Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : 100 GOLD STREET OFFICE BUILDING Address : 100 GOLD STREET @ FRANKFORT ST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 14-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,7,10,Ph

Block : 94 Lot : 25 BIN : 1001289

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,370,600 | \$2,243,200 |
| Interior Architecture | \$418,500 | \$1,981,700 |
| Electrical | \$92,500 | \$11,603,000 |
| Mechanical | \$425,100 | \$46,345,600 |
| Total | \$2,306,600 | \$62,173,600 |
| Importance Code A | \$1,370,600 | \$2,803,400 |
| Importance Code B | \$936,000 | \$58,640,200 |
| Importance Code C | | \$730,000 |
| Total | \$2,306,600 | \$62,173,600 |

| Total | \$566,900 | \$608,100 | \$843,300 | \$679,600 |
|-----------------------|-----------|-----------|-----------|-----------|
| Importance Code C | \$33,800 | | | |
| Importance Code B | \$438,800 | \$542,200 | \$779,000 | \$615,300 |
| Importance Code A | \$94,200 | \$65,900 | \$64,300 | \$64,300 |
| Total | \$566,900 | \$608,100 | \$843,300 | \$679,600 |
| Elevators/Escalators | \$88,800 | \$88,800 | \$88,800 | \$88,800 |
| Site Pavements | \$31,700 | | | |
| Site Enclosure | \$1,900 | | | |
| Mechanical | \$241,200 | \$414,300 | \$464,300 | \$423,100 |
| Electrical | \$134,500 | \$104,900 | \$101,200 | \$113,700 |
| Interior Architecture | \$38,800 | | \$188,900 | \$54,000 |
| Exterior Architecture | \$29,900 | | | |
| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |



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

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

Asset #: 13453

| chitecture | | Current R | epair | Futur | e Replacement | M | aintenance | |
|--|---------------------------------|--------------------|---|-------------------|-----------------------|----------------|-----------------------|---------|
| tem Component | | ail Date Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| Туре | · | | | | | ` ′ | | |
| erior | | | | | | | | |
| Exterior Walls | 200/ | NT | ¢176 200 | LIEE | * * | 5 | \$742.200 | |
| Cast in Place Concrete | 30% Cracking/Cracking Location: | umbling, I | \$176,300 Extent : Moderate | LIFE , Area Aj | | 5 | \$743,200 | |
| | | nforcemen | nt, Extent : Moder | ate, Area | Affected : 5% | | | |
| | | ent : Mod | 'erate, Area Affect | ed : 10% | Ó | | | |
| Concrete Masonry Unit | 5% | 0-2 | \$65,800 | LIFE | * * | 5 | \$15,500 | |
| | | acks, Exte | ent : Light, Area A | | 10% | - | 4-0,000 | |
| Metal Coiling Doors | 2% | | | 2043 | * * | 5 | \$31,000 | |
| Pre-Cast Concrete | 5% | | | LIFE | * * | 5 | \$80,500 | |
| | Staining/Disc Location : | | Extent : Light, Are | ea Affecto | ed : 5% | | | |
| Window Wall | 58% | Now | \$432,300 | 2050 | * * | 5 | \$538,800 | |
| Wilde Wilde | | | l, Extent : Modera | | Affected : 20% | C | \$220,000 | |
| | _ | | t Side 8th And 9th | | 33 | | | |
| | Water Penetr | ation. Ex | tent : Moderate, A | lrea Affe | cted : 5% | | | |
| | | | t Side 8th And 9th | | | | | |
| Windows | | | | | | | | |
| Glass Block | 2% | | | LIFE | * * | 5 | \$3,400 | |
| Metal Louvers | 10% | 0-2 | \$29,900 | 2039 | * * | | . , | |
| | | _ | nts, Extent : Mod evel North Side | erate, Ar | ea Affected : 2% | | | |
| | | | extent : Light, Ared evel North Side | a Affecte | d : 10% | | | |
| No Component | 88% | | | | | | | |
| The state of the s | | vation, Ex | tent : N/A, Area A | Iffected : | 0% | | | |
| | | n : Glass . | Facade Is Fixed. | There Ar | e No Operable Win | idows. | | |
| Parapets | * | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$72,800 | |
| Metal Rail | 90% | | | 2035 | * * | 5-10 | \$1,146,900 | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | | | |
| | Recent Repla | ice Evider | nt, Extent : N/A, A | rea Affec | eted : 100% | | | |
| | Location: | Perimeter | Roof Over 9th Fi | loor | | | | |
| IRMA/Protected Membrane | 90% | | | 2038 | * * | 10 | \$357,400 | |
| | Gravel/Stone Location: | | Extent : Light, Are ut | ea Affecto | ed : 95% | | | |
| | Paver Block Location: | | extent : Light, Ared Floor | a Affecte | d : 5% | | | |
| Soffits | | | | | | | | |
| | | | | 2035 | * * | 10 | | |

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

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

Asset #: 13453

| Architecture | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|-------------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 35% | | | 2029 | \$6,622,800 | 3 | \$566,800 | |
| Cast in Place Concrete | | Now | \$182,000 | LIFE | * * | 5 | \$236,200 | |
| | | - | : Light, Area Affec | | | | | |
| | | _ | out 10th Floor And | | | | | |
| | | | xtent : Moderate, A | | | | | |
| | | | or Mechanical Flo | | | | | |
| Ceramic Tile | 5% | | | 2039 | * * | 5 | \$54,000 | |
| Terrazzo | 10% | | | LIFE | * * | 5 | \$84,300 | |
| Vinyl Tile | 40% | | \$236,400 | 2035 | * * | 3 | \$162,000 | |
| | | - | ents, Extent : Mod | | ea Affected : 5% | | | |
| | | _ | out Basement Corr | | | | | |
| | _ | _ | Extent : Moderate | | • | | | |
| | | _ | out 7th Floor And | | | | | |
| | | | : Moderate, Area | | | | | |
| | Location | ı : Through | out 7th Floor And | Basemen | t Corridor | | | |
| Interior Walls | | | | | | _ | | |
| Ceramic Tile | 2% | | | 2039 | * * | 5 | \$23,500 | |
| Concrete Masonry Unit | 20% | | | LIFE | * * | 5 | \$94,200 | |
| Gypsum Board | 70% | | | LIFE | * * | 5 | \$494,500 | |
| Travertine Panels | 5% | | | LIFE | * * | _ | 4444 | |
| Wood | 3% | | | LIFE | * * | 5 | \$141,300 | |
| Ceilings | 500/ | | | 20.42 | | - | ф 72 0 000 | |
| AcousTileSusp.Lay-In | 50% | | | 2043 | * * | 5 | \$539,800 | |
| AcousTileSusp.Lay-In | 30% | | | 2043 | ** | 5 | \$323,900 | |
| Exposed Struc: Concrete | | | | LIFE | ** | 5 | \$25,300 | |
| Gypsum Board | 5% | | | LIFE | ~ ~ ~ | 5 | \$67,500 | |
| Site Enclosure Fence/Gates | | | | | | | | |
| Iron Picket | 100% | | | 2065 | * * | | | |
| Retaining Walls | 10070 | | | 2003 | | | | |
| Cast in Place Concrete | 100% | Now | \$1,900 | 2065 | * * | | | |
| Cast III I lace Concrete | | | Extent : Moderate | | Sected · 25% | | | |
| | | | Dock On North Si | | jecieu . 2570 | | | |
| Site Pavements | 20041101 | Louding | _ 50 51.1101111 511 | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 0-2 | \$9,600 | 2043 | * * | | | |
| cust in Trace Concrete | | | Extent : Light, Are | | ed : 5% | | | |
| | _ | ı : Through | - | | | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 100% | 0-2 | \$3,600 | 2043 | * * | | | |
| | | | Extent : Light, Are | | ed : 10% | | | |
| | | ı : Through | | 33 | | | | |
| Parking/Driveway | | 3 - | | | | | | |
| Cast in Place Concrete | 100% | Now | \$18,500 | 2043 | * * | | | |
| | | | Extent : Moderate | | fected : 10% | | | |
| | | | ıd West Side | | , | | | |

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

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

Asset #: 13453

| Electrical | Current Repair | Futur | uture Replacement | | aintenance | | |
|--------------------------------------|--|-------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Total (Years) | Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| nder 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 100% | 2030 | \$560,200 | 5 | \$3,100 | | |
| | Other Observation, Extent : Ligh | t, Area Affected | : 100% | | | | |
| | Location : Electrical Room | | | | | | |
| | Explanation: Three Main Serv | ice Switches Rat | ed At 5,000 Amper | es Each. | | | |
| Transformers | 1000/ | 2025 | * * | - | #2.700 | | |
| Dry Type | 100% | 2035 | ** | 5 | \$2,700 | | |
| | Other Observation, Extent: Ligh | | : 100% | | | | |
| | Location: Electrical Room And | | | | | | |
| G : 1 | Explanation: 150 Kilovolt-amp | pere, 75 Kilovolt | -ampere And 15 K | ilovolt-ai | npere | | |
| Switchgear / Switchboard | 50/ | 20.40 | * * | - | 0000 | | |
| Air Circuit Breaker | 5% Other Observation Futent Mee | 2040 | | 5 | \$200 | | |
| | Other Observation, Extent : Mod Location : Generator Room | erate, Area Affe | ctea : 100% | | | | |
| | | | | | | | |
| | Explanation: Power Circuit Br | | *** | | 00.000 | | |
| Fused Disc Sw | 90% | 2030 | \$1,275,800 | 5 | \$2,800 | | |
| Molded Case Bkrs | 5% | 2040 | * * | 5 | \$1,000 | | |
| Raceway | 4007 | • • • • | ماد ماد | | | | |
| Conduit | 40% | 2040 | * * | 1 | | | |
| Conduit | 10% | 2050 | | 1 | | | |
| Conduit | 50% | 2030 | \$729,600 | 1 | | | |
| Panelboards | 100/ | 2020 | * * | - | ¢1.700 | | |
| Fused Disc Sw | 10% | 2038 | | 5 | \$1,700 | | |
| Fused Disc Sw | 10% | 2029 | \$130,500 * * | 5 | \$1,700 | | |
| Molded Case Bkrs | 30% | 2038 | | 5 | \$5,800 | | |
| Molded Case Bkrs Molded Case Bkrs | 40% 10% | 2029 2046 | \$522,100 * * | 5 5 | \$7,700 | | |
| | 1070 | 2040 | | 3 | \$1,900 | | |
| Wiring | 40% | 2040 | * * | 1 | | | |
| Thermoplastic Thermoplastic | 10% | 2040 | * * | 1 1 | | | |
| Thermoplastic | 50% | 2030 | | 1 | | | |
| Motor Controllers | JU / 0 | 2030 | \$1,115,400 | 1 | | | |
| Locally Mounted | 5% | 2028 | \$2,300 | 5 | \$200 | | |
| Motor Control Center | 15% | 2028 | \$2,300 | 5 | \$3,000 | | |
| Motor Control Center | 65% | 2043 | ** | 5 | \$13,000 | | |
| Variable Frequency | 15% | 2043 | * * | 3 | \$15,000 | | |
| Drive | 1370 | 2043 | | | | | |
| round | | | | | | | |
| Grounding Devices | | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$10,800 | | |
| 25 | Other Observation, Extent: Ligh | | : 100% | 2 | Ψ10,000 | | |
| | Location: Basement | | | | | | |
| | Explanation: Connected To Me | etal Water Pipe | | | | | |
| tand-by Power | 1 | T. T. | | | | | |
| Transfer Switches | | | | | | | |
| Automatic | 100% | 2043 | * * | 1 | \$225,100 | | |

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

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

Asset #: 13453

| Electrical | Current Repair | Futur | e Replacement | M | aintenance | | | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| tand-by Power | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | 2033 | \$79,800 | 1 | \$283,300 | | | |
| | Other Observation, Extent: Light, Area | Affected | : 100% | | | | | |
| | Location: Generator Room | 1 C | | | | | | |
| Batteries | Explanation: Two 1,750 Kilowatt Die | sei Gene | raiors | | | | | |
| Lead/Acid | 100% | 2024 | \$2,400 | 5 | \$27,100 | | | |
| Fuel Storage | 10070 | 2024 | \$2,400 | | \$27,100 | | | |
| Day Tank | 50% | 2038 | * * | 5 | | | | |
| Buy Tunk | Other Observation, Extent : Light, Area | | : 100% | 3 | | | | |
| | Location : Generator Room | 55 | | | | | | |
| | Explanation: 275 Gallons Rated Cap | acity | | | | | | |
| Main Tank | 50% | 2045 | * * | 5 | | | | |
| | Other Observation, Extent : Light, Area | | : 100% | - | | | | |
| | Location: Basement | | | | | | | |
| | Explanation: Two 1,200 Gallons Rate | d Capac | ity | | | | | |
| ighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 28% | 2030 | \$3,415,100 | 10 | \$185,200 | | | |
| | T-8 Lamps And Fixtures, Extent : Light, Location : Throughout | Area Aff | ected : 50% | | | | | |
| Fluorescent | 2% | 2030 | \$243,900 | 10 | \$13,200 | | | |
| | Compact Fluorescent Light, Extent : Lig | ght, Area | | | | | | |
| | Location : Corridors | | | | | | | |
| Fluorescent | 70% | 2038 | * * | 10 | \$463,100 | | | |
| 2 | T-12 Lamps And Fixtures, Extent: Ligh | | ffected : 100% | | 4.00,-00 | | | |
| | Location : Throughout | | • | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 20% | 2030 | \$240,000 | 10 | \$34,800 | | | |
| Exit, LED | 10% | 2045 | * * | 1 | | | | |
| Exit, Service | 40% | 2030 | \$123,300 | 1 | | | | |
| Exit, Service | 30% | 2025 | \$92,500 | 1 | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | 2038 | * * | 10 | \$400 | | | |
| | Outdr Lights On During Daytime, Exter Location : North Entrance | ıt : Mode | rate, Area Affectea | l : 50% | | | | |
| Incandescent | 80% | 2038 | * * | 2 | \$900 | | | |
| | Other Observation, Extent : Light, Area | | : 100% | | | | | |
| | Location: Ground Floor Entrance | | | | | | | |
| | Explanation: Soffit Mounted Fixtures | | | | | | | |

Alarm

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

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

Asset #: 13453

| Electrical | Current Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|--|--------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | t Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% | 2030 | \$408,300 | 1 | \$82,000 | |
| | Other Observation, Extent : Light, Are | ea Affected | : 100% | | | |
| | Location: Lobby And Hallways | | | | | |
| | Explanation: CCTV Surveillance Co | ameras | | | | |
| Fire/Smoke Detection | | | | | | |
| Generic, Digital | 100% | 2030 | \$1,870,200 | 1-3 | \$464,500 | |
| | Other Observation, Extent : Light, Are | ea Affected | : 100% | | | |
| | Location: Throughout The Building | | | | | |
| | Explanation : Strobe Lights, Manual Detectors | Pull Statio | ons, Alarm Bells, H | Iorns And | d Smoke | |

| Mechanical | | Current Repai | r | Futur | e Replacement | M | aintenance | | |
|---|------------|---------------------------|----------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date Esti (Years) | mated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Heating | | | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2050 | * * | 1 | | | |
| Conversion Equipment Heat Exchanger, Shell & Tube | 10% | | | 2039 | * * | | | | |
| Steam Boiler | 90% | | | 2043 | * * | 1 | \$642,900 | | |
| | Other Obse | ervation, Extent | : Light, Area | Affected | : 100% | | | | |
| | Location | : Penthouse | | | | | | | |
| | Explanati | ion : 3 Boilers | | | | | | | |
| Distribution | | | | | | | | | |
| Hot Wtr Piping/Pump | 30% | | | 2038 | * * | 4 | \$10,700 | | |
| Steam Piping/Pump | 70% | | | 2040 | * * | | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | | Now | \$67,300 | 2030 | \$3,362,900 | 1 | \$100,400 | | |
| | | | , Extent : Sev | ere, Area | Affected : 20% | | | | |
| | Location | : Penthouse | | | | | | | |
| Air Handler | 35% | | | 2030 | \$4,708,000 | 1 | \$156,100 | | |
| Convector/Radiator | 30% | | | 2035 | * * | 1 | \$69,900 | | |
| Fan Coil Unit/Heat | 10% | | | 2030 | \$1,772,300 | 1 | \$23,300 | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 100% | | | 2046 | * * | 1 | | | |

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

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

Asset #: 13453

| Mechanical | | Current I | Repair | Future Replacement | | Maintenance | | | |
|-----------------------------|------------------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Air Conditioning | | | | | | | | | |
| Conversion Equipment | 0.50/ | | | 2022 | #12 0 45 COO | | ΦΕ.41. 600 | | |
| Centrifugal, Elec Chiller | | <i>c</i> · · · | F | 2033 | \$13,845,600 | 1 | \$741,600 | | |
| | | grigerani, 1 : Penthou | Extent : Light, Area | Ајјестес | 1:95% | | | | |
| | | : Peninous | se | • • • • • | 40.40.700 | | | | |
| Split Unit | 5% R-22 Refri Location | _ | tent : Light, Area A | 2030 ffected : | \$848,700 5% | | | | |
| Distribution | | | | | | | | | |
| CW & CHW Wtr | 50% | | | 2040 | * * | 4 | \$26,700 | | |
| Pipe/Pump | | | | | | | | | |
| Ductwork/Diffusers | 50% | | | LIFE | * * | 2 | \$469,300 | | |
| Terminal Devices | | | | | | | | | |
| Air Handler/Cool/Ht | | Now | \$263,500 | 2030 | \$13,176,300 | 1 | \$381,400 | | |
| | | | : Moderate, Area A | Iffected : | 2% | | | | |
| | | : The Drip | Pans, Penthouse | | | | | | |
| Fan Coil - 2 Pipe | 5% | | | 2030 | \$1,090,300 | 1 | \$11,700 | | |
| Heat Rejection | | | | | | | | | |
| Dry Cooler | 5% | | | 2030 | \$164,000 | 2 | \$25,100 | | |
| Water Cooling Tower | 95% | | | 2031 | \$3,430,000 | 2 | \$689,700 | | |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$402,200 | | |
| Exhaust Fans | | | | | | | * | | |
| Interior | 90% | | | 2030 | \$2,853,200 | 2 | \$19,900 | | |
| Roof | 10% | | | 2030 | \$138,700 | 2 | \$2,200 | | |
| Plumbing | | | | | | | | | |
| H/C Water Piping | 200/ | | | 20.40 | יט יט | 1 | | | |
| Brass/Copper | 30% | | | 2040 | * * | 1 | | | |
| Galvanized Steel | 70% | | | 2035 | * * | 1 | | | |
| Water Heater With Tanks | 1000/ | | | 2020 | ¢1.6 000 | 2 | | | |
| Gas Fired | 100% | | | 2028 | \$16,900 | 2 | | | |
| Sanitary Piping | 1000/ | | | LIEE | * * | 1 | | | |
| Cast Iron | 100% | | | LIFE | 7- 7- | 1 | | | |
| Storm Drain Piping | 1000/ | | | LIEE | * * | 1 | | | |
| Cast Iron | 100% | | | LIFE | ~ ^ | 1 | | | |
| Sump Pump(s) | 1000/ | | | 2025 | * * | A | ¢15 500 | | |
| Non-Submersible | 100% | | | 2035 | -1- W | 4 | \$15,500 | | |
| Sewage Ejector(s) | 1000/ | | | 2025 | * * | 4 | ¢20 100 | | |
| Electric Backflow Preventer | 100% | | | 2035 | -1- W | 4 | \$29,100 | | |
| | 1000/ | | | 2025 | * * | 1 | \$44.200 | | |
| Generic | 100% | | | 2035 | -1- W | 1 | \$44,200 | | |
| Fixtures Generic | 100% | | | | | | | | |
| Vertical Transport | 100% | | | | | | | | |

Vertical Transport

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

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

Asset #: 13453

| Mechanical | Current Repair | Future R | eplacement | M | aintenance | |
|-----------------------------|---|---|--------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated (Total (Years) | Cost Year Es FY | timated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | |
| | Other Observation, Extent : Light, | Area Affected: 10 | 00% | | | |
| | Location : 4 Units From 1st To 6 | ** | | Floor | | |
| | Explanation : Nine Units | , | | | | |
| Fire Suppression | | | | | | |
| Standpipe | | | | | | |
| Generic | 100% | 2040 | * * | 1-5 | \$363,700 | |
| Sprinkler | | | | | | |
| Generic | 100% | 2040 | * * | 1-2 | \$202,100 | |
| Fire Pump | | | | | | |
| Generic | 100% | 2033 | \$682,500 | 1 | \$134,700 | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : 253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Address : 253-256 BROADWAY @ MURRAY ST.

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

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

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

Block : 134 Lot : 7501 BIN : 1082757

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$184,600 | \$616,200 |
| Interior Architecture | \$10,754,900 | \$14,532,700 |
| Electrical | | \$5,002,400 |
| Mechanical | \$2,390,300 | \$9,191,700 |
| Total | \$13,329,800 | \$29,343,000 |
| Importance Code A | \$184,600 | \$895,300 |
| Importance Code B | \$8,175,700 | \$28,200,800 |
| Importance Code C | \$4,969,500 | \$246,900 |
| Total | \$13,329,800 | \$29,343,000 |

| Total | \$430,100 | \$167,300 | \$126,400 | \$178,100 |
|-----------------------|-----------|-----------|-----------|-----------|
| Importance Code C | \$15,000 | • | • | |
| Importance Code B | \$247,800 | \$167,300 | \$126,400 | \$178,100 |
| Importance Code A | \$167,300 | | | |
| Total | \$430,100 | \$167,300 | \$126,400 | \$178,100 |
| Elevators/Escalators | \$74,000 | \$74,000 | \$74,000 | \$74,000 |
| Mechanical | \$61,500 | \$44,700 | \$29,800 | \$38,000 |
| Electrical | \$20,700 | \$9,700 | \$12,900 | \$10,200 |
| Interior Architecture | \$115,200 | \$38,900 | \$9,700 | \$55,900 |
| Exterior Architecture | \$158,800 | | | |
| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |



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

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

Asset #: 49

| rchitecture | Current Repair | | Futur | e Replacement | Maintenance | | | |
|---------------------------|---------------------------------------|--|--|-------------------|---------------------------|----------------|-----------------------|----------|
| stem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | • | | | • | | | | • |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 5% | | | 2053 | * * | 10 | \$29,800 | |
| Masonry: Brick | 30% | | | LIFE | * * | 5 | \$152,800 | |
| Masonry: Granite | 30% | | | LIFE | * * | 5 | \$114,600 | |
| Masonry: Limestone | 15% | | | LIFE | * * | 5 | \$57,300 | |
| Metal Panel | 5% | | | 2043 | * * | 5-10 | \$87,500 | |
| Marble Panels | 5% | | | LIFE | * * | 5 | \$19,100 | |
| 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 | * * | 5-10 | \$25,000 | |
| Copper/Terne | 20% | | | 2053 | * * | 5 | \$8,500 | |
| Masonry: Brick | 52% | | | LIFE | * * | 5-10 | \$31,300 | |
| Metal Rail | 15% | | \$28,900 | 2046 | * * | 5 | \$9,400 | |
| | Location | i : 14th Flo | | | | | | |
| Slate | Location Recent Re Location Worn/Eroo | tar Miss/Er 1 : Coping pair Evider 1 : Roof Par | \$7,400 rod, Extent : Moder nt, Extent : N/A, Ar rapets : Moderate, Area A | ea Affecto | ed : 80% | 5 | \$300 | |
| Roof | | | | | | | | |
| Copper/Terne | 10% | | | 2048 | * * | 10 | \$16,100 | |
| Metal Panel | | issing Elem | \$50,900 nents, Extent : Seve purtenances | 2053 ere, Area | * * Affected : 100% | | | |
| Modified Bitumen | 40% | | | 2033 | \$306,000 | 10 | \$25,800 | |
| Modified Bitumen | 43% | | | 2043 | * * | 10 | \$27,700 | |
| | Recent Re Location | • | ent, Extent : N/A, A | lrea Affec | ted : 100% | | | |
| Skylight, Metal/Glass | 2% | | | 2053 | * * | 10 | \$4,300 | |
| Soffits | | | | | | | | |
| Cast in Place Concrete | Broken/M | | \$7,600 nents, Extent : Mod de Of Roof Appurte | | * * ea Affected : 100% | 5 | \$600 | |
| Stucco Cement | 95% | | | 2038 | * * | 5 | \$5,600 | |

