 : 100%								
	Location : Five Light Poles Along Length Of Asset								
	Explanation : Lighting Fixture								

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Print Date : 22-Aug-2023

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2024

Asset Name : GRAVITY WALL W/REKETMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS005.000 / 14025 **Yr Built/Renovated** :
Linear Ft : 903 **Project Type** : REAL PROPERTY
Date of Survey : 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			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	90%			LIFE	**	5	\$800	
		Displaced Elements, Extent : Moderate, Area Affected : 22% Location : Above Tilting Stone Wall							
	No Component	10%							
Gravity Wall									
	Concrete	10%			LIFE	**	5	\$400	
		Cracking, Extent : Light, Area Affected : 2% Location : Western 80 Feet Of Asset							
	Stone	45%	4+	\$411,000	LIFE	**	5	\$34,400	
		Missing Block Seal, Extent : Severe, Area Affected : 80% Location : Widespread							
	Stone	15%	Now	\$137,000	LIFE	**	5	\$11,500	
		Missing Part, Extent : Severe, Area Affected : 50% Location : 86, 303, 710, 837, And 898 Feet From South End							
	Stone	30%	2-4	\$548,000	LIFE	**	5	\$23,000	
		Missing Part, Extent : Severe, Area Affected : 30% Location : 277, 369, 533, And 872 Feet From South End Tilting, Extent : Moderate, Area Affected : 100% Location : 570 To 761 Feet From South End							
Revetment									
	Stone	90%	Now	\$625,500	LIFE	**	5	\$4,900	
		Missing Part, Extent : Severe, Area Affected : 50% Location : Inadequate Stone Coverage Along Entire Stone Gravity Wall							
	No Component	10%							
Backfill									
	Fill								
	Topsoil	15%	Now	\$29,600	2071	**			
		Sinkhole, Extent : Moderate, Area Affected : 100% Location : Voids Around Approximately Half Of Rail Posts Other Observation, Extent : Severe, Area Affected : 75% Location : At Failed Gravity Wall Locations: 86, 303, 710, 837, And 898 Feet From South End Explanation : Fill Loss							
	Not Accessible	85%							
Surface									
	Asphalt	85%			2040	**	5	\$8,800	
	Asphalt	15%	0-2	\$15,100	2046	**	5	\$800	
		Other Observation, Extent : Severe, Area Affected : 75% Location : At Failed Gravity Wall Locations Explanation : Undermining							
Deck Elements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Timber	73%	4+	\$32,700	2025	\$108,900			
		Rotting/Splitting, Extent : Light, Area Affected : 75%							
		Location : Widespread Missing Coating And Dry Rot							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Approximately Half Of Railing 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 South End							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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
Program / Asset # : DGS0066.000 / 13943 **Yr Built/Renovated** :
Linear Ft : 595 **Project Type** : REAL PROPERTY
Date of Survey : 10-May-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 6392 **Lot** : 1 **BIN** :

CAPITAL	FY 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				



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Revetment	50%	Now	\$381,600	LIFE	* *	5	\$1,800
	Stone	50%	4+	\$229,000	LIFE	* *	5	\$1,800
Backfill	Fill	60%	Now	\$78,000	2074	* *		
	Topsoil	40%						
Surface	Topsoil	50%	Now	\$29,600	2034	\$29,600	5	\$700
	Topsoil	50%	4+	\$29,600	2034	\$29,600	5	\$700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT

Asset # : 13945

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	90%			LIFE	* *	5	\$3,400	
	Recent Repair Evident, Extent : N/A, Area Affected : 75% Location : New Revetment For Western 270 Feet Of Asset							
Stone	10%	4+	\$41,000	LIFE	* *	5	\$200	
	Missing Part, Extent : Light, Area Affected : 50% Location : Missing Stone On Eastern 50 Feet Of Asset							
Backfill								
Fill								
Topsoil	15%	4+	\$10,500	2074	* *			
	Erosion, Extent : Moderate, Area Affected : 100% Location : Erosion Along The Eastern 50 Feet Of Asset							
Not Accessible	85%							
Surface								
Asphalt	40%			2047	* *	5	\$1,500	
	Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Western 175 Feet							
Topsoil	45%			2033	\$14,300	5	\$700	
Topsoil	15%	4+	\$4,800	2034	\$4,800	5	\$100	
	Erosion, Extent : Moderate, Area Affected : 100% Location : Last 50 Feet Of Asset From The South							
Deck Elements								
Railing								
Fencing	100%			2038	* *	3	\$100	
	Recent Replace Evident, Extent : N/A, Area Affected : 60% Location : Replacement Of Fence For First 220 Feet From The Western End Of Asset							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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 # : DGS0063.000 / 13929 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : REAL PROPERTY
Date of Survey : 05-Apr-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 778 **BIN** :

CAPITAL	FY 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	\$63,100			
Importance Code C				
Total	\$63,100			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT #3

Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	50%	2-4	\$173,200	LIFE	* *	5	\$1,300	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Intermittent Locations Along Revetment							
	Explanation : Insufficient Stone							
Stone	50%	Now	\$173,200	LIFE	* *	5	\$1,300	1
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : Missing Stone At Western Half Of Asset							
Backfill								
Fill								
Topsoil	50%	Now	\$49,200	2074	* *			
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : Behind Revetment							
Not Accessible	50%							
Surface								
Topsoil	50%	Now	\$13,500	2033	\$22,400	5	\$500	
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : At Western Half Of Asset							
Topsoil	50%			2029	\$22,400	5	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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 : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCAS013.000 / 15218 **Yr Built/Renovated** :
Linear Ft : 192 **Project Type** : REAL PROPERTY
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 6491 **Lot** : 412 **BIN** :

CAPITAL	FY 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			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT NORTH OF SW BKLYN MTS
Asset # : 15218