Interior

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

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

Asset #: 49

| chitecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|---|---|--|--|--|--|--------------------------|---|---------|
| tem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| rior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2029 | \$1,119,900 | 3 | \$116,600 | |
| Cast in Place Concrete | 10% | Now | \$718,100 | LIFE | * * | 5 | \$85,000 | |
| | Cracking/ | Crumbling, | Extent : Severe, Ai | rea Affec | ted : 20% | | | |
| | Location | ı : Basemer | nt And Sub-basemer | ıt | | | | |
| | Other Obs | servation, E | Extent : Severe, Ared | a Affecte | d : 80% | | | |
| | Location | ı : Basemer | nt And Sub-basemer | ıt | | | | |
| | Explana | tion : Expo | sed Rebars Corrod | ed | | | | |
| Ceramic Tile | 5% | | | 2036 | * * | 5 | \$19,400 | |
| Mosaic Tile | 5% | | | 2038 | * * | 5 | \$48,600 | |
| Terrazzo | 10% | | | LIFE | * * | 5 | \$60,700 | |
| Vinyl Tile | 15% | Now | \$1,749,300 | 2043 | * * | 3 | \$21,900 | |
| | Broken/M | issing Elem | ents, Extent : Seve | re, Area 2 | Affected : 50% | | | |
| | Location | ı : 15th, 16 | th, And 17th Floors | 1 | | | | |
| Vinyl Tile | 25% | | | 2033 | \$2,915,500 | 3 | \$48,600 | |
| Vinyl Tile 9" X 9" | 15% | | | 2028 | \$11,176,000 | 3 | \$29,100 | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 25% | | | LIFE | * * | 5-10 | \$318,000 | |
| Masonry: Brick | 10% | Now | \$3,095,500 | LIFE | * * | | | |
| | Joint Mor | tar Miss/Er | od, Extent : Severe | , Area A <u>f</u> | fected : 75% | | | |
| | Location | ı : Basemer | nt And Sub-basemen | ıt | | | | |
| | | | ere, Area Affected | | | | | |
| | | | ctually Terra Cotta | | | 15th And | d 16th Floors | |
| | | | xtent : Severe, Area | | l : 75% | | | |
| | Location | ı : Basemer | nt And Sub-basemer | | | | | |
| | | | ii 11na suo oasemer | ıı | | | | |
| Marble Panels | 5% | | ii iina suo oasemer | LIFE | * * | 10 | \$15,000 | |
| Marble Panels Plaster | | Now | \$1,483,000 | | * * | 10 5 | \$15,000 \$33,700 | |
| | 15% | Now | | LIFE LIFE | * * | | | |
| | 15% Broken/M | Now issing Elem | \$1,483,000 | LIFE LIFE re, Area | * * | | | |
| | 15% Broken/M | Now issing Elem 1: 15th, 16t | \$1,483,000 eents, Extent : Seven | LIFE LIFE re, Area | * * | | | |
| Plaster | 15% Broken/M Location | Now issing Elem 1: 15th, 16t | \$1,483,000 eents, Extent : Seven | LIFE LIFE re, Area | * * Affected : 20% | 5 | \$33,700 | |
| Plaster | 15% Broken/M Location | Now issing Elem 1: 15th, 16t | \$1,483,000 eents, Extent : Seven | LIFE LIFE re, Area | * * Affected : 20% | 5 | \$33,700 | |
| Plaster Plaster Ceilings | 15% Broken/M Location 45% | Now issing Elem 1: 15th, 16 | \$1,483,000 eents, Extent : Seven | LIFE LIFE re, Area A | * * Affected : 20% * * | 5-10 | \$33,700 \$286,200 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn | 15% Broken/M Location 45% 15% 20% | Now issing Elem 1: 15th, 16 | \$1,483,000 eents, Extent : Seven | LIFE LIFE re, Area A LIFE | * * Affected : 20% * * | 5 5-10 5 | \$33,700 \$286,200 \$72,900 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In | 15% Broken/M Location 45% 15% 20% | Now issing Elem a: 15th, 16 | \$1,483,000 eents, Extent : Seven | LIFE LIFE re, Area 2 LIFE 2038 2050 | * * Affected : 20% * * * * | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 15% 20% 5% 15% | Now issing Elem 1: 15th, 16 | \$1,483,000 vents, Extent : Seven th, And 17th Floors | LIFE LIFE re, Area A LIFE 2038 2050 LIFE LIFE | ** Affected: 20% ** ** ** ** | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M | Now issing Elem 1: 15th, 16th Now issing Elem | \$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 | LIFE LIFE re, Area A LIFE 2038 2050 LIFE LIFE LIFE re, Area A | ** Affected: 20% ** ** ** ** | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location | Now issing Elem i: 15th, 16 Now issing Elem i: Basemen | \$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Seven | LIFE LIFE re, Area A 2038 2050 LIFE LIFE LIFE re, Area A | ** Affected: 20% ** ** ** ** Affected: 50% | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location Water Pen | Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen netration, E. | \$1,483,000 vents, Extent: Seventh, And 17th Floors \$2,227,500 vents, Extent: Seventh And Sub-basement | LIFE LIFE re, Area A 2038 2050 LIFE LIFE re, Area A at a Affected | ** Affected: 20% ** ** ** ** Affected: 50% | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location Water Per Location | Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen ietration, E. 1: Basemen | \$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Sevent And Sub-basement Severe, Area | LIFE LIFE 2038 2050 LIFE LIFE LIFE at Affectedate | ** Affected: 20% ** ** ** Affected: 50% | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 15% 20% 55% 15% Broken/M Location Water Per- Location Other Obs | Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen | \$1,483,000 lents, Extent: Seventh, And 17th Floors \$2,227,500 lents, Extent: Seventh And Sub-basement Severe, Area at And Sub-basement And Sub-basement | LIFE LIFE 2038 2050 LIFE LIFE tife a Affected a Affected | ** Affected: 20% ** ** ** Affected: 50% | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 20% 55% 15% Broken/M Location Water Per Location Other Obs | Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen thetration, E. 1: Basemen thervation, E. 1: Basemen the Basemen | \$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Seventh And Sub-basement And Sub-basement And Sub-basement Extent: Severe, Area | LIFE LIFE re, Area A 2038 2050 LIFE LIFE tife Area A at Affected at Affected at Affected | ** Affected: 20% ** ** ** Affected: 50% | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete | 15% Broken/M Location 45% 20% 5% 15% Broken/M Location Water Per Location Other Obs | Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen thetration, E. 1: Basemen thervation, E. 1: Basemen the Basemen | \$1,483,000 sents, Extent: Seventh, And 17th Floors \$2,227,500 sents, Extent: Seventh And Sub-basementh | LIFE LIFE re, Area A 2038 2050 LIFE LIFE tife Area A at Affected at Affected at Affected | ** Affected: 20% ** ** ** Affected: 50% | 5 5-10 5 5 | \$33,700 \$286,200 \$72,900 \$77,700 | |
| Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete Masonry: Vault Struct | 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location Water Per Location Other Obs Location Explana 15% | Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen 1: Baseme | \$1,483,000 nents, Extent: Seventh, And 17th Floors \$2,227,500 nents, Extent: Sevent And Sub-basement And Sub | LIFE LIFE 2038 2050 LIFE LIFE re, Area and a Affected at a Affected at s | ** Affected: 20% ** ** ** Affected: 50% 1: 50% d: 70% ** | 5 5 5 5 5-10 | \$33,700 \$286,200 \$72,900 \$77,700 \$24,300 | |
| Plaster Ceilings AcousTileConcealSpLn AcousTileSusp.Lay-In Exposed Struc: Concrete Masonry: Vault Struct | 15% Broken/M Location 45% 15% 20% 5% 15% Broken/M Location Water Per Location Other Obs Location Explana 15% Broken/M | Now issing Elem 1: 15th, 16th Now issing Elem 1: Basemen 1: Baseme | \$1,483,000 nents, Extent: Seventh, And 17th Floors \$2,227,500 nents, Extent: Sevent And Sub-basement And Sub | LIFE LIFE 2038 2050 LIFE LIFE re, Area A at Affectedat a Affectedat s LIFE re, Area A | ** Affected: 20% ** ** ** Affected: 50% d: 70% ** Affected: 50% | 5 5 5 5 5-10 | \$33,700 \$286,200 \$72,900 \$77,700 \$24,300 | |

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

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

Asset #: 49

| Architecture | Current Repair | Future Replac | ement | M | aintenance | |
|-----------------------------|--|--------------------|---------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimat FY | ed Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Enclosure | | | | | | |
| Fence/Gates Iron Picket | 100% | 2052 | * * | | | |
| iron Picket | | 2053 | | | | |
| | Deteriorated Finish, Extent: Light, Are | a Affected : 100% | | | | |
| | Location : Metal Rail | | | | | |
| Site Pavements | | | | | | |
| Public Sidewalk | | | | | | |
| Cast in Place Concrete | 100% | 2046 | * * | | | |

| lectrical | | Current Repair | Futu | re Replacement | M | aintenance | |
|----------------------------|-------------|------------------------------------|------------|-----------------------|----------------|-----------------------|---------|
| ystem Component Type | | ail Date Estimated Cost (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| nder 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Knife Sw | 50% | | 2033 | \$139,500 | 5 | \$600 | |
| | | vation, Extent : N/A, Area A | ffected : | 100% | | | |
| | | Sub-basement | | | | | |
| | Explanatio | n : One Main Service Switc | h Rated | At 4,000 Amperes I | For Build | ling 253 | |
| Fused Knife Sw | 50% | | 2033 | \$139,500 | 5 | \$600 | |
| | Other Obser | vation, Extent : N/A, Area A | ffected : | 100% | | | |
| | Location: | Sub-basement | | | | | |
| | Explanatio | n : One Main Service Switc | h Rated . | At 4,000 Amperes F | For Build | ling 256 | |
| Switchgear / Switchboard | | | | | | | |
| Fused Disc Sw | 20% | | 2033 | \$155,400 | 5 | \$200 | |
| Molded Case Bkrs | 80% | | 2053 | * * | 5 | \$5,500 | |
| Raceway | | | | | | | |
| Conduit | 100% | | 2053 | * * | 1 | | |
| Panelboards | | | | | | | |
| Fused Disc Sw | 15% | | 2041 | * * | 5 | \$900 | |
| Fused Toggle Switch | 5% | | 2032 | \$34,700 | 5 | \$300 | |
| Molded Case Bkrs | 70% | | 2041 | * * | 5 | \$4,800 | |
| Molded Case Bkrs | 10% | | 2032 | \$69,400 | 5 | \$700 | |
| Wiring | | | | | | | |
| Braided Cloth | 5% | | 2032 | \$61,100 | 1 | | |
| Thermoplastic | 85% | | 2053 | * * | 1 | | |
| Under Construction | 10% | | | | | | |
| Motor Controllers | | | | | | | |
| Locally Mounted | 90% | | 2038 | * * | 5 | \$1,600 | |
| Variable Frequency | 10% | | 2046 | * * | | | |
| Drive | | | | | | | |
| round | | | | | | | |
| Grounding Devices | | | | | | | |
| Generic | 100% | | LIFE | * * | 5 | \$7,600 | |

Lighting

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

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

Asset #: 49

| Electrical | Current Repair | Future Replac | cement | Maintenance | | |
|-----------------------------|--|------------------------------|----------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Total (Years) | Cost Year Estima FY | ted Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 60% | | 887,500 | 10 | \$142,900 | |
| | T-8 Lamps And Fixtures, Extent : Location : Throughout The Buil | 0 | 00% | | | |
| Fluorescent | 25% | 2033 \$1, | 203,100 | 10 | \$59,500 | |
| | Compact Fluorescent Light, Exter Location : Throughout The Buil | | : 100% | | | |
| Fluorescent | 3% | 2028 \$ | 144,400 | 10 | \$7,100 | |
| | T-12 Lamps And Fixtures, Extent Location : Throughout The Buil | 0 | 100% | | | |
| LED | 2% | 2038 | * * | | | |
| | Other Observation, Extent : Light Location : 9th Floor Explanation : 9th Floor | t, Area Affected : 100% | | | | |
| Under Construction | 10% | | | | | |
| Egress Lighting | | | | | | |
| Emergency, Battery | 40% | 2038 | * * | 10 | \$25,100 | |
| Exit, Battery | 40% | 2038 | * * | 10 | \$7,000 | |
| Under Construction | 20% | | | | | |
| Lightning Protection | | | | | | |
| Arresters/Cabling | 1000/ | 2026 | ala ala | _ | 4500 | |
| Generic | 100% | 2036 | * * | 5 | \$700 | |
| | Other Observation, Extent: N/A, | Area Affectea : 100% | | | | |
| | Location: Top Of Water Tower | T. | | | | |
| ·- | Explanation: On Top Of Water | Tower | | | | |
| Alarm | | | | | | |
| Security System | 100% | 2029 | * * | 1 | \$07,000 | |
| Generic | Other Observation, Extent : N/A, Location : Lobby, Corridor | 2038 Area Affected : 100% | | 1 | \$97,000 | |
| | Explanation : Surveillance Cam | neras | | | | |
| Fire/Smoke Detection | Explanation . Surveillance Cam | ici ab | | | | |
| Under Construction | 100% | | | | | |

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

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

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

Asset #: 49

| Mechanical | | Current I | Repair | Futu | ure Replacement | | Maintenance | |
|---------------------------------|---------------|--------------------------|--|------------|-----------------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| eating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LI | P 100% | 2-4 | \$8,500 | 2036 | * * | 5 | \$7,700 | |
| Steam | C 1.1 | T 1 | | | 0/ | | | |
| | | | oderate, Area Affe | | | T 1. | O (P: : | |
| | | ı : ваѕетек Corrosion | t, Steam Leak Fron | n Utility | Vault Above Room | Leaking | Onto Piping | |
| Distribution | Causing | Corrosion | | | | | | |
| Steam Piping/Pump | 100% | Now | \$112,900 | 2033 | \$2,258,600 | | | |
| steam riping ramp | | | evere, Area Affected | | Ψ2,220,000 | | | |
| | | ı : Sub-base | *** | | | | | |
| Terminal Devices | | | | | | | | |
| Convector/Radiator | 70% | | | 2031 | \$1,614,400 | 1 | \$58,700 | |
| Under Construction | 30% | | | | 7 /- / | | ***** | |
| | | | Extent : N/A, Area A | Iffected : | 0% | | | |
| | | | ement, 2nd, 11th-13 | | | | | |
| | Explana | tion : Unde | r Construction | | | | | |
| r Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2041 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Interior Pkg Unit - | 30% | | | 2027 | \$1,338,200 | 2 | \$4,800 | |
| Cooling | | | | | | | | |
| Split Unit | 20% | | | 2033 | \$1,339,500 | | | |
| Window/Wall Unit | 20% | | | 2028 | \$213,700 | 1 | | |
| Under Construction | 30% | | | | | | | |
| | | | Extent : N/A, Area A | Iffected : | 0% | | | |
| | | ı: 11-13th | | | | | | |
| | Explana | tion : New | Cooling Tower, Ch | illers, Pu | mps And Controls | Under C | Construction | |
| Distribution | | | | | di di | | | |
| CW & CHW Wtr | 30% | | | 2043 | * * | 4 | \$3,800 | |
| Pipe/Pump | 400/ | | | | * * | | 44.000 | |
| CW & CHW Wtr | 10% | | | 2053 | * * | 4 | \$1,900 | |
| Pipe/Pump | 600 / | | | | | | | |
| No Component | 60% | | | | | | | |
| Terminal Devices | 700/ | | | | | | | |
| No Component Under Construction | 70% | | | | | | | |
| | 30% | | | | | | | |
| Heat Rejection | 200/ | | | 2021 | \$427.400 | 2 | ¢70 400 | |
| Water Cooling Tower | 30% | | | 2031 | \$427,400 | 2 | \$78,400 | |
| No Component | 70% | | | | | | | |
| entilation Distribution | | | | | | | | |
| Distribution Ductwork/Diffusers | 70% | | | LIFE | * * | 2.5 | \$160,500 | |
| Under Construction | 70% 30% | | | LIFE | | 2-5 | \$100,300 | |
| Onder Construction | | | Extent : N/A, Area A | Iffactod . | 0% | | | |
| | | | xieni : N/A, Area A ement, 2nd, 11th-13 | | | | | |
| | | | r Construction | ın 1 1001 | | | | |
| | Елріапа | uon . Onae | Construction | | | | | |

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

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

Asset #: 49

| Mechanical | | Current I | Repair | Futur | e Replacement | M | aintenance | | |
|-----------------------------|------------------------|----------------------|------------------------------------|-------------|-----------------------|-------------|-----------------------|--------|--|
| System Component Type | % of 1 Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priori | |
| Tentilation | | | | | | | | | |
| Exhaust Fans | | | | | | | | | |
| Interior | | Now | \$490,400 | 2033 | \$1,225,900 | 2 | \$6,200 | | |
| | | | nt : Severe, Area Aj haust Fans | ffected : . | 50% | | | | |
| Roof | 2% | | | 2038 | * * | 2 | \$200 | | |
| umbing | | | | | | | | | |
| H/C Water Piping | | | | | | | | | |
| Brass/Copper | 80% | | | 2043 | * * | 1 | | | |
| Galvanized Steel | | Now | \$144,000 | 2031 | \$720,100 | 1 | | | |
| | Corroded, I | Extent : Se | vere, Area Affectea | d: 10% | | | | | |
| | Location | | | | | | | | |
| | | | : Moderate, Area A | | 5% | | | | |
| - | Location | : Water M | ain And At Booster | Pump | | | | | |
| HW Heat Exchanger | 1000/ | | | 2022 | #1 2/2 000 | 4 | #20.500 | | |
| Steam Fired | 100% | | | 2033 | \$1,363,800 | 4 | \$38,500 | | |
| Sanitary Piping | 1000/ | | | | de de | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | | |
| Storm Drain Piping | 1000/ | | | | * * | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | | |
| Sump Pump(s) | 500/ | 0.2 | #20.200 | 20.42 | * * | 4 | #2.700 | | |
| Non-Submersible | 50% | 0-2 | \$28,200 | 2043 | | 4 | \$2,700 | | |
| | | | nt : Severe, Area Aj | tjected : | 100% | | | | |
| | | | ement Units | | 1000/ | | | | |
| | On Extende Location | - | tent : Light, Area A ement | lffected : | 100% | | | | |
| | Other Obse | ervation, E | xtent : Light, Area | Affected | : 100% | | | | |
| | Location | : Sub-base | ement | | | | | | |
| | Explanati | on : Build | ing 253 | | | | | | |
| Non-Submersible | 50% | | | 2028 | \$28,200 | 4 | \$4,100 | | |
| | Other Obse | ervation, E | xtent : Light, Area | Affected | : 100% | | | | |
| | Location | : Sub-base | ement | | | | | | |
| | Explanati | on : Build | ing 256 | | | | | | |
| Fixtures | | | | | | | | | |
| Generic | 100% | | | | | | | | |
| ertical Transport | | | | | | | | | |
| Elevators | | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | | |
| | | | xtent : N/A, Area A | | | | | | |
| | | | ts From Basement | | | rom 1st 1 | To 14th Floor, | | |
| | | | -basement, Baseme | ent To Isi | t Floor | | | | |
| C | Explanati | on: Five | Units | | | | | | |
| ire Suppression | | | | | | | | | |
| Standpipe | 1000/ | 2.4 | ¢250.700 | 2042 | * * | 1 5 | ¢02 100 | | |
| Generic | 100% | 2-4 | \$259,700 | 2043 | | 1-5 | \$92,100 | | |
| | | | Extent : Moderate, A | чгеи Ајје | ciea : 20% | | | | |
| | Location | | | J. D. 1 | | 1- D. 11 | | | |
| | Explanati | on : Hous | e Tank Piping Need | as keptac | cement Due 10 Sca | ie Buildu | ıp | | |

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

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

Page: 16

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

Asset #: 49

| Mechanical | Current Repair | Future Repla | acement | M | aintenance | |
|-----------------------------|--|----------------------|-----------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Co Total (Years) | ost Year Estim FY | ated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| ire Suppression | | | | | | |
| Sprinkler | | | | | | |
| No Component | 50% | | | | | |
| Generic | 50% | 2053 | * * | 1-2 | \$36,400 | |
| | Other Observation, Extent: N/A, Ar | ea Affected : 15% | | | | |
| | Location: Sub-basement, Basemen | nt, 1st Floor | | | | |
| | Explanation: Part Of The Building | g Only | | | | |
| Fire Pump | | | | | | |
| Under Construction | 100% | | | | | |

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

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

Page: 17

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,509,000 | \$595,300 |
| Interior Architecture | \$5,130,600 | \$79,364,400 |
| Electrical | \$857,900 | \$1,106,800 |
| Mechanical | \$7,709,400 | \$5,634,900 |
| Total | \$15,206,800 | \$86,701,400 |
| Importance Code A | \$2,006,500 | \$658,900 |
| Importance Code B | \$13,076,600 | \$86,042,400 |
| Importance Code C | \$123,700 | |
| Total | \$15,206,800 | \$86,701,400 |

| Total | \$1,472,000 | \$373,600 | \$293,600 | \$1,237,800 |
|-----------------------|-------------|-----------|-----------|-------------|
| Importance Code C | \$27,700 | | | |
| Importance Code B | \$1,399,600 | \$312,200 | \$263,500 | \$1,207,700 |
| Importance Code A | \$44,700 | \$61,400 | \$30,100 | \$30,100 |
| Total | \$1,472,000 | \$373,600 | \$293,600 | \$1,237,800 |
| Elevators/Escalators | \$106,600 | \$106,600 | \$106,600 | \$106,600 |
| Site Pavements | \$11,600 | | | |
| Mechanical | \$101,800 | \$205,700 | \$157,800 | \$163,400 |
| Electrical | \$37,400 | \$30,700 | \$29,200 | \$27,000 |
| Interior Architecture | \$1,171,500 | | | \$940,800 |
| Exterior Architecture | \$43,100 | \$30,600 | | |
| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |



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

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

Asset #: 2043

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

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

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

Asset #: 2043

| Architecture | Current Repair | Futui | e Replacement | М | aintenance | |
|-----------------------------|--|-----------------------------------|-----------------------|----------------|-----------------------|---------|
| System Component Type | % of Fail Date Estimate Total (Years) | d Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| xterior | | | | | | |
| Roof | | | | | | |
| Cast in Place Concrete | 5% | LIFE | * * | | | |
| Copper/Terne | | 1,800 2058 | | | | |
| | Corrosion/Rusting, Extent : Light Location : Throughout | it, Area Affected | : 20% | | | |
| | Water Penetration, Extent: Mod | lerate Area Affe | cted : 10% | | | |
| | Location: Into Penthouse | ieraie, 11rea 11 ₁ 700 | . 1070 | | | |
| Modified Bitumen | 20% Now \$5 | 4,400 2030 | \$181,500 | | | |
| Wodined Brumen | Blisters, Extent : Moderate, Area | | · | | | |
| | Location: Throughout | | | | | |
| | Miss/Damaged Flashings, Exter | | | | | |
| | Location: 10th Floor Roof | | | | | |
| | Worn/Eroded, Extent : Moderate | e, Area Affected : | 100% | | | |
| | Location: Throughout | | | | | |
| terior | | | | | | |
| Floors | 200/ 0.2 0.114 | 2.700 2020 | #22 075 000 | 2 | Φ1 057 000 | |
| Carpet | 30% 0-2 \$1,14. Worn/Eroded, Extent: Moderate | | \$22,875,000 | 3 | \$1,957,800 | |
| | Location: Throughout | е, Агеи Ајјестеи . | 13/0 | | | |
| Cast in Place Concrete | 10% | LIFE | * * | 5 | \$051.700 | |
| Cast in Place Concrete | 10% Paint Peeling, Extent : Light, Ar | | | 3 | \$951,700 | |
| | Location: Basement | | | | | |
| Ceramic Tile | | 4,600 2033 | \$7,292,300 | 5 | \$65,300 | |
| Ceranne The | Cracking/Crumbling, Extent : L | * | | 3 | \$05,500 | |
| | Location : Throughout | , | | | | |
| Marble Panels | 2% | LIFE | * * | 5 | \$65,300 | |
| Terrazzo | 2% | LIFE | * * | 5 | \$68,000 | |
| | Horizontal Cracks, Extent : Ligh | | : 5% | | , , | |
| | Location: Entrance | | | | | |
| Vinyl Tile | 43% 0-2 \$1,02 | 4,300 2030 | \$51,212,500 | 3 | \$701,500 | |
| • | Cracking/Crumbling, Extent: L. | ight, Area Affecto | ed : 10% | | | |
| | Location : Throughout | | | | | |
| | Patching Evident, Extent: Light | , Area Affected : | 5% | | | |
| | Location : Throughout | | | | | |
| Vinyl Tile 9" X 9" | 10% Now \$1,52 | | * * | 3 | \$163,100 | |
| | Adhesion Failure, Extent : Mode | | | | | |
| | Location: Basement | | | | | |
| | Broken/Missing Elements, Extent: Moderate, Area Affected: 5% | | | | | |
| | Location: Basement | | | | | |
| | Cracking/Crumbling, Extent: M. | ioderate, Area Aj | ijected : 5% | | | |
| | Location: Basement Worm/Enoded Extent: Moderate | a Amag Affasts I | 1000/ | | | |
| | Worn/Eroded, Extent: Moderate | e, Area Affected : | 100% | | | |
| | Location: Basement | | | | | |

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

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

Asset #: 2043

| Architecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|------------------------------------|---|--|---|------------------------------|---------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | | |
| Interior Walls | 100/ | | #4 44 | | | | | |
| Cast in Place Concrete | Cracking/O Location Staining/D Location | : At Vault iscoloring, : Electrice | \$123,700 Extent: Moderate In Basement Extent: Moderate Il Room And Basen | e, Area Aj nent | ffected : 20% | | | |
| | | | xtent : Moderate, A al Room And Basen | | ctea : 20% | | | |
| Glass: Single Pane | 5% | | | LIFE | * * | 5 | \$6,200 | |
| Gypsum Board | 38% | | | LIFE | * * | 5 | \$37,400 | |
| Masonry: Brick | 10% | | | LIFE | * * | | 427,100 | |
| Marble Panels | 2% | | | LIFE | * * | | | |
| Plaster | 35% | Now | \$27,700 | LIFE | * * | 5 | \$17,200 | |
| | _ | - | Extent : Severe, A 9th Floor And At V | | | oors | | |
| Ceilings AcousTileConcealSpLn | | | \$867,200 | | \$17,343,600 | 5 | \$679,800 | |
| | Location Misaligned Location Staining/D Location | : 9th Floo d/Bulging, : Various iscoloring, : Penthou. | e, Extent : Moderat r Above Hung Ceil Extent : Moderate, . Extent : Severe, A se And Throughout | ing Area Aff rea Affec | Sected : 20% | | | |
| AcousTileSusp.Lay-In | Broken/Mi Location Misaligned | : Penthou d/Bulging, | \$573,400 nents, Extent : Ligh se 9th Floor And V Extent : Severe, Ar se 9th Floor And V | arious Lo ea Affect | ocations Throughor ed : 100% | | \$870,100 | |
| | _ | _ | Extent : Severe, A | | | | | |
| | | : Penthou | se 9th Floor And V | | | | **** | |
| Exposed Struc: Concrete Plaster | 25% Cracking/0 Location Paint Peel Location | : Stairs At ing, Extent : Stairs At | \$655,600 Extent: Moderate Penthouse : Moderate, Area Penthouse xtent: Moderate, A | Affected | : 100% | 5 5 | \$34,000 \$679,800 | |
| | | | xieni . Moderdie, A Penthouse | теа Аујес | ciea . 570 | | | |
| Plaster | 5% | | | LIFE | * * | 5 | \$136,000 | |
| Pavements Public Sidewalk | 1000/ | A 1 | ф11 COO | 2042 | * * | | | |
| Cast in Place Concrete | _ | 4+ Crumbling, : Through | \$11,600 Extent : Light, Are out | 2043 ea Affecte | | | | |

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

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

Asset #: 2043

| Electrical | | Current F | Repair | Futur | e Replacement | cement 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 | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | | | l Room Basement | u aits And One 2,000 Ampere Ua | | nit | | |
| Fused Disc Sw | 25% | 10n . 1wo 4 | ,000 Ampere Onii | 2030 | \$63,700 | 5 | \$300 | |
| Transformers | 2370 | | | 2030 | \$03,700 | 3 | \$300 | |
| Dry Type | 100% | | | 2043 | * * | 5 | \$1,200 | |
| Dry Type | | ervation, E | xtent : Light, Area | | : 100% | 3 | Ψ1,200 | |
| | | : Through | - | 33 | | | | |
| | | ion : Vario | | | | | | |
| 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 | 200/ | 2.4 | £224 COO | 2055 | * * | 1 | | |
| Braided Cloth | 30% | 2-4 | \$334,600 nt : Moderate, Are | 2055 | | 1 | | |
| | | Agea, Exte : Electrica | | а Ајјесте | a : 100% | | | |
| T11 | | . Litetirica | ı Koom | 2040 | * * | 1 | | |
| Thermoplastic | 30% 40% | | | 2040 2050 | ** | 1 | | |
| Thermoplastic Motor Controllers | 40% | | | 2030 | | 1 | | |
| Locally Mounted | 70% | | | 2043 | * * | 5 | \$1,500 | |
| Motor Control Center | 25% | | | 2043 | * * | 5 | \$2,200 | |
| Variable Frequency | 5% | | | 2043 | * * | 3 | \$2,200 | |
| Drive | 370 | | | 2043 | | | | |
| 211.0 | Other Obse | ervation, E | xtent : Light, Area | Affected | : 100% | | | |
| | | | or Mechanical Roc | | | | | |
| | Explanat | ion : Varia | ble Frequency Driv | ves Obsei | rved | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$10,300 | LIFE | * * | 5 | \$4,700 | |
| | | | xtent : Moderate, A | Area Affe | cted : 100% | | | |
| | | | ain Basement | | | | | |
| C. II D | Explanat | ion : Corro | ded | | | | | |
| Stand-by Power Transfer Switches | | | | | | | | |
| Automatic | 100% | 4+ | \$10,800 | 2050 | * * | 1 | \$88,600 | |
| Automatic | | - | \$10,800 : Moderate, Area | | | 1 | \$00,000 | |
| | | : Basemen | | 11,, | . 100/0 | | | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | | : Basemen | | 55 - 51-54 | | | | |
| | | | fer Switch Is New . | And Not | Connected | | | |
| | r | | | | ** | | | |

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

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

Asset #: 2043

| Electrical | Cur | rent Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------------------------|------------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | Date Estimated Cost ars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power | | | | | | | |
| Generators | | | | | | | |
| Diesel | 100% No | | 2039 | * * | 1 | \$111,500 | |
| | | ion, Extent : Light, Area | | : 100% | | | |
| | | ter Pump Room Baseme | | | | | |
| | Explanation : | One 41 Kilovolt-ampere | Unit | | | | |
| Batteries | | | | | | | |
| Lead/Acid | 100% | | 2024 | \$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 Location : Thi | Fixtures, Extent : Light, roughout | Area Affe | ected : 100% | | | |
| Egress Lighting | | | | | | | |
| Emergency, Service | 10% | | 2030 | \$19,500 | 1 | | |
| Exit, LED | 90% | | 2058 | * * | 1 | | |
| Exterior Lighting | | | | | | | |
| HID | 20% No | w \$148,000 | 2030 | \$295,900 | | | |
| | | ion, Extent : Light, Area | Affected | : 100% | | | |
| | Location : Per | | | | | | |
| | Explanation: | Out Of Service Because | Of New | Ground Floor Con | ımercial | Stores | |
| No Component | 80% | | | | | | |
| Alarm | | | | | | | |
| Fire/Smoke Detection | | | | | | | |
| No Component | 80% | | | | | | |
| Generic, Analog | 20% No | + -) | 2030 | \$163,600 | 1-3 | \$35,900 | |
| | | ion, Extent : Moderate, A | Area Affe | cted : 20% | | | |
| | Location : Thi | roughout | | | | | |
| | Explanation: | System Stays In Trouble | Mode D | ue To Battery Failt | ıre | | |

| Mechanical | Current F | Repair | Futui | e Replacement | M | aintenance | |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Energy Source | | | | | | | |
| Interruptible Gas/Dual | 100% | | 2050 | * * | 1 | | |
| Fuel | | | | | | | |
| | Other Observation, E | xtent : Light, Area | Affected | : 100% | | | |
| | Location: Vault | | | | | | |
| | Explanation · One i | 10 000 Gallon Tank | | | | | |

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

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

Asset #: 2043

| Mechanical | | Current I | Repair | Future Replacement | | Maintenance | | | |
|--|--|---|---|--------------------|-------------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Heating | | | | | | | | | |
| Conversion Equipment Heat Exchanger, Plate & Frame | 10% | | | 2039 | * * | 1 | \$15,800 | | |
| Steam Boiler | Location | lent, Extent 1 : Basemen | | | | 1 | \$256,700 | | |
| | Location | servation, E 1 : Basemen tion : 3 Uni | | Affected | : 100% | | | | |
| Distribution | <i>T</i> | | | | | | | | |
| Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp | 50% 50% | | | 2038 2040 | * * | 4 4 | \$7,900 \$11,800 | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | Location | servation, E 1 : Compres | \$23,900 Extent: Moderate, A Sor And Air Dryer matic Control Systo | | \$1,193,400 cted: 3% | 1 | \$35,600 | | |
| Air Handler | 10% | | | 2035 | * * | 1 | \$19,800 | | |
| Convector/Radiator | 50% | | | 2035 | * * | 1 | \$51,700 | | |
| Fan Coil Unit/Heat | 20% | | | 2030 | \$1,572,400 | 1 | \$20,700 | | |
| Air Conditioning Energy Source | 1000/ | | | 2046 | * * | 1 | | | |
| Electricity | 100% | | | 2046 | | 1 | | | |
| Conversion Equipment Centrifugal, Elec Chiller | 90% R-22 Refr | | tent : Light, Area A | 2039 ffected : | ** | 1 | \$311,700 | | |
| | Location Other Obs Location | i : Basemen | t Extent : Light, Area t | | | | | | |
| Exterior Pkg Unit - Cooling | 5% | 0-2 | \$17,400 | 2030 | \$173,800 | 2 | \$800 | | |
| 2.26 | Not in Service, Extent : Severe, Area Affected : 100% Location : 1 Out Of 2 Units Not Working In The Roof | | | | | | | | |
| | R-22 Refr Location | - | tent : Light, Area A | ffected : | 100% | | | | |
| Split Unit | 5% | | | 2035 | * * | | | | |
| Distribution CW & CHW Wtr | 80% | | | 2030 | \$410,200 | 4 | \$12,600 | | |
| Pipe/Pump No Component | 20% | | | | | | | | |

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

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

Asset #: 2043

| Mechanical | Current | Repair | Futur | e Replacement | Maintenance | | |
|--|---|----------------|-------------------|------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | |
| Terminal Devices | | | | | | | |
| Air Handler/Cool/Ht | 90% Now Noisy/Vibrating, Ext Location : 6th Floo | | 2025 a Affecte | \$5,537,500 ed: 15% | 1 | \$160,300 | |
| Fan Coil - 4 Pipe | 5% | | 2030 | \$603,100 | 1 | \$5,200 | |
| No Component | 5% | | | • | | | |
| Heat Rejection | | | | | | | |
| Water Cooling Tower | 90% Other Observation, I Location : Adjacen Explanation : Cool | nt Building | 2031 Affected | \$1,441,500 7:100% | 2 | \$289,800 | |
| No Component | 10% | | | | | | |
| Ventilation Distribution | 1000/ | | LIDD | | 2.5 | ¢170.400 | |
| Ductwork/Diffusers | 100% | | LIFE | * * | 2-5 | \$178,400 | |
| Exhaust Fans | 000/ | | 2020 | Ф1 1 27 100 | 2 | 67.000 | |
| Interior | 80% | | 2030 | \$1,125,100 | 2 | \$7,800 | |
| Roof | 20% | | 2025 | \$123,100 | 2 | \$2,000 | |
| Plumbing H/C Water Piping Galvanized Steel | 100% 0-2 Corroded, Extent : S | ** | 2035 1:5% | * * | 1 | | |
| | Location : Baseme | nt | | | | | |
| Water Heater With Tanks | 20/ | | 2025 | ¢500 | 4 | | |
| Electric | 2% Other Observation, I Location : 12th Flo Explanation : 40 G | oor | | \$500 1: 2% | 4 | | |
| Gas Fired | 98% | | 2028 | \$16,600 | 2 | | |
| 0.00 1.000 | Other Observation, I Location: Baseme Explanation: One | nt | | | - | | |
| 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 | \$6,800 | |
| Sewage Ejector(s) Electric | 100% | | 2030 | \$166,000 | 4 | \$12,700 | |
| Fixtures | 100/0 | | 2030 | \$100,000 | -+ | \$12,700 | |
| Generic | 100% Obsolete Fixtures, E Location : Through | | Affected | ! : 100% | | | |

Vertical Transport

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

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

Asset #: 2043

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

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

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

Page: 26

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : 70 MULBERRY ST.

Address : 70 MULBERRY ST. BTWN: CANAL ST. - BAYARD ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 42,000 Project Type : REAL PROPERTY

Date of Survey : 20-Nov-2018 Landmark Status : NONE

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

Block : 200 Lot : 1 BIN : 1066494

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$296,700 | |
| Interior Architecture | \$2,563,500 | \$1,798,900 |
| Electrical | \$134,400 | \$846,600 |
| Mechanical | \$377,300 | \$1,035,800 |
| Site Pavements | | \$171,200 |
| Total | \$3,372,000 | \$3,852,500 |
| Importance Code A | \$296,700 | |
| Importance Code B | \$2,867,700 | \$3,681,300 |
| Importance Code C | \$207,600 | \$171,200 |
| Total | \$3,372,000 | \$3,852,500 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|---------|
| Exterior Architecture | \$39,400 | \$100 | | |
| Interior Architecture | \$102,700 | | | \$2,900 |
| Electrical | \$35,900 | \$1,300 | \$1,200 | \$1,400 |
| Mechanical | \$97,600 | \$23,400 | \$10,200 | \$5,600 |
| Site Enclosure | \$9,000 | | | |
| Site Pavements | \$3,700 | | | |
| Total | \$288,300 | \$24,800 | \$11,400 | \$9,800 |
| Importance Code A | \$43,600 | \$4,400 | \$4,200 | \$4,200 |
| Importance Code B | \$229,400 | \$20,400 | \$7,200 | \$5,700 |
| Importance Code C | \$15,300 | | | |
| Total | \$288,300 | \$24,800 | \$11,400 | \$9,800 |



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

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

Asset #: 14539

| Architecture | | Current R | lepair | Futur | e Replacement | M | aintenance | |
|---------------------------------|--------------|---------------------|---------------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| ystem Component Type | | ail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | • | | | • | • | | | • |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 70% | | | LIFE | * * | 5 | \$36,800 | |
| Masonry: Brownstone | 15% | Now | \$59,000 | LIFE | * * | 5 | \$5,900 | |
| | | _ | ents, Extent : Mode d West Facades | erate, Ar | ea Affected : 10% | | | |
| | | | Moderate, Area A | Iffected : | 20% | | | |
| | | | d West Facades | 55 | | | | |
| Masonry: Fieldstone | 5% | Now | \$26,700 | LIFE | * * | 5 | \$2,000 | |
| 1.1 2011.j. 1 1012001.0 | - | | od, Extent : Moder | | Affected : 25% | C | Ψ=,000 | |
| | Location: | Foundati | on | | | | | |
| | Water Penetr | ration, Ex | tent : Moderate, A | rea Affec | eted : 20% | | | |
| | Location: | Foundati | on | | | | | |
| Masonry: Limestone | 5% | Now | \$4,100 | LIFE | * * | 5 | \$2,000 | |
| • | Joint Mortar | · Miss/Ero | od, Extent : Moder | ate, Area | Affected : 5% | | | |
| | Location: | Window I | Head Lintels | | | | | |
| Metal Panel | 5% | Now | \$8,600 | 2040 | * * | 5 | \$4,900 | |
| | | - | ents, Extent : Mode | | | | | |
| | | | Fire Escapes At Ed | - | | | | |
| | | _ | tent : Moderate, A | | | | | |
| | Location: | Exterior I | Fire Escapes At Ed | ist And V | Vest Facades | | | |
| Windows | 1000/ | | **** | • • • • • | | _ | 0.10 | |
| Aluminum | 100% | | \$237,700 | 2046 | ** | 5 | \$12,600 | |
| | | | t, Extent : Modera | ite, Area | Affected: 50% | | | |
| D | Location: | 1 nrougno | out | | | | | |
| Parapets | 85% | | | LIFE | * * | 5 | | |
| Masonry: Brick Metal Rail | 83% 5% | | | 2035 | * * | 5 5-10 | | |
| Metal Security Bars | 3% 3% | | | 2033 | * * | 5-10 | | |
| Pre-Cast Concrete | 2% | | | LIFE | * * | 5 | | |
| Stucco Cement | 5% | | | 2043 | * * | 5 | | |
| Roof | 570 | | | 2043 | | | | |
| 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

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

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

Asset #: 14539

| Architecture | Curren | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------------|--|--|---|--------------------------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Dat Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| nterior | | | | | | | | |
| Floors | | * | | | | **- *** | | |
| Cast in Place Concrete | Location : Boiler | | | | 5 | \$25,000 | | |
| | Drains Clogged, Extent : Moderate, Area Affected : 5% Location : Boiler Room | | | | | | | |
| | | | waa Affa | atad · 50/ | | | | |
| | Location : Boiler | Extent : Moderate, A Room | rea Affe | ciea : 5% | | | | |
| Mosaic Tile | 5% | | 2043 | * * | 5 | \$9,500 | | |
| Quarry Tile | 5% | | 2043 | * * | 5 | \$5,700 | | |
| Slate | 5% | | LIFE | * * | 5 | \$4,000 | | |
| | Other Observation, Location: Main S Explanation: Sto | | Affected | : 100% | | | | |
| Vinyl Tile | 15% Now | \$6,200 | 2035 | * * | 3 | \$4,300 | | |
| , my me | Cracking/Crumblin Location : Main (| g, Extent : Moderate Cafeteria nt : Moderate, Area A | , Area Aj | - | J | ψ·,500 | | |
| Vinyl Tile 9" X 9" | 15% Now Broken/Missing Ele Location: Classr Cracking/Crumblin Location: Classr Loose Units, Exten | \$39,900 ements, Extent: Mode ooms Located On Flo ooms Located On Flo ooms Located On Flo t: Moderate, Area Aj ooms Located On Flo | oors 4 Ai , Area Aj oors 4 Ai fected : | nd 5 ffected : 20% nd 5 15% | 3 | \$4,300 | | |
| Wood | Location: 4th An | nt : Moderate, Area A | | | 5 | \$28,500 | | |

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

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

Asset #: 14539

| Architecture | Current Repair Future Replacement | | | e Replacement | nent Maintenance | | | |
|---------------------------------|---|------------------------------|--------------------|-------------------------|------------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Interior | | | | | | | | |
| Interior Walls | 50/ | | 2020 | * * | _ | ¢5 000 | | |
| Ceramic Tile Gypsum Board | 5% 15% | | 2039 LIFE | * * | 5 5 | \$5,800 \$10,500 | | |
| Masonry: Brick | 10% Now | \$109,600 | LIFE | * * | 3 | \$10,500 | | |
| Widsom y. Brick | Spalling, Extent : Mo | · | | ,) | | | | |
| | Location : Baseme | | | | | | | |
| | Worn/Eroded, Extent | t : Moderate, Area A | Affected : | 25% | | | | |
| | Location: Baseme | nt | | | | | | |
| Plaster | 70% Now Broken/Missing Elem Location: 5th Floor | | LIFE erate, Ar | * * ea Affected : 2% | 5 | \$24,400 | | |
| | Cracking/Crumbling Location: 4th & 5 | | e, Area A <u>j</u> | fected : 10% | | | | |
| | Deteriorated Finish, Location: Through | | Area Aff | ected : 50% | | | | |
| | Paint Peeling, Exten Location : Through | | Affected . | : 50% | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 20% | | 2043 | * * | 5 | \$15,200 | | |
| Embossed Metal | 45% | Entert Madeunt | LIFE | * * | 5 | \$15,400 | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 1% Location : Throughout | | | | | | | |
| | Paint Peeling, Exten | | Affected . | . 5% | | | | |
| | Location : Through | | -55 | | | | | |
| Gypsum Board | 5% | | LIFE | * * | 5 | \$4,800 | | |
| Plaster | 30% Now Cracking/Crumbling Location: 4th And | | LIFE | * * Gected : 5% | 5 | \$14,300 | | |
| | Paint Peeling, Exten Location : 4th And | | Affected . | : 5% | | | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | 1000/ | | 2065 | * * | | | | |
| Iron Picket Free Standing Walls | 100% | | 2065 | * * | | | | |
| Masonry: Brick | 100% Now Joint Mortar Miss/E Location: Rear Ya Spalling, Extent: Mo Location: Rear Ya | rd oderate, Area Affeci | | | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% Now Broken/Missing Elen | \$300 nents, Extent : Mod | 2035 erate, Ar | * * ea Affected : 5% | | | | |
| | | rant On Mulberry S | | | | | | |
| | Cracking/Crumbling | | , Area A <u>j</u> | fected : 2% | | | | |
| | Location : Mulberr | ry Street Side | | | | | | |

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

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

Asset #: 14539

| Architecture | | Current F | Repair | Futur | e Replacement | M | aintenance | |
|--|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Pavements | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 65% | | | 2035 | * * | | | |
| Pavers/Stone | 35% | Now | \$3,400 | 2033 | \$171,200 | | | |
| | Broken/Mi | ssing Elem | ents, Extent : Mod | erate, Ar | ea Affected : 5% | | | |
| | Location | : Entry Sta | airs On Mulberry S | treet | | | | |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% | | | | | | | | |
| | Location | : At All En | ntry Stairs | | | | | |

| Electrical | | Current Re | ent Repair | | Future Replacement | | Maintenance | |
|-----------------------------|-----------------|------------------------------|-------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of I Total | Fail Date l (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2040 | * * | 5 | \$200 | |
| | | ervation, Ext : Basement | tent : Light, Area | Affected | : 100% | | | |
| | Explanati | on : Two 40 | 0 Ampere Main 1 | Disconne | ect Switches | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2030 | \$100,700 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2029 | \$11,900 | 5 | \$100 | |
| Molded Case Bkrs | 90% | | | 2029 | \$106,800 | 5 | \$1,000 | |
| Wiring | | | | | | | | |
| Braided Cloth | 100% | 4+ | \$134,400 | 2055 | * * | 1 | | |
| | | ed Life, Exte : Throughou | nt : Moderate, Ai it | rea Affec | ted : 100% | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2028 | \$46,400 | 5 | \$300 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$10,300 | LIFE | * * | 5 | \$600 | |
| | Other Obse | ervation, Ext | tent : Moderate, 2 | 4rea Affe | ected : 100% | | | |
| | Location . | : Basement | | | | | | |
| | Explanati | on : Corrod | ed | | | | | |

Lighting

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

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

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

Asset #: 14539

| Electrical | Current Repair | | Future Replacement | | Maintenance | |
|-----------------------------|---|--------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Total (Years) | 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 | t, Area Affected : | 50% | | | |
| | Location : Throughout | | | | | |
| | Explanation: T-12 Lamps | | | | | |
| Fluorescent | 50% | 2030 | \$355,100 | 10 | \$19,300 | |
| | Other Observation, Extent : Light | t, Area Affected : | 50% | | | |
| | Location: Throughout | | | | | |
| | Explanation: Compact Fluores | cent Lamps | | | | |
| LED | 10% | 2035 | * * | | | |
| | Other Observation, Extent : Light | , 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 Stair | ·s | | | | |
| No Component | 80% | | | | | |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% 4+ \$4 | ,700 2035 | * * | 1 | \$4,200 | |
| | Malfunctioning, Extent : Moderat | e, Area Affected | : 100% | | | |
| | Location: Throughout | | | | | |
| Fire/Smoke Detection | | | | | | |
| No Component | 70% | | | | | |
| Generic, Digital | 30% | 2030 | \$32,200 | 1-3 | \$8,000 | |
| | | | | | | |

| Mechanical | Current Repa | ir Fut | ure Replacement | M | aintenance | |
|-----------------------------|--------------------------------------|-------------------------------|-----------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Esti Total (Years) | imated 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 | t : Moderate, Area A <u>j</u> | fected : 100% | | | |
| | Location: Basement | | | | | |
| | Explanation: 1 Unit | | | | | |
| Distribution | | | | | | |
| Steam Piping/Pump | 100% Now | \$66,700 2030 | \$333,300 | | | |
| 1 0 1 | Leak Evident, Extent : Sev | ere, Area Affected : 3 | 10% | | | |
| | Location : 5th Floor And | d Basement Return L | ne | | | |

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

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

Asset #: 14539

| Mechanical | Current Repair | | | e Replacement | Maintenance | | |
|--|---|--------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Terminal Devices | | | | | | | |
| Convector/Radiator | 100% | | 2028 | \$340,300 | 1 | \$13,600 | |
| Air Conditioning | | | | | | | |
| Energy Source | 1000/ | | 2020 | * * | 1 | | |
| Electricity | 100% | | 2038 | * * | 1 | | |
| Conversion Equipment Interior Pkg Unit - Cooling | 25% | | 2028 | \$164,600 | 2 | \$600 | |
| - | Other Observation, Ex | tent : Light, Area | Affected | : 10% | | | |
| | Location: 1st Floor | _ | | | | | |
| D. C. Di. II. | Explanation: 2 Unit | S | 2020 | 045.000 | | #200 | - |
| Exterior Pkg Unit - Cooling | 10% | | 2030 | \$45,600 | 2 | \$300 | |
| - | Other Observation, Ex | _ | Affected | : 20% | | | |
| | Location: 1st Floor | - | | | | | |
| G 11: TT 1: | Explanation: 1 Unit | For 2na Floor | 2020 | #10 5 5 00 | | | |
| Split Unit | 20% | | 2030 | \$197,700 | | | |
| | Other Observation, Ex Location: 1st Floor | | | : 20% | | | |
| | Explanation : Serves | | | | | | |
| Window/Wall Unit | 25% | 374 1 1001 21nu 13 | 2024 | \$39,400 | 1 | | |
| No Component | 20% | | 2024 | \$39,400 | 1 | | |
| Distribution | 2070 | | | | | | |
| Ductwork/Diffusers | 20% | | LIFE | * * | 2 | \$10,900 | |
| No Component | 80% | | | | _ | \$10,500 | |
| 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 | 50 / | | 2050 | * * | 1 | | |
| Brass/Copper | 5% | #101.000 | 2050 | * * | 1 | | |
| Galvanized Steel | 95% 4+ | \$101,000 | 2035 | 4-1.050/ | 1 | | |
| | On Extended Life, Ext Location : Risers Or | | | neu : 95% | | | |
| Water Heater With Tanks | Locuiton . Risers Or | ızınaı 10 Danalış | در | | | | |
| Gas Fired | 100% | | 2025 | \$16,900 | 2 | | |
| Sanitary Piping | 10070 | | 2023 | \$10,500 | | | |
| Cast Iron | 100% 4+ | \$209,700 | LIFE | * * | 1 | | |
| Cust Holl | On Extended Life, Ext | | | ted : 80% | 1 | | |
| | | | | | | | |

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

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

Asset #: 14539

| Mechanical | Current Repair | Future Replacem | ent | M | aintenance | |
|-----------------------------|---|----------------------|------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | Year Estimated FY | 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 Buildi | ıgs | | | | |
| Sump Pump(s) | | | | | | |
| Non-Submersible | 100% 4+ \$8,300 | 2040 | * * | 4 | \$900 | |
| | On Extended Life, Extent: Moderate, | Area Affected : 20% | | | | |
| | Location: Basement | | | | | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| Fire Suppression | | | | | | |
| Chemical System | | | | | | |
| No Component | 99% | | | | | |
| Generic | 1% | 2025 | 800 | 1-3 | \$700 | |
| | Other Observation, Extent : Light, Are | a Affected : 5% | | | | |
| | Location: 1st Floor | | | | | |
| | Explanation: Kitchen Hood | | | | | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : ADMINISTRATION BUILDING