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Asphalt Remnants	50%	Now	\$3,500	LIFE	* *	5	\$100	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	Concrete	50%	Now	\$60,100	LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
		Explanation : Erosion							
Backfill									
	Fill								
	Topsoil	25%	Now	\$10,500	2072	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	Not Accessible	75%							
Surface									
	Topsoil	25%	Now	\$2,900	2032	\$4,800	5	\$100	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	No Component	75%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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 : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.030 / 14948 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : REAL PROPERTY
Date of Survey : 03-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 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

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.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT WEST OF HOME DEPOT GOWANUS BAY
Asset # : 14948

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	15%	4+	\$188,100	LIFE	* *	5	\$400	
		Erosion, Extent : Moderate, Area Affected : 80%							
		Location : Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : Isolated Locations							
	No Component	85%							
Revetment									
	Stone	70%			LIFE	* *	5	\$2,900	
	Stone	15%	Now	\$80,800	LIFE	* *	5	\$600	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : 80 Feet Of Erosion And Insufficient Stone Coverage At South End Of Mooring Rack							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Trees Growing Through Revetment At Area Of Erosion							
		Explanation : Vegetation							
	No Component	15%							
Backfill									
	Fill								
	Gravel	15%	Now	\$12,200	2047	* *	5	\$100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : South End Of Mooring Rack							
		Explanation : Erosion							
	Not Accessible	85%							
Surface									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Limited Access To Top Of Revetment							
		Explanation : Heavy Vegetation							
Deck Elements									
	Railing								
	Steel	8%			2027	\$32,900			
	Steel	7%	Now	\$17,300	2032	\$28,800			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Impact Damage Along Northern 50 Feet Of Railing							
	No Component	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND TERMINAL LLC REVETMENT
Asset # : 13936

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	80%			LIFE	* *	5-10	\$1,000	
	Concrete	20%	Now	\$185,100	LIFE	* *	5	\$100	
	Displaced Elements, Extent : Severe, Area Affected : 100%								
	Location : Collapsed At Eastern End Of Asset								
Revetment									
	Stone	30%	0-2	\$35,800	LIFE	* *	5	\$300	
	Erosion, Extent : Severe, Area Affected : 100%								
	Location : Isolated Locations Along West Side Of Asset								
	Stone	70%			LIFE	* *	5	\$1,300	
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Topsoil	100%			2032	\$15,400	5	\$700	
	Settlement, Extent : Light, Area Affected : 25%								
	Location : Behind Block Wall								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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 # : DGS0065.000 / 13937 **Yr Built/Renovated** :
Linear Ft : 126 **Project Type** : REAL PROPERTY
Date of Survey : 13-Apr-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD
Asset # : 13937

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	90%	0-2	\$560,500	LIFE		* *		
	Corrosion, Extent : Severe, Area Affected : 90%							
	Location : Tidal Zone And Along Mudline With Corrosion Holes							
Not Accessible	10%							
Pile Caps								
Concrete	75%	4+	\$144,400	LIFE		* *	5	\$300
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Corner Spalling Along Entire Length Of Pile Cap							
Concrete	15%	Now	\$28,900	LIFE		* *	5	\$100
	Spalling, Extent : Severe, Area Affected : 100%							
	Location : Isolated Areas							
Not Accessible	10%							
Backfill								
Fill								
Topsoil	5%	Now	\$1,400	2074		* *		
	Sinkhole, Extent : Moderate, Area Affected : 50%							
	Location : At Eastern End Of Asset							
Not Accessible	95%							
Surface								
Gravel	5%	Now	\$2,100	2049		* *	2-5	
	Sinkhole, Extent : Moderate, Area Affected : 20%							
	Location : At Eastern End Of Asset							
Gravel	95%			2043		* *	2-5	\$400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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 # : DCAS003.000 / 14018 **Yr Built/Renovated** :
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			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD GRAVITY WALL
Asset # : 14018

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	5%			LIFE	* *	5	\$700	
	No Component	90%							
	Not Accessible	5%							
	Revetment								
	Stone	10%			LIFE	* *	5	\$1,900	
	No Component	90%							
	Sheet Piles								
	Steel	40%			LIFE	* *			
	No Component	10%							
	Not Accessible	50%							
	Pile Caps								
	Concrete	90%			LIFE	* *	5	\$8,800	
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Regularly Spaced Locations In Face Of Pile Cap Due To Formwork							
	No Component	10%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	70%			2040	* *	5	\$25,900	
	Concrete	10%	2-4	\$147,200	2046	* *	5	\$1,800	
		Cracking, Extent : Moderate, Area Affected : 5%							
		Location : Intermittently Along Entire Asset							
		Settlement, Extent : Moderate, Area Affected : 50%							
		Location : Intermittently Along Entire Asset							
	Concrete	5%	Now	\$73,600	2046	* *	5	\$900	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Multiple Locations Primarily In Eastern 1,500 Feet Of Asset							
	Concrete	15%			2034		5	\$5,500	
Deck Elements									
	Railing								
	Steel	99%			2029	\$1,885,500			
	Steel	1%	Now	\$11,400	2031	\$19,000			
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Missing Sections Up To 4 Feet Long At 2,250 Feet, 2,708 Feet, And 2,975 Feet From East End							
	Parapet								
	Concrete	99%			2032	\$2,322,700			
	Concrete	1%	4+	\$11,700	2032	\$23,500			
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Isolated Locations, Most Notably At 2,465 Feet, 2,685 Feet, And 2,908 Feet From East End							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856**Project : REAL PROPERTY**

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Miscellaneous Buildings		234,500		224,700
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Miscellaneous Buildings	6,000	5,900	5,300	5,100
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER	4,372	459,200	22,400

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