Address : 115 CHRYSTIE STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 423 Lot : 22 BIN : 1005645

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$130,100 | \$115,100 |
| Interior Architecture | \$263,900 | \$75,300 |
| Electrical | | \$543,600 |
| Mechanical | \$202,700 | \$3,767,700 |
| Total | \$596,700 | \$4,501,700 |
| Importance Code A | \$130,100 | \$541,600 |
| Importance Code B | \$338,300 | \$3,884,800 |
| Importance Code C | \$128,300 | \$75,300 |
| Total | \$596,700 | \$4,501,700 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|----------|
| Exterior Architecture | \$156,000 | | | |
| Interior Architecture | \$88,300 | \$4,700 | | \$5,100 |
| Electrical | \$5,600 | \$3,800 | \$3,900 | \$4,600 |
| Mechanical | \$63,400 | \$20,300 | \$29,900 | \$38,400 |
| Elevators/Escalators | \$9,900 | \$9,900 | \$9,900 | \$9,900 |
| Total | \$323,100 | \$38,700 | \$43,700 | \$58,000 |
| Importance Code A | \$158,000 | \$2,000 | \$2,000 | \$2,000 |
| Importance Code B | \$144,800 | \$36,700 | \$41,700 | \$52,300 |
| Importance Code C | \$20,400 | | | \$3,700 |
| Total | \$323,100 | \$38,700 | \$43,700 | \$58,000 |



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

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

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

Asset #: 13411

| rchitecture | | Current Repair | | Future Replacement | | Maintenance | | |
|----------------------------|--|-----------------------------|-------------------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| ystem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | | |
| Exterior Walls | 400/ | | | | | _ | 4.0000 | |
| Cast in Place Concrete | 10% | | ¢71 200 | LIFE | * * | 5 | \$69,900 | |
| Masonry: Brick | 25% | | \$71,300 Extent : Moderate | LIFE | | 5 | \$17,500 | |
| | _ | Crumbung, 1 : Bulkhea | | , Areu Aj | jeciea . 1576 | | | |
| | | | ı xtent : Moderate, A | rea Affe | cted · 5% | | | |
| | | | chen Storage Area | | | | | |
| Masonry: Brick Cavity | 50% | | | LIFE | * * | 5 | \$69,900 | |
| Stucco Cement | | Now | \$58,800 | 2038 | * * | 5 | \$13,100 | |
| | Cracking/ | Crumbling, | Extent : Moderate | , Area A <u>j</u> | fected : 20% | | | |
| | Location | ı : Bulkhea | d And Rear Of Build | ding | | | | |
| | | - | e, Extent : Moderate | | ffected : 25% | | | |
| | Location | ı : Bulkhea | d And Rear Of Buil | ding | | | | |
| Windows | | | | | | | | |
| Aluminum | | Now | \$46,600 | 2049 | ** | 5 | \$4,900 | |
| | | ation, Exter 1 : Through | nt : Moderate, Area | Affectea | 1:10% | | | |
| | | _ | oui ed, Extent : Modera | ta Araa | Affacted · 50% | | | |
| | | บะเะหองนเธ า : Through | | ie, Area | Affected . 50% | | | |
| | | _ | xtent : Light, Area 1 | Affected. | · 10% | | | |
| | | ı : Through | - | 2),) 001001 | . 10,0 | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | * * | 5-10 | \$6,300 | |
| Concrete Masonry Unit | 25% | | \$8,500 | LIFE | * * | 5 | \$1,200 | |
| | Diagonal Cracks, Extent: Moderate, Area Affected: 5% | | | | | | | |
| | | | de, Throughout | | | | | |
| Masonry: Brick | 20% | | | LIFE | * * | 5-10 | \$6,000 | |
| Masonry: Brick Cavity | 40% | | | LIFE | * * | 5-10 | \$12,100 | |
| Metal: Cage/Fence | 10% | | \$1,000 | 2038 | ** | 5 | \$1,400 | |
| | | /Rusting, E 1 : Balconie | xtent : Moderate, A es | lrea Affe | cted : 25% | | | |
| | Other Obs | servation, E | Extent : N/A, Area A | ffected : | 100% | | | |
| | | n: 2nd Floo | | | | | | |
| | Explana | tion : Not A | <i>lccessible</i> | | | | | |

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

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

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

Asset #: 13411

| Architecture | Current Repair | Future Replacement | Maintenance | | | |
|--|--|--|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority | |
| Exterior Roof | | | | | | |
| Metal, Corrugated | 5% Now \$400 Gut/DS Non Func/Miss, Extent : Moder Location : Roof Over Play Area | 2038 ** rate, Area Affected : 10% | 1 | | | |
| Modified Bitumen | 10% Now \$3,900 Vegetation Growth, Extent: Moderate, Location: West Roof Over Second Flo Worn/Eroded, Extent: Light, Area Affect Location: West Roof Over Second Flo Other Observation, Extent: Moderate, Location: Penthouse Roof Explanation: Fascia Damage | oor cted : 25% oor | | | | |
| Play Surface | 85% 2-4 \$5,800 Punct/Tear/Impact Damage, Extent : M Location : Throughout | 2033 \$115,100 Toderate, Area Affected : 5% | , | | | |
| Soffits Cement - Fiber Panel | 100% Other Observation, Extent: N/A, Area L Location: 2nd Floor Balcony Explanation: Not Accessible | 2038 ** Affected : 100% | 10 | | | |
| Interior Floors | | | | | | |
| Cast in Place Concrete Ceramic Tile | 5% Now \$3,200 Broken/Missing Elements, Extent: Mod Location: Basement Bathrooms | LIFE ** 2042 ** derate, Area Affected : 5% | 5 5 | \$12,700 \$1,500 | | |
| Quarry Tile | 5% 4+ \$4,200 Cracking/Crumbling, Extent: Light, Ar Location: Main Lobby | 2046 * * rea Affected : 5% | 5 | \$2,200 | | |
| Vinyl Tile Vinyl Tile | 65% 20% Now \$9,500 Broken/Missing Elements, Extent: Mod Location: Basement Cracking/Crumbling, Extent: Moderate Location: Room 402, Basement Corr Worn/Eroded, Extent: Moderate, Area Location: Room 402, Basement Corr | e, Area Affected : 25% idor Affected : 25% | 3 3 | \$14,200 \$4,400 | | |
| Interior Walls | | | | | | |
| Ceramic Tile Gypsum Board | 5% 6% Now \$12,300 Cracking/Crumbling, Extent: Light, Ar Location: Basement Corridor | | 5 5 | \$7,400 \$5,300 | | |
| | Water Penetration, Extent: Moderate, A Location: Basement | Area Affected : 5% | | | | |
| Gypsum Board Plaster | 79% 10% | LIFE ** LIFE ** | 5-10 5-10 | \$198,300 \$12,500 | | |

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

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

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

Asset #: 13411

| Architecture | Architecture Current Repair | | Futu | e Replacement | Maintenance | | |
|-----------------------------|--|--|-----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | |
| Ceilings | | | | | | | |
| Acous Tile Susp. Lay-In | 95% Now Broken/Missing Elem Location: Through Staining/Discoloring Location: Through Water Penetration, E. Location: Basemer | out , Extent : Light, Are out xtent : Moderate, A | ea Affect rea Affe | ed : 15% cted : 5% | 5 | \$27,000 | |
| Exposed Struc: Steel | 5% 0-2 Corrosion/Rusting, E Location : Beam In | \$135,600 Extent : Moderate, A | LIFE | * * | | | |
| Site Enclosure | | | | | | | |
| Fence/Gates | | | | | | | |
| Chain Link | 100% | | 2053 | * * | | | |
| | Other Observation, E Location : Play Roo Explanation : Chair | f | ,,, | | | | |
| Site Pavements | | | | | | | |
| Public Sidewalk | | | | | | | |
| Cast in Place Concrete | 100% | | 2046 | * * | | | |

| ectrical | Current Repair | Futur | e Replacement | M | aintenance | | |
|-----------------------------|--|--------------------|-----------------------|----------------|-----------------------|---------|--|
| stem Component Type | % of Fail Date Estimate Total (Years) | ed Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | |
| der 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 100% | 2033 | \$44,900 | 5 | \$200 | | |
| | Other Observation, Extent : Lig | ht, Area Affected | : 100% | | | | |
| | Location : Electrical Room Bo | asement | | | | | |
| | Explanation: One 1,200 Amp | ere Main Disconn | ect 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 | * * | | | | |

Maintenance \$ are aggregated over a 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

| Electrical | Current Repair | Future | Replacement | M | | | | |
|-----------------------------|--|-----------------------|----------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Estima Total (Years) | nted Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$1,200 | | | |
| 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 : M | Moderate, Area Affec | ted : 100% | | | | | |
| | Location: Elevator Lobbies | s At 1st And 2nd Floo | or Only | | | | | |
| | Explanation : Cameras Sec | urity System | | | | | | |
| Generic | 50% | 2028 | \$37,700 | 1 | \$7,600 | | | |
| | Other Observation, Extent : M | Aoderate, Area Affec | ted : 100% | | | | | |
| | Location: Throughout The Building | | | | | | | |
| | Explanation : Intusion Syste | em And Door Lock A | larm | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | 2033 | \$103,500 | 1-3 | \$25,700 | | | |

| Mechanical | Current | Repair | Futur | e Replacement | M | | |
|-----------------------------|---------------------------------|------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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 Ho | t Water, Extent : Ligh | ht, Area | Affected : 100% | | | |
| | Location : Baseme | ent | | | | | |
| | Other Observation, | Extent : N/A, Area A | ffected : | 100% | | | |
| | Location : Baseme | ent | | | | | |
| | Explanation: 1 Un | nit | | | | | |
| Distribution | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | 2032 | \$87,800 | 4 | \$3,000 | |
| Terminal Devices | | | | | | | |
| Air Handler | 50% | | 2028 | \$377,700 | 1 | \$12,500 | |
| Convector/Radiator | 50% | | 2038 | * * | 1 | \$6,500 | |
| Air Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | 2041 | * * | 1 | | |

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

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

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

Asset #: 13411

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | | |
|---|-------------------------|---|--------------------|-----------------------|----------------|-----------------------|---------|--|
| System Component Type | | Date Estimated Cost ars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | |
| Air Conditioning Conversion Equipment Reciprocating Compr/Chiller | 100% R-22 Refrigerar | nt, Extent : Light, Area A | 2028 ffected : | \$592,200 100% | 1 | \$18,800 | | |
| | Location : On | e Unit In Each Floor M | echanica | l 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 | \$35,800 | | |
| Exhaust Fans Interior Roof | 70% 30% | | 2028 2033 | \$124,600 \$23,400 | 2 2 | \$900 \$400 | | |
| Plumbing | 3070 | | 2033 | Ψ23,400 | | ψ100 | | |
| 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 | | 2 \$1,200 nt : Moderate, Area Affe e Housing. Basement | 2024 cted : 50 | \$1,200 | 4 | \$900 | | |
| Sewage Ejector(s) Electric | 100% | | 2028 | \$21,000 | 4 | \$2,400 | | |
| Backflow Preventer Generic | 100% | | 2038 | * * | 1 | \$2,500 | | |
| Fixtures Generic | 100% | | | | | | | |
| Vertical Transport Elevators | 1000/ | | LIEE | * * | | | | |
| Geared Traction | | ion, Extent : N/A, Area A Init From Basement To 6 2 Units | | 100% | ment To . | 5th Floor | | |
| ire Suppression | • | | | | | | | |
| Sprinkler Generic | 100% | | 2033 | \$555,100 | 1-2 | \$11,300 | | |
| Fire Pump Generic | 100% | | 2036 | * * | 1 | \$7,600 | | |

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

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

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

Asset #: 13411

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

Fire Suppression

Chemical System

Wet 100% 2028 \$161,700 1-3 \$185,800

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

Location: Kitchen

Explanation: Covers 40 Square Feet

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : APPELLATE COURT - 1ST DEPT.

Address : 27 MADISON AVENUE BTWN: E. 25 ST. - E. 26 ST.

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 14-Nov-2018 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,Ph

Block : 855 Lot : 1 BIN : 1016743

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$229,800 | |
| Interior Architecture | \$110,200 | \$76,700 |
| Electrical | \$270,300 | |
| Mechanical | \$62,000 | \$3,054,800 |
| Total | \$672,300 | \$3,131,600 |
| Importance Code A | \$229,800 | |
| Importance Code B | \$332,300 | \$3,054,800 |
| Importance Code C | \$110,200 | \$76,700 |
| Total | \$672,300 | \$3,131,600 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|-----------|----------|
| Exterior Architecture | \$77,800 | \$11,500 | | |
| Interior Architecture | \$273,000 | | \$196,500 | \$17,200 |
| Electrical | \$2,700 | \$22,800 | \$4,200 | \$3,300 |
| Mechanical | \$26,400 | \$45,900 | \$25,400 | \$9,400 |
| Elevators/Escalators | \$9,900 | \$9,900 | \$9,900 | \$9,900 |
| Total | \$389,800 | \$90,000 | \$235,900 | \$39,800 |
| Importance Code A | \$81,400 | \$11,600 | | |
| Importance Code B | \$263,200 | \$78,400 | \$235,900 | \$39,800 |
| Importance Code C | \$45,200 | | | |
| Total | \$389,800 | \$90,000 | \$235,900 | \$39,800 |



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

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

Asset #: 13870

| rchitecture | Current Repair | | Future Replacement | | Maintenance | | | |
|---------------------------|---|---|--------------------|-----------------------|----------------|-----------------------|----------|--|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| terior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 5% | | 2065 | * * | 10 | \$5,700 | | |
| Masonry: Brick | 15% Now | \$13,100 | LIFE | * * | 5 | \$7,300 | | |
| | Water Penetration, I Location : Penthot | | lrea Affe | cted : 5% | | | | |
| Masonry: Marble | 55% | | LIFE | * * | 5 | \$20,100 | | |
| Metal Panel | 5% | | 2040 | * * | 5-10 | \$16,800 | | |
| Stucco Cement | 20% | | 2043 | * * | 5 | \$24,400 | | |
| Windows | | | | | | | | |
| Aluminum | 75% Now Ctrwt/Balnc Not Fun Location: Through | - | 2046 Irea Affe | * * cted : 10% | 5 | \$8,600 | | |
| Wood | 25% Now | \$18,100 | 2038 | * * | 5 | \$28,600 | | |
| | Broken/Missing Eler Location : 1st Floc Ctrwt/Balnc Not Fur Location : Through | or Southwest Corner nct, Extent : Light, A | • | | | | | |
| Parapets | | | | | | | | |
| Copper/Terne | 25% 4+ Deformed/Dented, E Location : Through | - | 2050 Affected . | ** | 5 | \$2,400 | | |
| Masonry: Brick | 20% | | LIFE | * * | 5 | \$800 | | |
| Masonry: Marble | 44% | | LIFE | * * | 5 | \$2,200 | | |
| Metal Panel | 10% | | 2040 | * * | 5 | \$1,500 | | |
| Metal Rail | 1% | | 2035 | * * | 5-10 | \$700 | | |
| Roof | | | | | | | | |
| Metal Panel | 15% Now Water Penetration, I Location: Penthod | | 2043 Irea Affed | * * cted : 5% | | | | |
| Roll Roofing | 70% Now Water Penetration, I Location: Southed | ~ | 2026 a Affected | \$140,800 d : 10% | 5 | \$16,600 | | |
| Skylight, Metal/Glass | 15% Now | \$39,200 | 2040 | * * | | | | |
| | Broken/Missing Elen Location : Large L | Dome | | | | | | |
| | Water Penetration, I Location : Through | | Affected | : 10% | | | | |
| Soffits | 1000/ | | | an e | _ | | | |
| Masonry: Marble | 100% | | LIFE | * * | 5 | | | |

Interior

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

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

Asset #: 13870

| Architecture | | Current Repair Future Replacem | | | e Replacement | ment Maintenance | | |
|-----------------------------|-----------------------|--|--|--------------------------|---------------------------------------|------------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior Floors | | | | | | | | |
| Carpet Carpet | - | Now | \$64,100 Extent : Moderate, Throughout | 2026 2029 Area Aff | \$192,300 \$640,900 Sected : 5% | 3 3 | \$12,500 \$50,000 | |
| | Location Worn/Ero | ı : Offices T | : Moderate, Area A | | | 6 | | |
| Cast in Place Concrete | Cracking/ | | \$15,400 Extent : Light, Are out Basement | LIFE ea Affecte | * * ed : 15% | 5 | \$18,200 | |
| Mosaic Tile | _ | Crumbling, | \$42,500 Extent : Moderate r And Basement Co | - | * * ffected : 10% | 5 | \$10,400 | |
| Marble Panels | 10% | | | LIFE | * * | 5 | \$6,300 | |
| Slate | | | \$11,200 Extent : Light, Are out | LIFE ea Affecte | * * ed : 10% | 5 | \$4,400 | |
| Vinyl Tile | Cracking/ | Now Crumbling, 1 : Through | \$2,500 Extent : Light, Are out | 2035 ea Affecte | * * ed : 10% | 3 | \$1,600 | |
| Wood | | | \$13,500 Extent : Light, Area out | 2045 a Affecte | * * d : 10% | 5 | \$7,800 | |
| Interior Walls | | | | | | | | |
| Masonry: Brick | Water Per | | \$25,400 xtent : Moderate, A al Room In Sub-bas | | * * cted : 10% | | | |
| Masonry: Fieldstone | Location | servation, E n : Basemer | \$7,700 Extent : Severe, Area at r Penetration | LIFE a Affecte | * * d : 100% | | | |
| Marble Panels | Cracking/ | Now Crumbling, 1 : Through | \$110,200 Extent : Light, Are out | LIFE ea Affecte | * * ed : 10% | | | |
| Plaster | 10% | | | LIFE | * * | 5 | \$2,300 | |
| Plaster | Location Water Pen | Crumbling, 1 : Southeas 1etration, E | \$12,200 Extent: Severe, A. st Corner Of Librar xtent: Moderate, A st Corner Of Librar | y rea Affe | | 5 | \$6,900 | |
| Wood | 25% | | - | LIFE | * * | 5 | \$76,700 | |

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

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

Asset #: 13870

| Architecture | C | | Current Repair Fu | | e 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% | | | 2043 | * * | 5 | \$5,800 | |
| Exposed Struc: Concrete | 6% | Now | \$16,300 | LIFE | * * | 5 | \$800 | |
| • | | Crumbling, | Extent : Severe, Ar | rea Affec | ted : 10% | | | |
| | Location | : Sub-base | ement Mechanical I | Room, Sc | outheast Corner | | | |
| | Worn/Eroa | led, Extent | : Severe, Area Affe | cted : 15 | . % | | | |
| | Location | : Sub-base | ement Mechanical I | Room, So | outheast Corner | | | |
| | | | Extent : Severe, Ared | | | | | |
| | Location | : Sub-base | ement Mechanical I | Room, Sc | outheast Corner | | | |
| | Explanat | ion : Temp | orary Supports In I | Place | | | | |
| Glass: Susp Panels | | Now | \$35,300 | LIFE | * * | | | |
| | | | Extent : Moderate, A | 1rea Affe | cted : 100% | | | |
| | | : Courtro | | | | | | |
| | Explanat | ion : Louis | Tiffany Dome. Ult | ra Premi | ium. | | | |
| Gypsum Board | 32% | | | LIFE | * * | 5 | \$33,400 | |
| Masonry: Marble | 10% | | | LIFE | * * | 1 | | |
| Masonry: Vault Struct | | Now | \$6,400 | LIFE | * * | | | |
| | _ | Crumbling, : Through | Extent : Light, Are out | ea Affecte | ed : 10% | | | |
| Plaster | Cracking/ | _ | \$20,700 Extent : Moderate ement Area | LIFE , Area Aj | * * ffected : 5% | 5 | \$15,600 | |
| Site Enclosure | | | | | | | | - |
| Free Standing Walls | | | | | | | | |
| Masonry: Fieldstone | 100% | | | 2040 | * * | | | |
| ž | Other Obs | ervation, E | Extent : N/A, Area A | ffected : | 100% | | | |
| | Location | : Through | out | | | | | |
| <u> </u> | Explanat | ion : Actua | al Material Is Marb | le | | | | |
| Retaining Walls | | | | | | | | |
| Masonry: Fieldstone | 100% | | | 2040 | * * | | | |
| | | | Extent : N/A, Area A | ffected : | 100% | | | |
| | | | out Areaways | | | | | |
| | Explanai | ion : Actua | al Material Is Marb | le | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | 1000/ | | | 2042 | * * | | | |
| Cast in Place Concrete | 100% | | | 2043 | * * | | | |
| On-Site Walkways Cast in Place Concrete | 60% | | | 2043 | * * | | | |
| Masonry: Granite | 40% | | | LIFE | * * | | | |
| wiasomy. Granite | 70/0 | | | LILL | | | | |

| Electrical | 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

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

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

Asset #: 13870

| Electrical | | Current I | Repair | Futu | e Replacement | M | aintenance | |
|----------------------------------|---------------|----------------------|------------------------|---|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Jnder 600 Volts | ' | | | | | • | | • |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% |) | | 2050 | * * | 5 | \$200 | |
| | Other Ob. | servation, E | Extent : Light, Area | Affected | : 100% | | | |
| | | | al Room Basement | | | | | |
| | Explana | tion : Two . | 3,000 Ampere Swite | ches | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% |) | | 2050 | * * | 5 | \$200 | |
| Raceway | | | | | | | | |
| Conduit | 100% |) | | 2050 | * * | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2046 | * * | 5 | \$100 | |
| Molded Case Bkrs | 90% |) | | 2046 | * * | 5 | \$1,300 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% |) | | 2050 | * * | 1 | | |
| Motor Controllers | | | | | | _ | | |
| Locally Mounted | 25% | | | 2047 | * * | 5 | \$100 | |
| Motor Control Center | 70% | | | 2047 | * * | 5 | \$1,000 | |
| Variable Frequency | 5% |) | | 2047 | * * | | | |
| Drive | | | | | | | | |
| | | | Extent : Light, Area | Affected | : 100% | | | |
| | | n : Engineer | | | | ~ | | |
| ~ | Explana | ition : All C | ontrollers Monitor | ed By Bu | ilding Managemen | t System. | • | |
| Ground | | | | | | | | |
| Grounding Devices | 1000/ | | | LIFE | * * | - | 0000 | |
| Generic | 100% |) | | LIFE | | 5 | \$800 | |
| Stand-by Power Transfer Switches | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Onder Construction | | | Extent : N/A, Area A | Iffected · | 0% | | | |
| | | n : Basemen | | урестей. | 070 | | | |
| | | | w 2,500 Ampere Tr | ansfer Si | witch Installation I | s Ongoin | σ | |
| Generators | Блрини | 11 116 | 2,000 mipere 11 | ansjer Di | on mountaine 1 | Jugoin | ٥٠. | |
| Under Construction | 100% |) | | | | | | |
| onder construction | | | Extent : N/A, Area A | Iffected · | 0% | | | |
| | | n : Basemen | | .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | 0,0 | | | |
| | | | w Generator Is Bei | ng Instal | lled On The Backvo | ard Area. | | |
| Batteries | <i>p</i> | | | 0 | 2 Inc Duckyt | | | |
| Under Construction | 100% | 1 | | | | | | |
| 0.1.001 001.012 001.011 | | | Extent : N/A, Area A | Iffected : | 0% | | | |
| | | n : Backyar | | 33 | | | | |
| | | • | w Generator Systen | n Is Bein | g Installed. | | | |
| Fuel Storage | T | | | | <u> </u> | | | |
| Under Construction | 100% |) | | | | | | |
| | | | Extent : N/A, Area A | Iffected : | 0% | | | |
| | | n : Basemen | | | | | | |
| | Explana | ition : New | Diesel Tank Is Und | ler Const | ruction. | | | |
| Lighting | | | | | | | | |

Lighting

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

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

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

Asset #: 13870

| Electrical | Current Repair | | Future Replacement | | M | | | |
|-----------------------------|----------------|--|---|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 70% | | | 2038 | * * | 10 | \$34,900 | |
| | | | Extent : Light, Area | Affected | : 100% | | | |
| | | _ | out The Building | | | | | |
| | | ation: T-8 L | amps | | | | | |
| Fluorescent | 8% | | | 2025 | \$71,800 | 10 | \$4,000 | |
| | | ps And Fixt n : Basemen | ures, Extent : Mode at | erate, Ar | ea Affected : 100% | | | |
| HID | 2% | , 0 | | 2038 | * * | 10 | | |
| LED | 20% | Ó | | 2025 | \$198,500 | | | |
| | Locatio | n : Basemer | Extent : Light, Area nt LED Fixtures Were | | | | | |
| Egress Lighting | 1 | | | | | | | |
| Emergency, Service | 50% | , 0 | | 2035 | * * | 1 | | |
| Exit, LED | 50% | , 0 | | 2058 | * * | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 45% | Ó | | 2038 | * * | 10 | \$100 | |
| LED | 5% | , O | | 2025 | \$15,800 | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% Location : Exterior | | | | | | |
| | Explana | ation : New | LED Fixtures Were | Installe | d Last Year. | | | |
| No Component | 50% | Ó | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | Ó | | 2040 | * * | 1 | \$6,100 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 30% | | | | | | | |
| Generic, Digital | 70% | 0 | | 2038 | * * | 1-3 | \$23,400 | |

| Mechanical | | Current F | rent Repair | | re Replacement | Maintenance | | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2050 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP | 100% | Now | \$3,600 | 2033 | \$35,500 | 5 | \$1,600 | |
| Steam | | | | | | | | |
| | Other Obs | ervation, E | Extent : Severe, Area | a Affecte | d : 2% | | | |
| | Location | : Sub-base | ement | | | | | |
| | Explanat | tion : Valve | s Failed - Cannot (| Close | | | | |
| Distribution | | | | | | | | |
| Central Plant Steam | 100% | | | 2040 | * * | 4 | \$4,000 | |
| Piping/Pmp | | | | | | | | |

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

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

Asset #: 13870

| Mechanical | Current Repair | Futur | e Replacement | M | aintenance | | | | |
|--------------------------------------|--|------------|-----------------------|-------------|-----------------------|----------|--|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| Heating | | | | | | • | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | 50% | 2030 | \$554,900 | 1 | \$16,800 | | | | |
| Convector/Radiator | 45% | 2035 | * * | 1 | \$7,900 | | | | |
| Fan Coil Unit/Heat | 5% | 2030 | \$73,100 | 1 | \$900 | | | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 100% | 2046 | * * | 1 | | | | | |
| Conversion Equipment | | | | | | | | | |
| Reciprocating Compr/Chiller | 100% | 2030 | \$870,100 | 1 | \$25,200 | | | | |
| 1 | R-22 Refrigerant, Extent : Light, Area A | | | | | | | | |
| | Location : Chillers - Penthouse Mechanical Room Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location: Multistage Chiller - Penth | | . 100/0 | | | | | | |
| | Explanation: 2 Units | Juse | | | | | | | |
| Distribution | Explanation . 2 Ontis | | | | | | | | |
| CW & CHW Wtr | 100% | 2040 | * * | 4 | \$4,000 | | | | |
| Pipe/Pump | | | | | | | | | |
| Terminal Devices Air Handler/Cool/Ht | 100% | 2030 | \$1,144,400 | 1 | \$33,600 | | | | |
| Heat Rejection Water Cooling Tower | 100% | 2028 | \$297,900 | 2 | \$54,700 | | | | |
| Dehumidifier | | | | | | | | | |
| No Component | 73% | | | | | | | | |
| Generic 1 | 27% Now \$62,000 | 2035 | * * | | | | | | |
| | Other Observation, Extent: Moderate, | | ected : 100% | | | | | | |
| | Location : Cellar | | | | | | | | |
| | Explanation: 4 Units Broken | | | | | | | | |
| Ventilation | • | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 100% | LIFE | * * | 2-5 | \$30,300 | | | | |
| Exhaust Fans | | | | | | | | | |
| Roof | 100% | 2030 | \$114,400 | 2 | \$1,700 | | | | |
| lumbing | | | | | | | | | |
| H/C Water Piping | | | | | | | | | |
| Brass/Copper | 20% | 2050 | * * | 1 | | | | | |
| Galvanized Steel | 80% | 2043 | * * | 1 | | | | | |
| Water Heater With Tanks | | | | | | | | | |
| Gas Fired | 100% | 2025 | \$37,100 | 2 | | | | | |
| | Other Observation, Extent : Light, Area | a Affected | : 100% | | | | | | |
| | Location: Basement | | | | | | | | |
| | Explanation: 100 Gallon Tank | | | | | | | | |
| Sanitary Piping | | | | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | | | | |
| Storm Drain Piping | | | | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | | | | |

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

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

Asset #: 13870

| Mechanical | Current Repair | Future | Replacement | M | aintenance | |
|-----------------------------|---------------------------------------|------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estim Total (Years) | ated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Sump Pump(s) | | | | | | |
| Non-Submersible | 100% | 2035 | * * | 4 | \$1,100 | |
| Sewage Ejector(s) | | | | | | |
| Electric | 100% | 2030 | \$30,900 | 4 | \$2,200 | |
| Backflow Preventer | | | | | | |
| Generic | 100% | 2030 | \$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 Pentho | use, One Unit Fro | m Basen | nent To 4th Floor | |
| | Explanation: 2 Units | | | | | |
| Fire Suppression | | | | | | |
| Sprinkler | | | | | | |
| No Component | 95% | | | | | |
| Generic | 5% | 2050 | * * | 1-2 | \$800 | |

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

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

Page: 49

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|----------|
| Exterior Architecture | \$66,000 | | | |
| Interior Architecture | \$41,000 | \$11,700 | \$7,000 | \$5,300 |
| Electrical | \$1,400 | \$800 | \$700 | \$2,200 |
| Mechanical | \$52,700 | \$19,700 | \$36,000 | \$28,200 |
| Site Enclosure | \$15,800 | | | |
| Site Pavements | \$99,800 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$284,700 | \$40,100 | \$51,700 | \$43,600 |
| Importance Code A | \$72,300 | \$6,200 | \$6,200 | \$6,400 |
| Importance Code B | \$146,300 | \$33,900 | \$45,400 | \$37,200 |
| Importance Code C | \$66,200 | | | |
| Total | \$284,700 | \$40,100 | \$51,700 | \$43,600 |



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

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

Asset #: 2036

| rchitecture | Current R | epair | Future | Replacement | M | aintenance | |
|--|---|---|---|--|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year I | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| erior | | | | | | | |
| Exterior Walls | | | | | | | |
| Cast in Place Concrete | 5% Now Cracking/Crumbling, Location: Below Gr Exposed Reinforcement Location: Below Gr | ade Exterior Area nt, Extent : Moder | way Walls ate, Area A | Affected : 10% | 5 | \$21,000 | |
| Masonry: Brick | 15% Now Diagonal Cracks, Externation: Elevator A Horizontal Cracks, Ex Location: Elevator A Joint Mortar Miss/Ero Location: Elevator A Water Penetration, Ex Location: Elevator A | And Machine Room tent : Moderate, A And Machine Room d, Extent : Moder And Machine Room tent : Moderate, A | n Bulkhead rea Affect n Bulkhead ate, Area n Bulkhead rea Affect | ds On Roof ed : 20% ds On Roof Affected : 25% ds On Roof ed : 20% | 5 | \$12,600 | |
| Masonry: Granite | 5% | | LIFE | * * | 5 | \$3,100 | |
| Masonry: Limestone | 18% 4+ Joint Mortar Miss/Ero Location : Througho | - | LIFE | * * ted : 10% | 5 | \$11,300 | |
| Masonry: Limestone | 57% | | LIFE | * * | 5 | \$35,900 | |
| Windows | | | | | | | |
| Bronze/Brass | 95% Now Ctrwt/Balnc Not Func Location: Library Glazing Broken/Crack Location: Bulkhead Thermally Inefficient, Location: Througho Water Penetration, Ex Location: Library | ed, Extent : Mode , Penthouse And N Extent : Moderate ut | rate, Area Iachine Ro , Area Affo Affected : | Affected : 5% com ected : 100% | 5 | \$35,900 | |
| Metal Louvers | 5% | | 2041 | * * | 10 | \$3,800 | |
| Parapets Masonry: Brick Masonry: Limestone | 45% 55% | | LIFE LIFE | * * | 5 5 | \$2,600 \$4,000 | |
| Roof | | | | | | | |
| Modified Bitumen | 100% Now Debris Present, Extent Location: Roof Miss/Damaged Flashi Location: Elevator L Water Penetration, Ex Location: At Machin | ngs, Extent : Mod And Machine Roo tent : Moderate, A | erate, Arec n Bulkhea rea Affect | n Affected : 30% ds | | | |

Interior

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

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

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

Asset #: 2036

| Architecture | | Current | Repair | Futur | e Replacement | M | aintenance | |
|---|--|--|--|--|---------------------------------------|------------------|--|----------|
| ystem | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| Component Type | Total | (Years) | | FY | | (Yrs) | | |
| | | | | | | | | |
| nterior Floors | | | | | | | | |
| Carpet | 25% | | | 2028 | \$451,400 | 3 | \$35,200 | |
| Ceramic Tile | 15% | | | 2041 | ** | 5 | \$14,100 | |
| Cork Tile | 5% | | \$10,300 | 2052 | * * | 5 | \$2,100 | |
| Cork The | | | nents, Extent : Mod | | ea Affected : 10% | J | Ψ2,100 | |
| | | | rs And Offices | | 33 | | | |
| Cork Tile | 10% | | | 2052 | * * | 5 | \$8,200 | |
| Marble Panels | 20% | | | LIFE | * * | 5 | \$14,100 | |
| Quarry Tile | 5% | | \$7,500 | 2037 | * * | 5 | \$3,500 | |
| Quantity 2 and | | | Extent : Light, Ar | | ed : 5% | | 4-, | |
| | _ | _ | nt Mechanical Roo | | | | | |
| Terrazzo | 5% | | | LIFE | * * | 5 | \$3,700 | |
| Vinyl Tile | 10% | | \$5,600 | 2032 | \$282,000 | 3 | \$3,500 | |
| , | | | nents, Extent : Ligh | | | | 4-, | |
| | | n : Basemer | _ | | | | | |
| | Worn/Ero | ded, Extent | : Moderate, Area | Affected : | 15% | | | |
| | | n : Basemer | | | | | | |
| Wood | 5% | 0-2 | \$15,200 | 2060 | * * | 5 | \$4,400 | |
| ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | nents, Extent : Ligh | | ffected : 1% | J | ψ1,100 | |
| | | n : Room 11 | _ | | | | | |
| | Deteriora | ted Finish, | Extent : Light, Are | a Affecte | d · 10% | | | |
| | | | | | u . 10/0 | | | |
| | Location | n : Through | - | | u . 1070 | | | |
| Interior Walls | Location | n : Through | - | | . 1070 | | | |
| Interior Walls Cast in Place Concrete | Location 5% | | - | LIFE | * * | | | |
| Cast in Place Concrete Gypsum Board | | 1 | - | | | 5 | \$7,700 | |
| Cast in Place Concrete | 5% | | - | LIFE | * * | 5 | \$7,700 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster | 5% 10% 15% 45% | | - | LIFE LIFE LIFE LIFE | * * * * * * * * * * * * * * * * * * * | 5 5 | \$7,700 \$17,400 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry | 5% 10% 15% 45% 5% | | - | LIFE LIFE LIFE LIFE LIFE | * * * * * * * * | 5 | \$17,400 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood | 5% 10% 15% 45% | | - | LIFE LIFE LIFE LIFE | * * * * * * * * * * * * * * * * * * * | | • | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings | 5% 10% 15% 45% 5% 20% | | - | LIFE LIFE LIFE LIFE LIFE LIFE | * * * * * * * * * * | 5 | \$17,400 \$103,200 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood | 5% 10% 15% 45% 5% 20% | | out | LIFE LIFE LIFE LIFE LIFE LIFE | ** ** ** ** ** ** | 5 | \$17,400 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings | 5% 10% 15% 45% 5% 20% Other Obs | servation, E | out Extent : Light, Area | LIFE LIFE LIFE LIFE LIFE 2049 | ** ** ** ** ** ** | 5 | \$17,400 \$103,200 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings | 5% 10% 15% 45% 5% 20% 5% Other Obs. | servation, E | out Extent : Light, Area el Office In Basem | LIFE LIFE LIFE LIFE LIFE 2049 | ** ** ** ** ** ** | 5 | \$17,400 \$103,200 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In | 5% 10% 15% 45% 5% 20% Other Obs. Location Explana | servation, E n : Personn tion : Rece | out Extent : Light, Area | LIFE LIFE LIFE LIFE LIFE 2049 Affected | ** ** ** ** : 100% | 5 5 5 | \$17,400 \$103,200 \$4,700 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In | 5% 10% 15% 45% 5% 20% Other Obs Location Explana e 10% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem | LIFE LIFE LIFE LIFE LIFE 2049 Affected ent | ** ** ** ** ** : 100% | 5 5 5 | \$17,400 \$103,200 \$4,700 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster | 5% 10% 15% 45% 5% 20% Other Obs. Location Explana 10% 15% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem | LIFE LIFE LIFE LIFE LIFE 2049 Affected ent LIFE LIFE | ** ** ** ** : 100% | 5 5 5 5 | \$17,400 \$103,200 \$4,700 \$1,500 \$8,800 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster Plaster | 5% 10% 15% 45% 5% 20% Other Obs Location Explana e 10% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem | LIFE LIFE LIFE LIFE LIFE 2049 Affected ent | ** ** ** ** ** : 100% | 5 5 5 | \$17,400 \$103,200 \$4,700 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster Plaster Enclosure | 5% 10% 15% 45% 5% 20% Other Obs. Location Explana 10% 15% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem | LIFE LIFE LIFE LIFE LIFE 2049 Affected ent LIFE LIFE | ** ** ** ** : 100% | 5 5 5 5 | \$17,400 \$103,200 \$4,700 \$1,500 \$8,800 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster Plaster Enclosure Fence/Gates | 5% 10% 15% 45% 5% 20% 5% Other Ob: Location Explana e 10% 15% 70% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem | LIFE LIFE LIFE LIFE LIFE 2049 Affected ent LIFE LIFE LIFE | ** ** ** ** : 100% | 5 5 5 5 | \$17,400 \$103,200 \$4,700 \$1,500 \$8,800 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster Plaster Plaster Enclosure Fence/Gates Iron Picket | 5% 10% 15% 45% 5% 20% Other Obs. Location Explana 10% 15% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem | LIFE LIFE LIFE LIFE LIFE 2049 Affected ent LIFE LIFE | ** ** ** ** :100% | 5 5 5 5 | \$17,400 \$103,200 \$4,700 \$1,500 \$8,800 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster Plaster ite Enclosure Fence/Gates Iron Picket Free Standing Walls | 5% 10% 15% 45% 5% 20% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem nt Installation | LIFE LIFE LIFE LIFE LIFE 2049 Affected ent LIFE LIFE LIFE 2067 | ** ** ** ** :100% | 5 5 5 5 | \$17,400 \$103,200 \$4,700 \$1,500 \$8,800 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster Plaster te Enclosure Fence/Gates Iron Picket | 5% 10% 15% 45% 5% 20% 5% Other Obs Location Explana 10% 70% 100% | servation, E n : Personn tion : Rece | out Extent : Light, Area el Office In Basem nt Installation \$2,800 | LIFE LIFE LIFE LIFE 2049 Affected ent LIFE LIFE LIFE 2067 | ** ** ** ** ** ** ** ** ** | 5 5 5 5 | \$17,400 \$103,200 \$4,700 \$1,500 \$8,800 | |
| Cast in Place Concrete Gypsum Board Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete Plaster Plaster Fence/Gates Iron Picket Free Standing Walls | 5% 10% 15% 45% 5% 20% 5% Cother Obs. Location Explana 10% 70% 100% 100% Other Obs. | servation, E n : Personn tion : Rece | Extent : Light, Area el Office In Basem nt Installation \$2,800 Extent : Moderate, | LIFE LIFE LIFE LIFE 2049 Affected ent LIFE LIFE LIFE 2067 | ** ** ** ** ** ** ** ** ** | 5 5 5 5 | \$17,400 \$103,200 \$4,700 \$1,500 \$8,800 | |

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

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

Asset #: 2036

| Architecture | Current Repair | Future Replaceme | ent | М | aintenance | |
|---|---|-------------------------------------|------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated (FY | Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Enclosure Retaining Walls | | | | | | |
| Masonry: Fieldstone | 100% Now \$13,000 Joint Mortar Miss/Erod, Extent: Model Location: South And East Side Of Bu. Other Observation, Extent: Light, Area Location: South And East Side Of Bu. | ilding Affected : 100% Ilding | ** | | | |
| Site Pavements | Explanation : Walls Are Clad With Gr | anne noi rieiasione | | | | |
| Public Sidewalk Cast in Place Concrete | 100% Now \$36,400 Cracking/Crumbling, Extent: Moderate Location: South Side Of Building | 2045 2, Area Affected : 25% | * * | | | |
| On-Site Walkways | zeedinen zeue e, zumanig | | | | | |
| Cast in Place Concrete | 100% 0-2 \$5,000 Cracking/Crumbling, Extent : Light, Are Location : Garden | 2045 ea Affected : 20% | * * | | | |
| Parking/Driveway | | | | | | |
| Asphalt | 35% Now \$35,700 Cracking/Crumbling, Extent: Moderate Location: Parking Area Ponding, Extent: Moderate, Area Affect Location: Parking Area | | * * | | | |
| | Potholes, Extent : Moderate, Area Affect Location : Parking Area | ted : 15% | | | | |
| | Sinking/Subsiding, Extent : Moderate, A Location : Parking Area | rea Affected : 20% | | | | |
| Cast in Place Concrete | 65% 0-2 \$22,700 Cracking/Crumbling, Extent: Moderate Location: Rear Parking Area | 2037 2, Area Affected : 20% | * * | | | |

| Electrical | Current Repair | Future Repl | acement | M | | |
|-----------------------------|--|------------------|--------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estin | nated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Inder 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 Disconne | ct Switch Ro | ated At 2 | 000 Amperes. | |
| Switchgear / Switchboard | | | | | - | |
| Molded Case Bkrs | 100% | 2062 | * * | 5 | \$1,700 | |
| | Other Observation, Extent: N/A, Area | Affected: 100% | | | | |
| | Location: Basement | | | | | |
| | Explanation: Newly Installed | | | | | |

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

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

Asset #: 2036

| Electrical | | Current F | Repair | Futur | e Replacement | 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 | 40% | | | 2049 | * * | | **** | | |
| Drive | | | | | | | | | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$900 | | |
| Stand-by Power | | | | | | | | | |
| Transfer Switches | | | | | | | | | |
| Under Construction | 100% | | | | | | | | |
| Generators | | | | | | | | | |
| Under Construction | 100% | | | | | | | | |
| Fuel Storage | | | | | | | | | |
| Under Construction | 100% | | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| Fluorescent | 40% | | | 2040 | * * | 10 | \$23,000 | | |
| | | | xtent : N/A, Area A | ffected : | 100% | | | | |
| | Location | ı : Offices A | nd Lobby | | | | | | |
| | Explana | tion : T-8 L | amps | | | | | | |
| Incandescent | 20% | | | 2027 | \$229,600 | 2 | \$300 | | |
| LED | 40% | | | 2040 | * * | | | | |
| Egress Lighting | | | | | | | | | |
| Emergency, Battery | 45% | | | 2032 | \$51,500 | 10 | \$6,800 | | |
| Emergency, Battery | 5% | | | 2040 | * * | 10 | \$800 | | |
| Exit, LED | 50% | | | 2067 | * * | 1 | | | |
| Exterior Lighting | | | | | | | | | |
| HID | 30% | | | 2032 | \$95,500 | 10 | \$100 | | |
| No Component | 70% | | | | | | | | |

Alarm

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

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

Asset #: 2036

| Electrical | Current Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------------------------------|-----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | mated 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 Surv | eillance Cameras | | | | |
| Fire/Smoke Detection | | | | | | |
| Under Construction | 100% | | | | | |

| Mechanical | Current | Repair | Futu | re Replacement | M | aintenance | | | |
|-----------------------------|--|-----------------------|------------|-----------------------|----------------|-----------------------|---------|--|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | | |
| eating | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Fuel Oil No 2 | 100% | | 2042 | * * | 5 | \$19,500 | | | |
| Conversion Equipment | | | | | | | | | |
| Steam Boiler | 100% | | 2030 | \$594,500 | 1 | \$62,200 | | | |
| | Other Observation, I | | ffected : | 100% | | | | | |
| | Location: Baseme | | | | | | | | |
| | Explanation: 2 Un | its | | | | | | | |
| Distribution | | | | | | | | | |
| Steam Piping/Pump | 100% | | 2032 | \$546,200 | | | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | 50% | | 2027 | \$641,700 | 1 | \$19,400 | | | |
| Convector/Radiator | 50% | | 2037 | * * | 1 | \$10,100 | | | |
| ir Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 100% | | 2040 | * * | 1 | | | | |
| Conversion Equipment | | | | | | | | | |
| Reciprocating | 100% | | 2027 | \$1,006,200 | 1 | \$29,100 | | | |
| Compr/Chiller | | | | | | | | | |
| | R-22 Refrigerant, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location: 5 Units | In Basement | | | | | | | |
| Distribution | | | | | | | | | |
| CW & CHW Wtr | 100% | | 2032 | \$110,300 | 4 | \$4,600 | | | |
| 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: Penthou | | | | | | | | |
| | Other Observation, I | | ffected : | 100% | | | | | |
| | Location: Penthou | | | | | | | | |
| | Explanation: 2 Un | its | | | | | | | |

Ventilation

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

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

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

Asset #: 2036

| Mechanical | Current Repair | Futur | e Replacement | M | aintenance | |
|--------------------------------------|---------------------------------------|--------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation | | | | | | |
| Distribution | | | | | | |
| Ductwork/Diffusers | 100% | LIFE | * * | 2-5 | \$35,000 | |
| Exhaust Fans | | | | | | |
| Interior | 50% 0-2 | \$7,600 2027 | \$151,200 | 2 | \$800 | |
| | Noisy/Vibrating, Extent: M | oderate, Area Affecte | d : 3% | | | |
| | Location : Penthouse | 2025 | 4151 600 | | | |
| Interior | 50% | 2027 | \$151,200 | 2 | \$1,000 | |
| Plumbing | | | | | | |
| H/C Water Piping | 15% 0-2 | \$2.600 2042 | * * | 1 | | |
| Brass/Copper | 15% 0-2 Noisy/Vibrating, Extent: M | \$2,600 2042 | | 1 | | |
| | Location : Hot Water Circ | *** | 1. 5/0 | | | |
| Duo sa /Common | 85% | 2042 | * * | 1 | | |
| Brass/Copper Water Heater With Tanks | 83% | 2042 | | 1 | | |
| Electric | 50% | 2031 | \$12,800 | 4 | | |
| Oil Fired | 8% 0-2 | \$200 2032 | \$7,700 | 1 | | |
| Oli I lied | Not Energy Efficient, Extent | · · | | 1 | | |
| | Location : Basement | | ceied : 10070 | | | |
| | On Extended Life, Extent : I | Moderate. Area Affeci | ed · 100% | | | |
| | Location: Basement | ,1040,410, 11104 1199001 | ca . 10070 | | | |
| Oil Fired | 42% | 2032 | \$40,300 | 1 | | |
| Sanitary Piping | T2/0 | 2032 | ψτ0,500 | 1 | | |
| Cast Iron | 15% 0-2 | \$2,600 LIFE | * * | 1 | | |
| Cust Hon | Blockage /Clogged, Extent. | | cted : 10% | | | |
| | Location : Basement Reco | | | Backyar | rd. | |
| Cast Iron | 85% | LIFE | * * | 1 | | |
| Storm Drain Piping | 0370 | Eli E | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) | 10070 | | | | | |
| Non-Submersible | 100% 0-2 | \$2,700 2042 | * * | 4 | \$1,300 | |
| | Obsolete Equipment, Extent | t : Moderate, Area Aff | ected : 100% | | | |
| | Location : Sump Pump. Bo | asement | | | | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | |
| | Other Observation, Extent: | | 100% | | | |
| | Location: Basement To 31 | rd Floor | | | | |
| | Explanation: 2 Units | | | | | |
| Fire Suppression | | | | | | |
| Standpipe | 1000/ | 2050 | * * | 1.5 | #21 700 | |
| Generic | 100% | 2058 | ~ * | 1-5 | \$31,700 | |
| Fire Pump | 1000/ | 2025 | * * | 1 | ¢11 700 | |
| Generic | 100% | 2035 | | 1 | \$11,700 | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : BAINBRIDGE FACILITY

Address : 2556 BAINBRIDGE AVE. @ COLES LA

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 36,688 Project Type : REAL PROPERTY

Date of Survey : 30-May-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3286 Lot : 14 BIN : 2016589

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,082,800 | \$106,900 |
| Interior Architecture | \$905,200 | \$420,800 |
| Electrical | \$341,900 | \$469,800 |
| Mechanical | \$415,000 | \$763,600 |
| Total | \$2,744,900 | \$1,761,200 |
| Importance Code A | \$1,082,800 | \$268,000 |
| Importance Code B | \$1,283,700 | \$1,225,800 |
| Importance Code C | \$378,400 | \$267,400 |
| Total | \$2,744,900 | \$1,761,200 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|----------|
| Exterior Architecture | \$29,000 | | | |
| Interior Architecture | \$244,000 | | | \$9,600 |
| Electrical | \$89,700 | \$3,000 | \$2,100 | \$2,700 |
| Mechanical | \$8,100 | \$27,100 | \$8,100 | \$10,200 |
| Site Pavements | \$46,500 | | | |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$421,300 | \$34,000 | \$14,100 | \$26,400 |
| Importance Code A | \$32,600 | \$4,100 | \$3,600 | \$3,600 |
| Importance Code B | \$358,200 | \$29,900 | \$10,500 | \$22,800 |
| Importance Code C | \$30,500 | | | |
| Total | \$421,300 | \$34,000 | \$14,100 | \$26,400 |



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

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

Asset #: 4223

| rchitecture | Current R | epair | Futur | e Replacement | M | aintenance | |
|---------------------------|---|---|--------------------------------|----------------------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Exterior Walls | | | | | | | |
| Masonry: Brick | 85% Now Joint Mortar Miss/Ero Location: North And Other Observation, Ex Location: Entire But Explanation: Buildin | d South Facades A tent : Moderate, A ilding Is Currently | nd Chim Irea Affe Unoccu | ney cted : 100% pied | 5 ence Libi | \$51,300 vary | |
| Masonry: Granite | 4% | | LIFE | * * | 5 | \$1,800 | |
| Masonry: Limestone | 8% Now | \$75,300 | LIFE | * * | 5 | \$3,600 | |
| nasomy. Emissione | Joint Mortar Miss/Ero Location : At Window | d, Extent : Severe | | fected : 30% | 3 | ψ3,000 | |
| Metal Coiling Doors | 3% | | 2043 | * * | 5 | \$5,700 | |
| Windows | | | | | | | |
| Glass Block | 2% Now Broken/Missing Eleme Location : Wall Facin | | LIFE e, Area 2 | * * Affected : 5% | 5 | \$100 | |
| Wood | 98% Now Air Infiltration, Extent Location: Througho Deteriorated Finish, E Location: Througho Split/Cracked, Extent: Location: Througho | ut Extent : Severe, Ard ut · Severe, Area Affe | ea Affecto | ed : 50% | 5 | \$55,600 | 1 |
| Parapets | | | | | | | |
| Masonry: Brick | 90% Now Diagonal Cracks, Exte Location: Front Fac Joint Mortar Miss/Ero Location: Throughor Painted Surfaces, Exte Location: Interior F Spalling, Extent: Seve Location: Interior F | ing Parapet Wall d, Extent : Severe ut ent : Moderate, Ar ace ere, Area Affected : | Area Af ea Affect | fected : 50% | 5 | \$5,400 | 1 |
| Pre-Cast Concrete | 10% 4+ Worn/Eroded, Extent: Location: Coping St | | LIFE ffected : | ** | 5 | \$3,800 | |
| Roof | | | | | | | |
| Roll Roofing | 100% 0-2 Patching Evident, Exte Location: Main Rooj Ponding, Extent: Seve Location: Roof | ſ | | \$188,800 | 5 | \$24,500 | |

Interior

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

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

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

Asset #: 4223

| rchitecture | | Current l | Repair | Futur | e Replacement | М | aintenance | |
|----------------------------|--|---|--|-----------------------|-----------------------|----------------|-----------------------|----------|
| vstem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| erior Floors | | | | | | | | |
| Carpet | Punct/Tea Location Worn/Ero Location Wrinkling | n : Offices ded, Extent n : Offices | \$192,500 amage, Extent : Se : Moderate, Area A loderate, Area Affe | Affected : | 25% | 3 | \$16,500 | |
| Cast in Place Concrete | 10% | <u> </u> | | LIFE | * * | 5 | \$12,000 | |
| Ceramic Tile | 5% | | | 2033 | \$153,400 | 5 | \$2,700 | |
| Terrazzo | 5% | | | LIFE | ** | 5 | \$2,100 | |
| Vinyl Tile | 5% | | \$22,500 | 2040 | * * | 3 | \$1,000 | |
| | Location Loose Un Location | n : Through its, Extent : n : Through | Severe, Area Affec out | ted : 20% | 6 | | | |
| Vinyl Tile 9" X 9" | Cracking/ Location Worn/Ero | n : Through | : Severe, Area Affe | | | 3 | \$11,300 | |
| Interior Walls | | | | | | _ | | |
| Ceramic Tile | 5% | | | 2033 | \$267,400 | 5 | \$4,900 | |
| Gypsum Board | 15% | | | LIFE | * * | 5 | \$8,800 | |
| Plaster | Location Deteriora Location Paint Pee | Crumbling, n : Through ted Finish, n : Through | : Severe, Area Affe | ea Affect | ed : 50% | 5 | \$23,500 | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | Broken/M Location Worn/Ero | n : Second I | \$262,700 nents, Extent : Seve Floor Reading Roo. : Severe, Area Affe out | m And Th | roughout | 5 | \$13,700 | |
| Exposed Struc: Concrete | 15% | 1 | | LIFE | * * | 5 | \$1,300 | |
| Plaster | 35% Cracking | Crumbling, | \$29,000 Extent : Severe, A Floor Reading Roo | | * * ted : 20% | 5 | \$12,000 | |
| | Loose/De Location | lam Surface n : Basemer | e, Extent : Severe, A nt Workroom And T | Area Affe hroughou | ut | | | |
| | | _ | : Severe, Area Affo | ected : 80 | <i>)</i> % | | | |
| | | ung, Exieni n : Through | | eciea : 00 | 170 | | | |

Site Enclosure

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

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

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

Asset #: 4223

| Architecture | | Current Re | epair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|----------------------|---------------------|-------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 98% | | | 2040 | * * | | | |
| Iron Picket | 2% | | | 2050 | * * | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2065 | * * | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 4+ | \$16,000 | 2043 | * * | | | |
| | Cracking/0 | Crumbling, 1 | Extent : Moderate | , Area A <u>j</u> | fected : 20% | | | |
| | Location | : Bainbridg | e Avenue And Ma | rion Ave | nue | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$30,500 | 2050 | * * | | | |
| | Cracking/0 | Crumbling, 1 | Extent : Severe, Ai | ea Affec | ted : 30% | | | |
| | Location | : Throughou | ut | | | | | |

| Electrical | | Current Rep | pair | Futur | e Replacement | M | aintenance | |
|-----------------------------|--|------------------------|------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of 1 Total | Fail Date E (Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2030 | \$161,100 | 5 | \$1,000 | |
| | Other Obse | rvation, Exte | nt : Light, Area | Affected | : 100% | | | |
| | Location . | : Basement | | | | | | |
| | Explanati | on : Two Mai | in Service Disco | nnect Sv | vitches Rated At 40 | 0 Amper | es Each. | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2030 | \$161,100 | 5 | \$1,000 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2030 | \$68,600 | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2029 | \$79,100 | 5 | \$1,000 | |
| Wiring | | | | | | | | |
| Braided Cloth | 50% | 2-4 | \$46,300 | 2055 | * * | 1 | | |
| | | _ | : Moderate, Are | a Affecte | d : 100% | | | |
| | Location . | : Electrical R | ?oom | | | | | |
| Thermoplastic | 50% | | | 2030 | \$46,300 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2028 | \$46,400 | 5 | \$200 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$10,300 | LIFE | * * | 5 | \$500 | |
| | Other Observation, Extent: Moderate, Area Affected: 100% | | | | | | | |
| | Location . | : Water Main | | | | | | |
| | Explanati | on : Corrode | d | | | | | |

Lighting

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

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

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

Asset #: 4223

| Electrical | Current Repair | Future Replacement | Maintenance | |
|-----------------------------|--|---------------------------|----------------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle Estimated Cost (Yrs) | Priority |
| Lighting | | | | |
| Interior Lighting | | | | |
| Fluorescent | 100% Now \$248,100 | 2040 ** | | |
| | Other Observation, Extent : Light, Area Af | fected : 100% | | |
| | Location: Throughout The Building | | | |
| | Explanation: Not In Service | | | |
| Egress Lighting | | | | |
| Exit, Service | 100% Now \$15,700 | 2040 ** | 1 | |
| | Other Observation, Extent : Light, Area Af | fected : 100% | | |
| | Location : Throughout The Building | | | |
| | Explanation : Not In Service | | | |
| Exterior Lighting | | | | |
| HID | 10% Now \$17,000 | 2040 ** | | |
| | Other Observation, Extent : Light, Area Af | fected : 100% | | |
| | Location : Front Of The Building | | | |
| | Explanation: Not In Service | | | |
| No Component | 90% | | | |
| Alarm | | | | |
| Fire/Smoke Detection | | | | |
| Generic, Analog | 100% Now \$93,800 | 2040 ** | 1-3 \$20,600 | |
| _ | Other Observation, Extent : Light, Area Af | fected : 100% | | |
| | Location: Throughout The Building | | | |
| | Explanation: Not In Service | | | |

| echanical | Current Repair | Future | Replacement | M | aintenance | | | | | |
|---------------------------|--|---|-----------------------|----------------|-----------------------|---------|--|--|--|--|
| stem Component Type | % of Fail Date Estimat Total (Years) | ed Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | | | | |
| ating | | | | | | | | | | |
| Energy Source | | | | | | | | | | |
| Natural Gas | 100% | 2040 | * * | 1 | | | | | | |
| | Other Observation, Extent : Lig | Other Observation, Extent: Light, Area Affected: 100% | | | | | | | | |
| | Location: Throughout | | | | | | | | | |
| | Explanation: This Is A Vacan | nt Building | | | | | | | | |
| Conversion Equipment | | | | | | | | | | |
| Steam Boiler | 100% | 2035 | * * | 1 | \$36,300 | | | | | |
| | Other Observation, Extent : Lig | ght, Area Affected . | 100% | | | | | | | |
| | Location : Throughout The B | uilding | | | | | | | | |
| | Explanation: 1 Unit. This Bu | ilding Is Vacant Ar | nd Not Being Used | l. | | | | | | |
| Distribution | | | | | | | | | | |
| Steam Piping/Pump | 10% 0-2 | \$1,500 2040 | * * | | | | | | | |
| 1 0 1 | Corroded, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| | Location: Basement | | | | | | | | | |
| Steam Piping/Pump | 90% | 2040 | * * | | | | | | | |
| Terminal Devices | | | | | | | | | | |
| Convector/Radiator | 100% | 2028 | \$297,300 | 1 | \$11,900 | | | | | |

Air Conditioning

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

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

Asset #: 4223

| Mechanical | C | Current R | epair | Futur | e Replacement | M | aintenance | |
|--|------------------------------|---------------------|--------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | ail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | * * | 1 | | |
| Conversion Equipment Exterior Pkg Unit - Cooling | | 2-4 | \$239,200 | 2040 | * * | 2 | \$1,800 | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | Location : I | | | | | | | |
| | Explanation | n : 4 Con | demn Units. R-22 | | | | | |
| Heat Rejection Air Cooled Condenser Unit | 100% | | | 2025 | \$105,300 | 2 | \$25,600 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$20,500 | |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2025 | \$70,500 | 2 | \$1,100 | |
| | On Extended Location : I | | ent : Severe, Area | Affected | : 100% | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 80% | | | 2030 | \$373,500 | 1 | | |
| Galvanized Steel | | 0-2 | \$1,900 | 2028 | \$92,800 | 1 | | |
| | Corroded, Ex Location : I | | oderate, Area Affec t | ted : 10% | % | | | |
| Water Heater With Tanks | | | | | | | | |
| Gas Fired | 100% | | | 2025 | \$16,900 | 2 | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| | | | tent : Severe, Area | Affected | : 100% | | | |
| | Location: | Througho | put | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Not Accessible | 100% | | | | | | | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$5,462,100 | \$107,500 |
| Interior Architecture | \$1,535,800 | \$2,628,500 |
| Electrical | \$2,627,500 | \$926,600 |
| Mechanical | \$1,229,000 | \$2,492,500 |
| Site Enclosure | \$53,300 | |
| Total | \$10,907,700 | \$6,155,000 |
| Importance Code A | \$6,002,600 | \$193,300 |
| Importance Code B | \$4,284,300 | \$5,961,800 |
| Importance Code C | \$620,700 | |
| Total | \$10,907,700 | \$6,155,000 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|-----------|-----------|
| Exterior Architecture | | | \$8,400 | |
| Interior Architecture | \$124,500 | \$14,400 | \$21,100 | \$171,200 |
| Electrical | \$34,400 | \$18,000 | \$25,400 | \$16,700 |
| Mechanical | \$75,300 | \$25,700 | \$60,500 | \$28,700 |
| Site Enclosure | \$1,900 | | | |
| Site Pavements | \$7,600 | | | |
| Elevators/Escalators | \$34,500 | \$34,500 | \$34,500 | \$34,500 |
| Total | \$278,200 | \$92,700 | \$149,900 | \$251,100 |
| Importance Code A | | \$12,400 | \$21,100 | \$12,400 |
| Importance Code B | \$223,700 | \$77,600 | \$128,800 | \$238,700 |
| Importance Code C | \$54,500 | \$2,700 | | |
| Total | \$278,200 | \$92,700 | \$149,900 | \$251,100 |



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

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

Asset #: 2059

| chitecture | Currer | ıt Repair | Futur | e Replacement | М | aintenance | |
|----------------------------------|--|---|----------------------------|-------------------------|----------------|-----------------------|---------|
| stem Component Type | % of Fail Da Total (Years | te Estimated Cost) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| erior | | | | | | | |
| Exterior Walls Masonry: Brick | 80% Now Cracking/Crumblin Location : Throu | \$1,754,700 ng, Extent: Moderate | LIFE e, Area A <u>j</u> | * * Gected : 25% | 5 | \$107,500 | |
| | Sidewalk Shed in U Location : Corne | Jse, Extent : Light, Al r Of Arthur Ave. And Moderate, Area Affec | E. Tremo | ont | | | |
| | | Extent : Light, Area | Affected | : 20% | | | |
| Masonry: Granite | 5% Now Joint Mortar Miss Location : Through | \$157,300 Erod, Extent : Model ghout | LIFE rate, Area | * * 1 Affected : 20% | 5 | \$5,000 | |
| Masonry: Limestone | 10% Now Cracking/Crumblin Location: Through | \$157,300 ng, Extent : Moderate ghout | LIFE e, Area A <u>j</u> | * * Gected : 10% | 5 | \$10,100 | |
| Stucco Cement | 5% | | 2036 | * * | 5 | \$16,800 | |
| Windows Aluminum | 100% Now Air Infiltration, Ex Location : Throu | \$2,400,000 tent : Moderate, Area ghout | 2056 a Affectea | **!: 50% | 5 | \$25,400 | |
| | | ements, Extent : Mod | lerate, Ar | ea Affected : 20% | | | |
| Parapets Masonry: Brick | 90% Now Cracking/Crumblin Location : Throu | \$399,200 ng, Extent : Moderate ghout | LIFE e, Area A <u>j</u> | * * fected : 25% | 5 | \$10,600 | |
| | Joint Mortar Miss/ Location : Throu | Erod, Extent : Model | | | | | |
| | Location: Throu | | | | | | |
| Masonry: Limestone | 10% Now Cracking/Crumblin Location : Throu | \$72,400 ng, Extent : Light, Ar ghout | LIFE ea Affecte | * * ed : 15% | 5 | \$1,500 | |
| | Joint Mortar Miss Location : Throu | Erod, Extent : Model ghout | rate, Area | ı Affected : 10% | | | |
| Roof Modified Bitumen | 100% Now | \$521,200 | 2041 | * * | | | |
| Wodified Ditumen | Blisters, Extent : M. Location : Through | loderate, Area Affect ghout | ed : 40% | | | | |
| | Location: Throu | - | | | | | |
| | Location : Throu | Extent : Moderate, A ghout Extent : Moderate, A | | | | | |
| | Location: Throu | | | | | | |

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

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

Asset #: 2059

| Architecture | nitecture Current Repair Future Rep | | e Replacement | placement Maintenance | | | | |
|-----------------------------|--|---------------------------|----------------------------|-----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior | | | | | | | | |
| Floors | | | | | | _ | | |
| Carpet | 5% | | \$49,200 | 2027 | \$164,200 | 3 | \$14,000 | |
| | Location | ı : Through | amage, Extent : Mo out | oderate, . | Area Affected : 30% | % | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$41,000 | |
| Ceramic Tile | 5% | | | 2034 | * * | 5 | \$9,400 | |
| Mosaic Tile | 5% | | | 2036 | * * | 5 | \$23,400 | |
| Terrazzo | 15% | | \$130,200 | LIFE | * * | 5 | \$22,000 | |
| | | Crumbling, 1 : Through | , Extent : Moderate out | , Area Aj | ffected : 10% | | | |
| Vinyl Tile | 50% | | | 2031 | \$2,564,100 | 3 | \$35,100 | |
| Vinyl Tile 9" X 9" | 10% | Now | \$163,800 | 2041 | * * | 3 | \$7,000 | |
| | _ | Crumbling, 1 : Through | Extent : Moderate out | , Area Aj | ffected : 100% | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2040 | * * | 5 | \$5,400 | |
| Concrete Masonry Unit | 10% | | \$33,800 | LIFE | * * | 5 | \$7,300 | |
| | _ | Crumbling, 1 : Basemer | Extent : Moderate nt | , Area Aj | ffected : 10% | | | |
| Gypsum Board | 15% | Now | \$18,900 | LIFE | * * | 5 | \$16,300 | |
| , | _ | Crumbling, 1 : Through | Extent : Moderate out | , Area Aj | ffected : 25% | | | |
| Metal Panel | 15% | Now | \$139,500 | LIFE | * * | | | |
| | - | /Dented, E n : Through | xtent : Moderate, A out | rea Affec | eted : 100% | | | |
| Marble Panels | 2% | | | LIFE | * * | | | |
| Plaster | | Now | \$481,200 | LIFE | * * | 5 | \$29,900 | |
| | Cracking/ | Crumbling, | Extent : Moderate | , Area Aj | ffected : 25% | | . , | |
| | Location: Throughout | | | | | | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 30% Location : Throughout | | | | | | | |
| | Paint Peeling, Extent: Moderate, Area Affected: 10% | | | | | | | |
| | Location: Throughout | | | | | | | |
| | | _ | xtent : Moderate, A | rea Affe | cted: 30% | | | |
| | | ı : Through | | | | | | |

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

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

Asset #: 2059

| Architecture | | Current | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|----------------------------|----------------------------------|--------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Ceilings | 1.50/ | 0.2 | Ø17 000 | 2026 | * * | _ | 014100 | |
| AcousTile,Adhered | 15% | | \$17,900 nents, Extent : Mode | 2036 | | 5 | \$14,100 | |
| | | issing Eiem n : Through | | eraie, Ar | ea Affectea : 10% | | | |
| | | _ | oui , Extent : Moderate | Area A | ffected : 5% | | | |
| | _ | n : Through | | , 111 cu 11 _j | geerea : 570 | | | |
| AcousTileSusp.Lay-In | 10% | | | 2036 | * * | 5 | \$18,700 | |
| Exposed Struc: Concrete | | | | LIFE | * * | 5 | \$5,900 | |
| Plaster | 55% | | \$621,000 | LIFE | * * | 5 | \$64,400 | |
| | | | Extent : Moderate | | fected : 60% | | , , , , , , | |
| | Location | n : Through | out | | | | | |
| | Water Per | netration, E | xtent : Moderate, A | rea Affe | cted : 60% | | | |
| | Location | n : Through | out | | | | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | 1000/ | 0.2 | ¢1 000 | 2051 | * * | | | |
| Iron Picket | 100% | | \$1,900 Extent : Moderate, A | 2051 | | | | |
| | | n : Through | | теи Ајје | cieu . 2070 | | | |
| Retaining Walls | Location | i . Imougn | our | | | | | |
| Masonry: Fieldstone | 100% | Now | \$53,300 | 2041 | * * | | | |
| <u>-</u> | Misaligne | d/Bulging, | Extent : Severe, Ar | ea Affect | ed : 50% | | | |
| | Location | n : Rear Of | Building | | | | | |
| | Other Obs | servation, E | Extent : Light, Area | Affected | : 50% | | | |
| | Location | n : Rear Of | Building | | | | | |
| | Explana | tion : Retai | ining Wall Is Curre | ntly Shor | ed By Large Timbe | er Membe | ers | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | 100% | 0-2 | \$7,600 | 2036 | * * | | | |
| Cast in Place Concrete | | | \$7,600 Extent : Light, Are | | | | | |
| | _ | crumoting. n : Through | 0 | и Ајјеси | м. 10/0 | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 100% | 1 | | 2036 | * * | | | |

| Electrical | Current Repair | Future F | Replacement | M | aintenance | | | |
|-----------------------------|---|--------------|-----------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year E FY | stimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 90% | 2031 | \$85,700 | 5 | \$500 | | | |
| | Other Observation, Extent : Light, Area | Affected: 1 | 00% | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation: One Approximately 2,50 | 00 Ampere M | 1ain 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 S | Switch | | | | | |

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

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

Asset #: 2059

| Electrical | Current Repair | Future | Replacement | М | aintenance | |
|-----------------------------|--|--------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | _ | | | | | |
| Transformers | | | | | | |
| Dry Type | 100% | 2036 | * * | 5 | \$500 | |
| | Other Observation, Extent : Light, Area | a Affected : | 100% | | | |
| | Location: Roof Elevator Machine Ro | oom | | | | |
| | Explanation : Eight Transformers | | | | | |
| Switchgear / Switchboard | | | | | | |
| Molded Case Bkrs | 100% | 2031 | \$322,200 | 5 | \$3,300 | |
| Raceway | | | | | | |
| Conduit | 90% | 2031 | \$158,600 | 1 | | |
| Conduit | 10% | 2041 | * * | 1 | | |
| Panelboards | | | | | | |
| Fused Knife Sw | 5% | 2030 | \$12,900 | 5 | \$100 | |
| Molded Case Bkrs | 80% | 2030 | \$205,700 | 5 | \$2,600 | |
| Molded Case Bkrs | 10% | 2039 | * * | 5 | \$300 | |
| Molded Case Bkrs | 5% | 2047 | * * | 5 | \$200 | |
| Wiring | | | | | | |
| Braided Cloth | 40% | 2030 | \$154,400 | 1 | | |
| Thermoplastic | 60% | 2041 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 100% | 2029 | \$46,400 | 5 | \$800 | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 100% 2-4 \$10,300 | LIFE | * * | 5 | \$1,800 | |
| | Corroded, Extent : Moderate, Area Affe | ected : 100 | % | | | |
| | Location : Basement Water Main | | | | | |
| Stand-by Power | | | | | | |
| Transfer Switches | | | | | | |
| Automatic | 100% | 2029 | \$10,800 | 1 | \$38,500 | |
| Generators | | | | | | |
| Diesel | 100% | 2027 | \$79,800 | 1 | \$48,500 | |
| | Other Observation, Extent : Light, Area | | : 100% | | | |
| | Location : Backyard Generator Room | | | | | |
| | Explanation: One 82.5 Kilowatt Sing | gle Phase, | 125 Kilowatts, 3 F | Phase | | |
| Batteries | 1000/ | 2024 | #2 1 00 | - | 4.60 0 | |
| Lead/Acid | 100% | 2024 | \$2,400 | 5 | \$4,600 | |
| Fuel Storage | 1000/ | 2021 | a. a. | _ | | |
| Main Tank | 100% | 2034 | ** | 5 | | |
| | Other Observation, Extent: Light, Area | | : 100% | | | |
| | Location: Backyard Generator Room | ı | | | | |
| Lighting | Explanation: 250 Gallon Capacity | | | | | |

Lighting

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

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

Asset #: 2059

| Electrical | Current Repair | | Future | Future Replacement | | Maintenance | |
|-----------------------------|---|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (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 Fixe Location : Through | | , Area Aff | fected : 100% | | | |
| Fluorescent | 5% | | 2036 | * * | 10 | \$5,700 | |
| | T-8 Lamps And Fixtu Location : Through | _ | Area Affe | cted : 100% | | | |
| Fluorescent | 5% | | 2036 | * * | 10 | \$5,700 | |
| | Compact Fluorescen Location : Through | 0 | ht, Area A | Affected : 100% | | | |
| Egress Lighting | | | | | | | |
| Emergency, Battery | 50% Now | \$2,100 | 2036 | * * | | | |
| | Other Observation, I | - | Affected . | : 100% | | | |
| | Location : Boiler R | | | | | | |
| | Explanation: Two | Fixtures Are Not Op | perationa | l | | | |
| Exit, Battery | 50% | | 2036 | * * | 10 | \$4,200 | |
| Exterior Lighting | | | | | | | |
| HID | 60% Now | \$208,300 | 2041 | * * | | | |
| | Other Observation, I | Extent : Moderate, 2 | Area Affec | ted : 100% | | | |
| | Location: Roof Pe | rimeter | | | | | |
| | Explanation : Ligh | ting Fixtures Are No | ot Operat | ional | | | |
| HID | 40% | | 2041 | * * | 10 | \$200 | |
| | Recent Installation, | Extent : N/A, Area A | Iffected : | 100% | | | |
| | Location : Rear Of | Building Perimeter | • | | | | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| No Component | 80% | | | | | | |
| Generic | 20% | | 2036 | * * | 1 | \$9,400 | |
| | Other Observation, I | Extent : Light, Area | Affected . | : 100% | | • | |
| | Location : Lobby A | nd Second Floor | | | | | |
| | Explanation : CCT | V Surveillance Syst | em | | | | |
| Fire/Smoke Detection | | | | | | | |
| Generic, Digital | 100% | | 2026 | \$319,900 | 1-3 | \$77,100 | |

| Mechanical | Current Re | pair | Futur | e Replacement | M | aintenance | |
|-----------------------------|-----------------------------------|----------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date I Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Energy Source Natural Gas | 100% | | 2051 | * * | 1 | | |

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

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

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

Asset #: 2059

| lechanical | С | urrent Repa | air | Futur | e Replacement | M | aintenance | |
|--|--------------|----------------------|----------------------------------|-------------------|-----------------------|----------------|-----------------------|---------|
| ystem Component Type | | il Date Es Years) | timated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| eating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | \$540,500 | 2036 | * * | 1 | \$111,600 | |
| | | | Area Affected : | | 4 10 11 37 1 | | | |
| | | | | | np And Boiler No. 2 | 2 | | |
| | | | vere, Area Affe | | | , | | |
| | | | nier Koom vac Severe, Area A | | np And Boiler No. 3 | , | | |
| | | _ | severe, Area A oiler Room Boi | | 50/0 | | | |
| | | | nt : Light, Area | | . 100% | | | |
| | Location : H | | ii . Ligiii, iirea | 11)) cerea | . 10070 | | | |
| | Explanation | ı : Three Du | al Fuel Steam | Boilers | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2031 | \$993,200 | | | |
| Terminal Devices | | | | | | | | |
| Convector/Radiator | 100% | | | 2029 | \$1,014,200 | 1 | \$40,400 | |
| r Conditioning | | | | | | | | |
| Energy Source | 1000/ | | | 2020 | * * | 1 | | |
| Electricity Conversion Equipment | 100% | | | 2039 | | 1 | | |
| Conversion Equipment Heat Pump Air Sourced | 20% | | | 2032 | \$371,300 | 2 | \$1,500 | |
| Treat I amp / In Sourced | | ation. Exter | ıt : Light, Area | | · | _ | Ψ1,500 | |
| | Location : S | | - | 33 | | | | |
| | Explanation | i : 2 Water S | Sourced Heat P | umps | | | | |
| Split Unit | 10% | | | 2036 | * * | | | |
| Window/Wall Unit | 70% | 0-2 | \$16,400 | 2026 | \$328,900 | 1 | | |
| | | - | Severe, Area A | ffected : : | 35% | | | |
| | Location : T | Throughout | | | | | | |
| Heat Rejection | • • • • | | | • • • • • | 444 | | 0.1 = .100 | |
| Dry Cooler | 20% | | | 2031 | \$113,800 | 2 | \$17,400 | |
| No Component ntilation | 80% | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 20% | | | LIFE | * * | 2-5 | \$14,000 | |
| No Component | 80% | | | LII L | | 2 3 | Ψ11,000 | |
| Exhaust Fans | | | | | | | | |
| Roof | 90% | | | 2026 | \$216,600 | 2 | \$3,500 | |
| Wall Unit | 10% | Now | \$2,100 | 2031 | \$5,300 | 2 | \$300 | |
| | Other Observ | eation, Exten | ıt : Severe, Are | a Affected | d : 20% | | | |
| | Location : I | | | | | | | |
| | Explanation | : Fans Are | Inadequate, M | <i>[alfunctio</i> | n Often And Provi | de Entry | For Rodents | |
| umbing | | | | | | | | |
| H/C Water Piping Galvanized Steel | 100% | 0-2 | \$31,700 | 2036 | * * | 1 | | |
| Garvanized Steel | | | 331,700 rate, Area Affe | | | 1 | | |
| | | | Connects To W | | | | | |
| Water Heater With Tanks | | 11 / 1 | | | | | | |
| Gas Fired | 100% | | | 2026 | \$16,900 | 2 | | |

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

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

Asset #: 2059

| Mechanical | Current | Repair | Future | Replacement | M | aintenance | |
|-----------------------------|---------------------------------|-----------------------|-------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | |
| Sanitary Piping | | | | | | | |
| Cast Iron | 100% 0-2 | \$78,100 | LIFE | * * | 1 | | |
| | Blockage /Clogged, | | a Affectea | l : 20% | | | |
| | Location : Basemen | nt | | | | | |
| Storm Drain Piping | | | | | | | |
| Cast Iron | 100% | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | |
| Non-Submersible | 50% 0-2 | \$12,400 | 2041 | * * | 4 | \$1,300 | |
| | Malfunctioning, Exte | | ffected : 2 | 0% | | | |
| | Location : Boiler F | | | | | | |
| | Obsolete Equipment, | | ea Affecte | ed : 20% | | | |
| | Location : Boiler F | | | | | | |
| | On Extended Life, Ex | | Affected : | 20% | | | |
| | Location : Boiler F | Pit | | | | | |
| Non-Submersible | 50% | | 2031 | \$12,400 | 4 | \$1,300 | |
| Sewage Ejector(s) | | | | | | | |
| Electric | 100% | | 2026 | \$64,900 | 4 | \$5,000 | |
| Backflow Preventer | | | | | | | |
| No Component | 80% | | | | | | |
| Generic | 20% | | 2036 | * * | 1 | \$1,500 | |
| | Other Observation, I | | Affected : | 10% | | | |
| | Location: Basemen | | | | | | |
| | Explanation : Dedi | cated To The Boiler | ·Plant | | | | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | LIFE | ** | | | |
| | Other Observation, I | | | | I | | |
| | | From 1st To 7th Flo | or, I Uni | t From Basement | To 7th F | loor | |
| | Explanation: 5 Un | its | | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | 1000/ | | 2051 | ملد بوائ | | 0.67.400 | |
| Generic | 100% | 1 /G, 1 = F | 2051 | * * | 1-5 | \$65,400 | |
| | Combination Sprinki | | | ea Affected : 1009 | % 0 | | |
| | | e Of Building Façad | | . 1 1000/ | | | |
| | No Backflow Preven | _ | irea Affec | tea : 100% | | | |
| G ' 11 | Location : Baseme | rii | | | | | |
| Sprinkler | 000/ | | | | | | |
| No Component | 80% | | 2051 | * * | 1.2 | ¢7.000 | |
| Generic | 20% | | 2051 | <i>~</i> * | 1-2 | \$7,000 | |
| Fire Pump | 1000/ | | 2040 | * * | 1 | ¢22.400 | |
| Generic | 100% | | 2040 | ~ ~ | 1 | \$23,400 | |

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

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

Page: 70

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 | | |
|-----------------------|----------------|----------------|--|--|
| Exterior Architecture | \$118,600 | \$1,149,200 | | |
| Interior Architecture | \$1,063,000 | \$2,854,600 | | |
| Electrical | \$1,197,800 | \$107,900 | | |
| Mechanical | \$969,200 | \$8,182,500 | | |
| Total | \$3,348,700 | \$12,294,200 | | |
| Importance Code A | \$118,600 | \$1,149,200 | | |
| Importance Code B | \$2,782,900 | \$9,517,500 | | |
| Importance Code C | \$447,200 | \$1,627,400 | | |
| Total | \$3,348,700 | \$12,294,200 | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-------------|-------------|-------------|
| Exterior Architecture | \$57,600 | | \$14,100 | |
| Interior Architecture | \$217,400 | \$45,700 | | \$190,200 |
| Electrical | \$109,200 | \$112,500 | \$132,900 | \$130,400 |
| Mechanical | \$500,900 | \$326,900 | \$575,300 | \$374,500 |
| Elevators/Escalators | \$593,000 | \$593,000 | \$593,000 | \$593,000 |
| Total | \$1,478,000 | \$1,078,100 | \$1,315,300 | \$1,288,000 |
| Importance Code A | \$105,500 | \$47,900 | \$64,500 | \$47,900 |
| Importance Code B | \$1,372,500 | \$1,006,200 | \$1,250,800 | \$1,240,200 |
| Importance Code C | | \$24,000 | | |
| Total | \$1,478,000 | \$1,078,100 | \$1,315,300 | \$1,288,000 |



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

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

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

Asset #: 13879

| Architecture | Curr | ent Repair | Futur | e Replacement | M | aintenance | |
|----------------------------|---------------------------|-----------------------------|------------|-----------------------|----------------|-----------------------|---------|
| ystem Component Type | % of Fail I Total (Yea | Date Estimated Cost ars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| xterior | • | | | | | | |
| Exterior Walls | | | | | | | |
| Masonry: Brick | 43% | | LIFE | * * | 5 | \$345,000 | |
| Metal/Glass Curt Wall | 50% | | LIFE | * * | 5 | \$752,100 | |
| Metal Coiling Doors | 2% | | 2044 | * * | 5 | \$50,100 | |
| Granite Panels | 3% | | LIFE | * * | 5 | \$18,100 | |
| Pre-Cast Concrete | 2% | | LIFE | * * | 5 | \$52,100 | |
| Windows | | | | | | | |
| Aluminum | 97% | | 2047 | * * | 5 | | |
| Metal Louvers | 3% | | 2040 | * * | 10 | | |
| Parapets | | | | | | | |
| Metal/Glass Curt Wall | 50% | | 2051 | * * | 5 | \$14,400 | |
| Metal Panel | 20% | | 2051 | * * | 5 | \$5,800 | |
| Metal Rail | 30% | | 2044 | * * | 5-10 | \$40,300 | |
| Roof | | | | | | | |
| IRMA/Protected | 100% | | 2036 | * * | 10 | \$118,600 | |
| Membrane | | | | | | | |
| | | last, Extent : Moderate, | | ected : 25% | | | |
| | | And 33th Floor Setback | | | | | |
| | | on, Extent : Light, Area | Affected | : 100% | | | |
| | Location: Thre | - | | | | | |
| | Explanation : 1 | Ethylene Propylene Die | ne Monoi | mer-(EPDM) Unde | er Insulai | tion | |
| Soffits | | | | | | | |
| Aluminum Sunshades | 20% | | 2040 | * * | 10 | \$13,500 | |
| | | on, Extent : N/A, Area A | lffected : | 100% | | | |
| | Location : At I | | | | | | |
| | | This Is Actually Metal A | | Awnings | | | |
| Metal Panel | 20% | | 2051 | * * | 5-10 | \$14,900 | |
| Stucco Cement | 60% | | 2044 | * * | 5 | \$16,200 | |
| terior | | | | | | | |
| Floors | | | | | | | |
| Carpet | 10% | | 2030 | \$2,539,600 | 3 | \$289,800 | |
| 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 | \$470,900 | |
| Wood | 2% | | 2059 | * * | 5 | \$54,300 | |

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

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

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 |
| nterior | • | | | • | | | | • |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 2% | | | 2040 | * * | 5 | \$48,000 | |
| Concrete Masonry Unit | 10% | Now | \$447,200 | LIFE | * * | 5 | \$96,000 | |
| - | Diagonal (| Cracks, Ex | tent : Moderate, Ar | ea Affect | ed : 5% | | | |
| | Location | : Bulkhead | d Stair A - Floors 3 | 2 And 33 | } | | | |
| | | | xtent : Moderate, A d Stair A - Floors 3 | | | | | |
| Glass: Single Pane | 2% | | | LIFE | * * | 5 | \$36,000 | |
| Gypsum Board | 73% | | | LIFE | * * | 5 | \$1,051,400 | |
| Granite Panels | 3% | | | LIFE | * * | J | Ψ1,021,100 | |
| Marble Panels | 5% | | | LIFE | * * | | | |
| Wood | 5% | | | LIFE | * * | 5 | \$480,100 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 85% | | | 2044 | * * | 5 | \$1,231,700 | |
| Exposed Struc: Steel | 5% | | | LIFE | * * | | | |
| Gypsum Board | 10% | | | LIFE | * * | 5 | \$181,100 | |
| Site Enclosure | | | | | | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2066 | * * | | | |
| | | | Extent : Light, Area | Affected | : 100% | | | |
| | Location | : South Sid | de Of Building | | | | | |
| | Explanat | ion : This I | Is A Concrete Wall | With A S | tone 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 | * * | | | |
| | | | Extent : N/A, Area A | ffected : | 100% | | | |
| | | : At Entry | | | | | | |
| | Explanat | ion : This | Is Actually Granite | Pavers | | | | |
| Parking/Driveway | 10007 | | | 2027 | عاب عاب | | | |
| Cast in Place Concrete | 100% | | | 2036 | * * | | | |

| Electrical | Current Repair | Future Replacemen | nt | M | aintenance | |
|-----------------------------|--|------------------------|--------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated C FY | ost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Air Circuit Breaker | 100% | 2051 | * * | 5 | \$5,000 | |
| | Other Observation, Extent : Light, Area | Affected : 100% | | | | |
| | Location : Electrical Room | | | | | |
| | Explanation: Five 4,000 Ampere Sien | ens Low Voltage Power | r Cire | cuit Bred | akers | |

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

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

Asset #: 13879

| Estimated Cost tent : Light, Area . Room Kilovolt-ampere | FY 2044 | ** : 100% | Cycle (Yrs) | Estimated Cost \$3,600 | Priority |
|---|--|--|---|--|---|
| Room | | | 5 | \$3,600 | |
| Room | | | 5 | \$3,600 | |
| Room | | | 5 | \$3,600 | |
| Room | Affected | : 100% | | | |
| | | | | | |
| Kilovolt-ampere | | | | | |
| | | | | | |
| | | | | | |
| | 2051 | * * | 5 | \$2,500 | |
| | | | | | |
| | 2051 | * * | 5 | \$10,200 | |
| | | | | | |
| | | * * | 1 | | |
| | 2051 | * * | 1 | | |
| | | | | | |
| | | * * | 5 | | |
| | 2047 | * * | 5 | \$21,700 | |
| | | | | | |
| | 2044 | * * | 1 | | |
| tent : Moderate, A | rea Affe | cted : 30% | | | |
| | | | | | |
| hase Of Electrical | Service | Is Not Functioning | 3 | | |
| | 2051 | * * | 1 | | |
| | | | | | |
| | 2044 | * * | 5 | \$400 | |
| Moderate, Area | Affected | : 50% | | | |
| ate In Garage Sal | ly Port | | | | |
| | 2044 | * * | 5 | \$21.100 | |
| \$51,900 | | * * | 5 | Ψ21,100 | |
| ψ51,500 | 2011 | | | | |
| ıt : Moderate. Are | a Affecte | ed : 50% | | | |
| | | | | | |
| 71 | | | | | |
| | | | | | |
| | LIFE | * * | 5 | \$14,200 | |
| | | | - | 4-1, | |
| | | | | | |
| | 2044 | * * | 1 | \$297,900 | |
| | | | <u> </u> | , | |
| | 2040 | * * | 1 | \$374.900 | |
| tent : Light. Area | | : 100% | 1 | \$27.1,200 | |
| | 55 - 512 50 | | | | |
| | ere Emer | gency Generators: | Full Loc | ad Test On | |
| | | | | | |
| | | | | | |
| | 2026 | \$2,400 | 5 | \$215,800 | |
| | tent: Light, Area Area Istent: Light, Area Area Istent: Light, Are | 2051 2044 2051 2047 2047 2047 \$75,800 2044 tent: Moderate, Area Affected hase Of Electrical Service 2051 2044 *Moderate, Area Affected ate In Garage Sally Port 2044 \$51,900 2044 at: Moderate, Area Affected erved In Bypass Mode LIFE 2044 2040 tent: Light, Area Affected erroad Test On Weekly Basis of | 2051 ** 2044 ** 2047 ** 2047 ** 2047 ** 2047 ** 2047 ** \$75,800 2044 ** tent: Moderate, Area Affected: 30% hase Of Electrical Service Is Not Functioning 2051 ** 2044 ** 2044 ** 2044 ** the in Garage Sally Port 2044 ** 2044 ** tot: Moderate, Area Affected: 50% ate In Garage Sally Port 2044 ** 2044 ** tot: Moderate, Area Affected: 50% erved In Bypass Mode LIFE ** 2044 ** 2040 ** 204 | 2051 ** 5 2051 ** 5 2044 ** 1 2051 ** 1 2047 ** 5 2047 ** 5 2047 ** 5 2047 ** 5 2047 ** 5 \$75,800 2044 ** 1 tent: Moderate, Area Affected: 30% hase Of Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 etale In Garage Sally Port 2044 ** 5 state In Garage Sally Port 2044 ** 5 totale In Garage Sally Port 2044 ** 5 LIFE ** 5 2044 ** 1 2040 ** 1 tent: Light, Area Affected: 100% etale In Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 2044 ** 5 2044 ** 1 2040 ** 1 tent: Light, Area Affected: 100% etale In Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 2044 ** 5 2044 ** 1 2040 ** 1 | 2051 ** 5 \$400 2051 ** 5 \$10,200 2044 ** 1 2051 ** 1 2047 ** 5 \$3,300 2047 ** 5 \$21,700 \$75,800 2044 ** 1 tent: Moderate, Area Affected: 30% Passe Of Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 5 \$400 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 1 \$297,900 2044 ** 1 \$374,900 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 1 \$297,900 2044 ** 1 \$374,900 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 2044 ** 1 \$297,900 2044 ** 1 \$374,900 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is Not Functioning 2051 ** 1 And Electrical Service Is |

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

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

Asset #: 13879

| Electrical | Current Repair | Future Replace | ement | M | | | | | | |
|--------------------------------|--|----------------------|---------|----------------|-----------------------|----------|--|--|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimate FY | ed Cost | Cycle (Yrs) | Estimated Cost | Priority | | | | |
| Stand-by Power Fuel Storage | | | | | | | | | | |
| Day Tank | 50% | 2047 | * * | 5 | | | | | | |
| J | Other Observation, Extent : Light, Area | | | | | | | | | |
| | Location: Penthouse | | | | | | | | | |
| | Explanation: 150 Gallons Rated Cap | | | | | | | | | |
| Main Tank | 50% | 2059 | * * | 5 | | | | | | |
| | Other Observation, Extent: Light, Area Affected: 100% | | | | | | | | | |
| | Location: Basement Lower Level 2 | 4-1 C | | | | | | | | |
| Lighting | Explanation: Two 10,000 Gallons Ra | іва Сарасну | | | | | | | | |
| 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 : Light, Area | Affected: 100% | | | | | | | | |
| | Location : Corridors, Lobby Explanation : Compact Fluorescent L | amns | | | | | | | | |
| Egress Lighting | Explanation . Compact Pluorescent E | итрѕ | | | | | | | | |
| Emergency, Service | 50% | 2036 | * * | 1 | | | | | | |
| Exit, LED | 50% | 2059 | * * | 1 | | | | | | |
| Exterior Lighting | | | | | | | | | | |
| Fluorescent | 10% | 2036 | ** | 10 | \$8,900 | | | | | |
| | Compact Fluorescent Light, Extent : Lig Location : Outside | ght, Area Affected : | 100% | | | | | | | |
| 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 | Explanation . Steel Lightning Roas | | | | | | | | | |
| Security System | | | | | | | | | | |
| No Component | 20% | | | | | | | | | |
| Generic | 80% | 2036 | * * | 1 | \$289,300 | | | | | |
| | Other Observation, Extent : Light, Area | ** | | | | | | | | |
| | Location: Public Spaces And Outside | | ~ | a , | | | | | | |
| | Explanation: Intrusion Alarm System | Ana Surveillance (| amera l | system | | | | | | |

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

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

Asset #: 13879

| Electrical | Current Rep | oair | Futur | e Replacement | M | aintenance | |
|-----------------------------|-------------------------------------|-------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date E Total (Years) | stimated 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 | l : 100% | | | |
| | Location : Fire Smoke | Dampers Are Fo | ailing Th | roughout The Buil | ding | | |
| | Other Observation, Exte | ent : Light, Area | Affected | : 100% | | | |
| | Location : Throughout | The Building | | | | | |
| | Explanation : Strobe L Detectors | ights, Manual Pi | ull Statio | ns, Alarm Bells, H | orns And | l Smoke | |

| Mechanical | Current Repair | Futui | e Replacement | M | | |
|---|---|-----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | 2051 | * * | 1 | | |
| | Other Observation, Extent : Location : Basement Vault | Light, Area Affected | : 100% | | | |
| | Explanation: Two 10,000 | Gallon Oil Tanks | | | | |
| Conversion Equipment Hot Water Boiler | 100% Other Observation, Extent: Location: 31st Floor Boile Explanation: 3 Dual Fuel | er Room | ** | 1 | \$478,700 | |
| Distribution | = = = | | | | | |
| Hot Wtr Piping/Pump | 100% | 2047 | * * | 4 | \$47,700 | |
| Terminal Devices | | | | | | |
| Air Handler | 20% | 2036 | * * | 1 | \$119,700 | |
| Convector/Radiator | 80% | 2044 | * * | 1 | \$250,100 | |
| | Other Observation, Extent: Location: Throughout Explanation: Hot Water B | | | | | |
| Air Conditioning | | | | | | |
| Energy Source | | | | | | |
| Electricity | 100% | 2053 | * * | 1 | | |

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

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

Asset #: 13879

| Mechanical | | Current I | М | 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 | | | | 2040 | * * | 1 | \$890,500 | | | | |
| | | | Extent : Light, Area | | l : 100% | | | | | | |
| | | | or Refrigeration Re | | | | | | | | |
| | | | xtent : Light, Area | | : 100% | | | | | | |
| | | | t Refrigeration Ro | | | | | | | | |
| | Explana | tion : 4 Rot | ary Scroll Compre | ssor Chil | lers And Plate He | at Exchar | ngers. | | | | |
| Interior Pkg Unit - Cooling | 15% | | | 2032 | \$2,275,900 | 2 | \$8,900 | | | | |
| _ | Other Ob: | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location | Location: 26th Through 30th Floors | | | | | | | | | |
| | Explana | tion : Water | · Sourced Package | d Air Coi | nditioning Equipm | ent | | | | | |
| Distribution | | | | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 100% | | | 2057 | * * | 4 | \$71,600 | | | | |
| | Other Obs | Other Observation, Extent: Light, Area Affected: 100% | | | | | | | | | |
| | Location | ı : Refriger | ation Equipment R | oom | | | | | | | |
| | Explana | tion : Inclu | des Condenser Wat | ter Pump | s And Piping | | | | | | |
| Terminal Devices | | | | | | | | | | | |
| Air Handler/Cool/Ht | 85% | | | 2036 | * * | 1 | \$508,900 | | | | |
| | | | xtent : Light, Area | Affected | : 100% | | | | | | |
| | | | igh 25th Floors | | | | | | | | |
| | | | eating Coils On Ai | r Handle | rs. | | | | | | |
| No Component | 15% | | | | | | | | | | |
| Heat Rejection | | | | | * | | | | | | |
| Water Cooling Tower | 100% | | | 2032 | \$4,845,800 | 2 | \$974,300 | | | | |
| /entilation | | | | | | | | | | | |
| Distribution | 1000/ | 3.7 | #0.42.700 | LIDE | * * | 2.5 | Φ.7.2.0.000 | | | | |
| Ductwork/Diffusers | | Now | \$842,700 | LIFE | | 2-5 | \$539,800 | | | | |
| | | | xtent : Severe, Are | а Ајјесте | a : 30% | | | | | | |
| | Location : Various Explanation : Normally Open Fire Smoke Dampers Are Failing In The Closed Position Due | | | | | | | | | | |
| | | | any Open Fire Sm Management Syste | | | | sea Position Due | | | | |
| Exhaust Fans | 10 1 4411 | y Buttuing | нанадетені Бузіс | m. Hara | vare ma sojiware | 133463. | | | | | |
| Interior | 10% | | | 2036 | * * | 2 | \$3,000 | | | | |
| Roof | 10% | | | 2036 | * * | 2 | \$3,000 | | | | |
| No Component | 80% | | | _ 52 | | _ | 42,000 | | | | |
| - · | Other Observation, Extent : Light, Area Affected : 0% | | | | | | | | | | |
| | Location: Throughout | | | | | | | | | | |
| | | tion : This (| Component Is Alrec | ady Acco | unted For Under T | The Cooli | ng Section Of | | | | |
| Plumbing | | | | | | | | | | | |
| H/C Water Piping | | | | | | | | | | | |
| Brass/Copper | 100% | | | 2051 | * * | 1 | | | | | |

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

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

Asset #: 13879

| Mechanical | Current Repa | ir Future | Replacement | M | | |
|-----------------------------|-------------------------------------|---------------------------|------------------|----------------|--|----------|
| System Component Type | % of Fail Date Est Total (Years) | imated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Water Heater With Tanks | | | | | | |
| Electric | 10% | 2026 | \$2,300 | 4 | | |
| | Other Observation, Exten | | 80% | | | |
| | Location : Lavatories A | | | 20 7 2 | 0 C II D | |
| | Explanation : Multiple I | <u> </u> | | |) Gallon Range. | |
| Gas Fired | 90% | 2026 | \$15,200 | 2 | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | 1000/ | | di di | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) | 1000/ | 2021 | 4104100 | | *** • • • • • • • • • • • • • • • • • • | |
| Non-Submersible | 100% | 2031 | \$192,100 | 4 | \$20,500 | |
| Sewage Ejector(s) | 1000/ | 2021 | 4.505.600 | | *** | |
| Electric | 100% | 2031 | \$502,300 | 4 | \$38,500 | |
| Backflow Preventer | 1000/ | 2026 | ماد ماد | | 450.200 | |
| Generic | 100% | 2036 | * * | 1 | \$59,300 | |
| Fixtures | 1000/ | | | | | |
| Generic | 100% | | | | | |
| Vertical Transport | | | | | | |
| Elevators | 000/ | LIPP | * * | | | |
| Gearless Traction | 90% | LIFE | | | | |
| | Other Observation, Exten | | | | | |
| | Location: 10 Passenger | , 2 rreigni, 4 Kesiricieu | 10 Juages | | | |
| | Explanation: 16 Units | | ale ale | | | |
| Hydraulic | 10% | LIFE | ** | | | |
| | Other Observation, Exten | | 10% | | | |
| | Location: Prisoner Elev | vators | | | | |
| | Explanation: 2 Units | | | | | |
| Escalators | 1000/ | TIPP | * * | | | |
| Over 20' Rise | 100% | LIFE | | | | |
| | Other Observation, Exten | | 100% | | | |
| | Location: 1st To 2nd Fl | oor | | | | |
| E' | Explanation: 2 Units | | | | | |
| Fire Suppression | | | | | | |
| Standpipe Generic | 100% | 2051 | * * | 1.5 | \$506,200 | |
| | 10070 | 2031 | | 1-5 | \$506,200 | |
| Sprinkler Generic | 1000/ | 2051 | * * | 1.2 | ¢271 200 | |
| | 100% | 2051 | | 1-2 | \$271,200 | |
| Fire Pump Generic | 100% | 2040 | * * | 1 | \$180,800 | |
| Generic | 10070 | 2040 | | 1 | \$180,800 | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$5,613,200 | \$578,000 |
| Interior Architecture | \$4,864,900 | \$10,989,700 |
| Electrical | \$765,600 | \$1,477,100 |
| Mechanical | \$608,500 | \$20,139,200 |
| Total | \$11,852,400 | \$33,184,000 |
| Importance Code A | \$5,613,200 | \$578,000 |
| Importance Code B | \$5,598,900 | \$22,327,600 |
| Importance Code C | \$640,200 | \$10,278,400 |
| Total | \$11,852,400 | \$33,184,000 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$17,600 | \$38,200 | | \$36,300 |
| Interior Architecture | \$258,400 | \$10,500 | \$54,300 | \$165,400 |
| Electrical | \$47,100 | \$48,100 | \$62,700 | \$75,400 |
| Mechanical | \$287,400 | \$192,500 | \$313,300 | \$167,800 |
| Elevators/Escalators | \$148,500 | \$148,500 | \$148,500 | \$148,500 |
| Total | \$759,000 | \$437,700 | \$578,700 | \$593,400 |
| Importance Code A | \$67,300 | \$87,900 | \$49,700 | \$87,300 |
| Importance Code B | \$691,600 | \$349,900 | \$504,300 | \$506,100 |
| Importance Code C | | | \$24,800 | |
| Total | \$759,000 | \$437,700 | \$578,700 | \$593,400 |



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

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

Asset #: 2058

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

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

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

Asset #: 2058

| Architecture | | Current l | Repair | Futur | e Replacement | M | aintenance | | | |
|--|--|--|-------------------------------------|-------------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Exterior | | | | | | | | | | |
| Roof | 500/ | | 44.450.500 | • • • • | * * | | | | | |
| Built-Up (BUR) | | Now Extent : Mod | \$1,259,500 derate, Area Affecte | 2042 2042 | * * | | | 1 | | |
| | | мені . mod 1 : Through | *** | u . 30/0 | | | | | | |
| | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20% | | | | | | | | | |
| | Location : Throughout Split/Cracked, Extent : Severe, Area Affected : 15% | | | | | | | | | |
| | • | Location : Throughout | | | | | | | | |
| | _ | | Extent : Severe, Ared | a Affecte | d : 15% | | | | | |
| | | Location : Throughout Water Penetration, Extent : Severe, Area Affected : 20% | | | | | | | | |
| | | Location: Main Roof And Lower Roofs | | | | | | | | |
| | | | : Severe, Area Affe | | 10% | | | | | |
| | | ı : Through | | | | | | | | |
| Cast in Place Concrete | 20% | | | LIFE | * * | | | | | |
| | | place Evide 1 : Roof Pai | ent, Extent : N/A, A rking | rea Affec | eted : 10% | | | | | |
| Modified Bitumen | 20% | | | 2037 | * * | 10 | \$36,300 | | | |
| Soffits | | | | | | | | | | |
| Masonry: Limestone | 70% | | | LIFE | * * | 5 | | | | |
| Stucco Cement | 30% | | | 2037 | * * | 5 | | | | |
| Interior | | | | | | | | | | |
| Floors | 220/ | 0.2 | ¢242.000 | 2020 | ¢4.075.000 | 2 | £417.200 | | | |
| Carpet | 33% | | \$243,800 amage, Extent : Lig | 2028 | \$4,875,800 | 3 | \$417,300 | | | |
| | | r/impaci D i : Through | - | <i>қпі, А</i> геи | Affected . 2076 | | | | | |
| Cost in Place Compute | 15% | | | LIEE | * * | | \$276,600 | | | |
| Cast in Place Concrete Ceramic Tile | 13% 7% | | | LIFE 2041 | * * | 5 5 | \$276,600 | | | |
| Terrazzo | 10% | | | LIFE | * * | 5 | \$65,900 | | | |
| Vinyl Tile | 25% | | \$1,730,900 | 2042 | * * | 3 | \$79,000 | | | |
| villyl The | - | | | | | 3 | \$79,000 | | | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 30% Location : Corridors, 3rd, 4th, Lower Mezzanine Levels, Basement | | | | | | | | | |
| | | | tent : Severe, Area | | | | | | | |
| | _ | 1 : Through | | -,,,,, | . 2070 | | | | | |
| Vinyl Tile | 10% | | | 2037 | * * | 3 | \$31,600 | | | |
| ·, · | | | Extent : N/A, Area A | | 10% | 5 | Ψ21,000 | | | |
| | | | or Court Rooms, 2n | | | | | | | |

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

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

Asset #: 2058

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

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

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

Asset #: 2058

| Architecture | | Current Repair | | | 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 | Location Staining/L Location Water Per | Crumbling 1 : Through Discoloring 1 : Through | , Extent : Moderate out xtent : Moderate, A | , Area A | ffected : 5% | * * | 5 | \$210,800 | | |
| , T'1 C , I | | | | 20.45 | | * * | | Φ107 400 | | |
| AcousTileSusp.Lay-In | Broken/M Location Staining/I Location Water Per Location Worn/Ero | n: Through Discoloring n: Through netration, E n: 7th And | : Moderate, Area A | , Area A l Floor rea Affe | ffected : 25% | | 5 | \$105,400 | | |
| Exposed Struc: Concrete | 30% | Now | \$1,877,700 | LIFE | | * * | 5 | \$39,500 | | |
| 1 | Cracking/ Location Staining/L Location Water Per | Crumbling 1: 10th Flo Discoloring 1: 10th Flo netration, E | Extent : Severe, A or Extent : Severe, A | rea Affec rea Affec 1 Affectec | eted : 15% | | | | | |
| Gypsum Board | 5% | 0-2 | \$14,600 | LIFE | | * * | 5 | \$52,700 | | |
| 31 | | Crumbling 1 : Through | , Extent : Light, Are out | ea Affecti | ed : 12% | | | | | |
| Site Enclosure | | | | | | | | | | |
| Fence/Gates Aluminum Rail | Location | | Extent : N/A, Area A d Railing | 2045 Effected : | 100% | ** | 5-10 | | | |
| Site Pavements | | | | | | | | | | |
| Public Sidewalk Cast in Place Concrete | 100% | | | 2045 | | * * | | | | |
| Parking/Driveway Cast in Place Concrete | 100% | | | 2037 | | ** | | | | |

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

Under 600 Volts

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

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

Asset #: 2058

| Electrical | Curr | ent Repair | Futur | e Replacement | М | aintenance | | | |
|---------------------------------------|--|---|--------------------|-------------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail I Total (Yea | Date Estimated Cost ars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Under 600 Volts Service Equipment | | | | | | | | | |
| Air Circuit Breaker | 100% | | 2052 | * * | 5 | \$2,600 | | | |
| 7 III Circuit Breaker | | on, Extent : Light, Area | | : 100% | J | Ψ2,000 | | | |
| | Location : Elec | - | 33 | | | | | | |
| | Explanation: | One 4000 Ampere Mair | n Disconn | ect Switch | | | | | |
| Transformers | | * | | | | | | | |
| Dry Type | 100% | | 2045 | * * | 5 | \$1,800 | | | |
| | Other Observati | on, Extent : Moderate, | Area Affe | cted : 100% | | | | | |
| | Location : Electrical Closet And Mechanical Room | | | | | | | | |
| | Explanation: | Five 15 Kilovolt Amper | e 480 Hig | gh Voltage - 208/12 | 0 Low V | oltage | | | |
| 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% No | w \$129,800 | 2052 | * * | 5 | \$700 | | | |
| | - | rable, Extent : Severe, chanical Room 10th Flo | | cted : 100% | | | | | |
| Motor Control Center | 5% 2-4 | \$64,900 | 2052 | * * | 5 | \$300 | | | |
| | Enclosure Corro Location : Med | ded, Extent : Moderate chanical Room | e, Area A <u>f</u> | fected : 100% | | | | | |
| Variable Frequency | 20% | | 2045 | * * | | | | | |
| Drive | | | | | | | | | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| Generic | 50% | | LIFE | * * | 5 | \$3,700 | | | |
| | Other Observati | on, Extent : Light, Area | a Affected | : 100% | | | | | |
| | Location: Bas | ement | | | | | | | |
| | Explanation: | Water Main | | | | | | | |
| Generic | 50% | | LIFE | * * | 5 | \$3,700 | | | |
| | Other Observati | on, Extent : Light, Area | a Affected | : 100% | | . , | | | |
| | | er Main Basement | | | | | | | |
| | Explanation: | Water Main | | | | | | | |
| Stand-by Power | - | | | | | | | | |
| Transfer Switches | | | | | | | | | |
| Automatic | 100% | | 2045 | * * | 1 | \$154,500 | | | |
| Note · All component renairs \$ estin | atas ana in aumont d | allaws and ave not escalat | tad for not | antial future inflation | | | | | |

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

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

Asset #: 2058

| Electrical | Current Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power | | | | | | |
| Generators | | | | | | |
| Diesel | 100% | 2041 | ** | 1 | \$194,400 | |
| | Other Observation, Extent : Light, Area Location : Roof | a Affected | : 100% | | | |
| | Explanation: One 1500 Kilowatts | | | | | |
| Batteries | | | | | | |
| Lead/Acid | 100% | 2026 | \$2,400 | 5 | \$18,600 | |
| Fuel Storage | | | | | | |
| Day Tank | 50% | 2048 | * * | 5 | | |
| | Other Observation, Extent : Light, Are | a Affected | : 100% | | | |
| | Location: Generator Room Roof | | | | | |
| | Explanation: One 275 Gallons | | | | | |
| Main Tank | 50% | 2035 | * * | 5 | | |
| | Other Observation, Extent : Light, Are | a Affected | : 100% | | | |
| | Location: Basement | | | | | |
| | Explanation: One 10,000 Gallon | | | | | |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 20% | 2037 | * * | 10 | \$92,100 | |
| | Other Observation, Extent: Light, Are | | | | | |
| | Location: Basement, 10th Floor And | і Еїестіса | l Closet | | | |
| | Explanation: Using T-12 Lamps | | | | | |
| Fluorescent | 20% | 2037 | ** | 10 | \$92,100 | |
| | Compact Fluorescent Light, Extent : L Location : Throughout The Buildng | ight, Area | Affected : 100% | | | |
| LED | 60% | 2040 | * * | | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 30% | 2040 | * * | 1 | | |
| Emergency, Service | 20% | 2027 | \$61,300 | 1 | | |
| Exit, LED | 40% | 2067 | * * | 1 | | |
| Exit, Service | 10% | 2027 | \$21,400 | 1 | | |
| Exterior Lighting | | | | | | |
| HID | 10% | 2027 | \$232,100 | 10 | \$200 | |
| No Component | 90% | | | | | |
| Alarm | | | | | | |
| Security System | 000/ | | | | | |
| No Component | 80% | 2022 | 002.400 | 1 | #10.000 | |
| Generic | 10% | 2032 | \$93,400 | 1 | \$18,800 | |
| | Other Observation, Extent: Light, Are | | : 100% | | | |
| | Location: Inside And Outside The Bu | _ | | | | |
| | Explanation : CCTV Surveillance Ca | | | | . | |
| Generic | 10% | 2027 | \$93,400 | 1 | \$18,800 | |
| | Other Observation, Extent: Light, Are. | a Affected | : 100% | | | |
| | Location: Hallways And Exit Doors | ~ | | | | |
| | Explanation : Intrusion Alarm And M | totion Sen | sor | | | |

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

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

Asset #: 2058

| Electrical | Current Repair | Future Replacement | Maintenance | |
|-----------------------------|--|-----------------------------|--------------------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cos | t Cycle Estimated Cos (Yrs) | Priority |
| Alarm | | | | |
| Fire/Smoke Detection | | | | |
| No Component | 70% | | | |
| Generic, Digital | 30% | 2032 \$384,900 | 0 1-3 \$92,800 |) |
| | Other Observation, Extent : Light, Are | a Affected : 100% | | |
| | Location: Throughout The Building | | | |
| | Explanation : Strobes, Bell, Horn, Sn | noke Detector, Pull Box Sta | tion And Fire Alarm Panel | |

| Mechanical | Current Repair | Future Replacement | М | aintenance | | | | | | |
|-----------------------------|---|-----------------------------|----------------|-----------------------|----------|--|--|--|--|--|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority | | | | | |
| Heating | | | | | | | | | | |
| Energy Source | | | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | 2052 ** | 1 | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location: Basement | | | | | | | | | |
| | Explanation: No. 2 Fuel Tank Also Generator. Capacity Of Each Tank | | or Emerg | ency Diesel | | | | | | |
| Conversion Equipment | | | | | | | | | | |
| Steam Boiler | 100% | 2037 ** | 1 | \$497,200 | | | | | | |
| | Other Observation, Extent : Light, Ar | ea Affected : 90% | | | | | | | | |
| | Location: 10th Floor | | | | | | | | | |
| | Explanation: 2 Units. 2 Instantaneo | ous Heat Exchangers Convert | t Steam To | Hot Water | | | | | | |
| Distribution | | | | | | | | | | |
| Hot Wtr Piping/Pump | 90% | 2040 ** | 4 | \$33,400 | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 90% | | | | | | | | | |
| | Location : Basement Through 9th Floor | | | | | | | | | |
| | Explanation: Hot Water Used For I | Preheat Coils And Perimeter | Radiators | ï | | | | | | |
| Steam Piping/Pump | 10% | 2042 ** | | | | | | | | |
| 1 8 1 | Other Observation, Extent : Light, Ar | ea Affected : 10% | | | | | | | | |
| | Location: 10th Floor | | | | | | | | | |
| | Explanation: 10th Floor Uses Steam | n For Heating. Other Floors | Use Hot | Water. | | | | | | |
| Terminal Devices | - | | | | | | | | | |
| Air Handler | 30% | 2032 \$2,808,300 | 1 | \$93,100 | | | | | | |
| Convector/Radiator | 30% | 2037 ** | 1 | \$48,600 | | | | | | |
| Fan Coil Unit/Heat | 40% | 2032 \$4,933,300 | 1 | \$64,900 | | | | | | |
| Air Conditioning | | | | | | | | | | |
| Energy Source | | | | | | | | | | |
| Electricity | 100% | 2040 ** | 1 | | | | | | | |

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

Note:

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

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

Asset #: 2058

| Mechanical | | Current | Repair | Future | Replacement | М | aintenance | |
|---------------------------------|---------------|----------------------|---|-------------------|-----------------------|----------------|-------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| ir Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chille | | | | 2045 | * * | 1 | \$326,000 | |
| | | | Extent : Light, Area | a Affected | : 100% | | | |
| | | n : Chillers | | | | | | |
| | | | Extent : Light, Area | Affected : | 100% | | | |
| | Location | - | | | | | | |
| | Operation | onal Yet. Di | its From 2013 In 10 d Not Signed Off C | | it. | er On Th | | |
| Centrifugal, Elec Chille | | | \$608,500 | 2041 | * * | 1 | \$146,700 | |
| | | | ng, Extent : Moder | | | | | |
| | | | or Boiler Room. Oi | | | | t Motor Contol | |
| | | | Panel Was Damage Extent : Moderate, A | | | .00J | | |
| | | | or Mechanical Roc | | ica . 100/0 | | | |
| | Explana | tion : One | Out Of The Three C | Chillers Is | | | ırnt Contol Panel | |
| Exterior Pkg Unit - | 5% | | er Leaking Directly | 2037 | ** | 2 | \$1,500 | |
| Cooling | 370 | | | 2037 | | 2 | \$1,500 | |
| Cooming | Other Obs | | Extent : Light, Area | Affected : | 1% | | | |
| Split Unit | Explana 5% | | its Used For Eleva | tor Machi 2037 | ne Rooms. | | | |
| Distribution | 570 | ' | | 2037 | | | | |
| CW & CHW Wtr | 98% | | | 2052 | * * | 4 | \$36,400 | |
| Pipe/Pump | ,,,, | | | _00_ | | · | φεο, | |
| CW & CHW Wtr | 2% | 0-2 | \$1,600 | 2042 | * * | 4 | \$500 | |
| Pipe/Pump | | | | | | | | |
| | | _ | Extent : Moderate, or Boiler Room. Bi | | | lene Glyc | col Piping. | |
| | | | : Moderate, Area A | | | • | | |
| | | | or Mechanical Roc | | | ol Piping | g | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 50% | | | 2037 | * * | 1 | \$155,200 | |
| Fan Coil - 4 Pipe | 50% | | | 2032 | \$9,460,700 | 1 | \$81,100 | |
| Heat Rejection | | | | | - | | | |
| Water Cooling Tower | 100% | | | 2036 | * * | 2 | \$505,200 | |
| _ | Other Obs | servation, E | Extent : Light, Area | Affected : | 100% | | | |
| | Location | ı:Roof | | | | | | |
| | Explana | tion : 2 Un | its Installed In 201 | 3 Same Ti | me As Chillers In | The 10th | n Floor. | |
| 7 41 41 | | | | | | | | |
| Ventilation Pentilation | | | | | | | | |
| Distribution | | | | | | | | |
| Distribution Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$279,900 | |
| Distribution | 100% | | | 2032 | * * | 2-5 | \$279,900 | |

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

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

Asset #: 2058

| Mechanical | Current Repair | Future Replac | ement | M | aintenance | |
|-----------------------------|---|-----------------------|------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimat FY | ted Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| H/C Water Piping | | | | | | |
| Brass/Copper | 10% | 2052 | * * | 1 | | |
| Galvanized Steel | 90% | 2037 | * * | 1 | | |
| | Other Observation, Extent : Light, Are | ea Affected : 100% | | | | |
| | Location: Basement | | | | | |
| INVIII (F. 1 | Explanation : In Line Pressure Boos | ter Pump For Dome | estic Cold | Water. | | |
| HW Heat Exchanger | 1000/ | 2052 | * * | | | |
| HTHW/HW | 100% Other Observation, Extent : Moderate | 2052 | | | | |
| | Location : Basement | , Area Affectea : 100 | 170 | | | |
| | | | | | | |
| Sanitary Piping | Explanation: 2 Units | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | 10070 | LIFE | | 1 | | |
| Cast Iron | 95% | LIFE | * * | 1 | | |
| Cast Iron | 5% 0-2 \$4,400 | | * * | 1 | | |
| Cast Iron | Leak Evident, Extent : Severe, Area Af | | | 1 | | |
| | Location: Roof Above 8th Floor. Dr | • | Directly ' | To The Fl | oor Underneath | |
| | Water Damage Noticeable. | um I iping Beuming | 2 | | oor onwerneum. | |
| Sump Pump(s) | - | | | | | |
| Non-Submersible | 100% | 2037 | * * | 4 | \$15,900 | |
| Sewage Ejector(s) | | | | | | |
| Electric | 100% | 2037 | * * | 4 | \$30,000 | |
| Backflow Preventer | | | | | | |
| Generic | 100% | 2037 | * * | 1 | \$30,700 | |
| Fixtures | 1000/ | | | | | |
| Generic | 100% | | | | | |
| Vertical Transport | | | | | | |
| Elevators | 90% | LIEE | * * | | | |
| Geared Traction | 90% Other Observation, Extent : Light, Are | LIFE | | | | |
| | Location: 6 Units From Lower Mezz Floor, 1 Unit From Basement To 10th | zanine To 9th Floor, | 4 Units F | From Bas | ement To 9th | |
| | Explanation: 11 Units | | | | | |
| Hydraulic | 10% | LIFE | * * | | | |
| • | Other Observation, Extent : Light, Are | ea Affected : 100% | | | | |
| | Location : 4th Floor Is Sufficient | | | | | |
| | Explanation: 2 Units | | | | | |
| Escalators | | | | | | |
| Under 20' Rise | 100% | LIFE | * * | | | |
| | Other Observation, Extent : Light, Are | | | | | |
| | Location : Two Units From Low Mez 1st Floor, Two Units From 1st To 2n Explanation : 6 Units | | e, Two U | Inits Froi | n Mezzanine To | |
| Fire Suppression | | | | | | |
| Standpipe | | | | | | |
| Generic | 100% | 2058 | * * | 1-5 | \$253,100 | |

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

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

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

Asset #: 2058

| lechanical | Current Repair | Future Repla | acement | M | aintenance | |
|----------------------------|---|----------------------------|-------------|----------------|-----------------------|----------|
| ystem Component Type | % of Fail Date Estimat Total (Years) | ed Cost Year Estima | ated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| re Suppression | | | | | | |
| Sprinkler | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% | 2052 | * * | 1-2 | \$42,200 | |
| | Other Observation, Extent : Li | ght, Area Affected : 30% | | | | |
| | Location : Garage, Basemen | t, Cellar 1st And 2nd Floo | r | | | |
| | Explanation : Deluge System 2nd Floor. | For The Garage. Dry Sys | stem For Ce | ellar, Bas | ement 1st And | |
| Fire Pump | | | | | | |
| Generic | 100% | 2028 | \$475,000 | 1 | \$93,700 | |

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : BRONX HALL OF JUSTICE
Address : 265 EAST 161 STREET

Borough : BRONX Agency's Number : N/A

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

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

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

Block : 2444 Lot : 32 BIN : 2113095

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,184,800 | \$5,670,400 |
| Interior Architecture | \$4,427,500 | \$4,005,000 |
| Electrical | \$81,600 | \$13,527,400 |
| Mechanical | \$12,746,100 | \$48,257,800 |
| Total | \$18,440,000 | \$71,460,600 |
| Importance Code A | \$1,184,800 | \$5,670,400 |
| Importance Code B | \$15,368,000 | \$64,728,200 |
| Importance Code C | \$1,887,200 | \$1,061,900 |
| Total | \$18,440,000 | \$71,460,600 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-----------|-----------|-----------|
| Exterior Architecture | \$70,300 | | _ | _ |
| Interior Architecture | \$625,400 | | \$73,300 | \$171,300 |
| Electrical | \$169,700 | \$119,900 | \$131,200 | \$133,600 |
| Mechanical | \$207,100 | \$402,700 | \$243,500 | \$403,600 |
| Site Pavements | \$28,800 | | | |
| Elevators/Escalators | \$202,100 | \$202,100 | \$202,100 | \$202,100 |
| Total | \$1,303,400 | \$724,800 | \$650,200 | \$910,700 |
| Importance Code A | \$106,500 | \$36,200 | \$36,200 | \$36,200 |
| Importance Code B | \$1,176,900 | \$688,600 | \$568,100 | \$874,500 |
| Importance Code C | \$20,100 | | \$45,900 | |
| Total | \$1,303,400 | \$724,800 | \$650,200 | \$910,700 |



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

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

Asset #: 14315

| rchitecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|----------------------------|---------------|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| rstem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Metal/Glass Curt Wall | 63% | | | LIFE | * * | 5 | \$1,539,500 | |
| Metal Panel | 20% | | | 2043 | * * | 5-10 | \$896,000 | |
| Metal Sect. OHD | 2% | | \$46,900 | 2038 | * * | 5 | \$20,400 | |
| | | issing Elem 1 : West Fac | ents, Extent : Mod cade | erate, Ar | ea Affected : 10% | | | |
| Pre-Cast Concrete | 14% | | | LIFE | * * | 5 | \$593,000 | |
| Pre-Cast Concrete | 1% | 0-2 | \$23,400 | LIFE | * * | 5 | \$21,200 | |
| | 0 | | ed, Extent : Severe, Base Of Building | Area Affe | ected : 50% | | · | |
| Windows | | | | | | | | |
| Metal Louvers | 10% | | | 2036 | * * | 10 | | |
| No Component | 90% | | | | | | | |
| Parapets | | | | | | | | |
| Metal Panel | 10% | | | 2043 | * * | 5 | \$7,700 | |
| Metal Rail | 90% | | \$118,600 | 2038 | * * | 5 | \$126,500 | |
| | | /Rusting, E 1 : Through | xtent : Moderate, A out | lrea Affe | cted : 15% | | | |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 4% | | | 2033 | \$387,000 | 10 | \$16,500 | |
| | | | nt, Extent : N/A, Arc | | | | | |
| | Location | 1 : 10th Flo | or Penthouse And | 7th Floor | Balconies | | | |
| Metal Panel | 4% | | | 2038 | * * | 10 | \$30,300 | |
| Modified Bitumen | 65% | | | 2033 | \$2,905,300 | 10 | \$268,200 | |
| Plaza Roof: Stone Pane | ls 25% | | | 2059 | * * | | | |
| | | | Extent : N/A, Area A Level Plaza Roof C | | | | | |
| | Explana | tion : Recei | nt Replacement Evi | dent | | | | |
| Skylight, Metal/Glass | 2% | | | 2043 | * * | 10 | \$27,500 | |
| Soffits | | | | | | | | |
| Metal Panel | 100% | | | 2043 | * * | 5-10 | | |

Interior

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

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

Asset #: 14315

| Architecture | Current | Repair | Future | Replacement | M | aintenance | |
|----------------------------|--|--|--------------|--------------------|----------------|-----------------------|----------|
| ystem Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Floors | | | | | | | |
| Carpet | 30% 0-2 | \$576,500 | 2029 | \$5,764,600 | 3 | \$493,400 | |
| | Punct/Tear/Impact I | - | oderate, A | rea Affected : 20% | % | | |
| | Location: 8th And | | | | | | |
| Cast in Place Concrete | 10% Now | \$924,100 | LIFE | * * | 5 | \$239,800 | |
| | Cracking/Crumbling | | ea Affectea | d : 2% | | | |
| | Location : Baseme | | | 20 1 250/ | | | |
| | Loose/Delam Surfac | | e, Area Af | fected: 25% | | | |
| | Location: Boiler | | 100 1 | 250/ | | | |
| | Paint Peeling, Exter | n : Moaerate, Area . or Machine Room 10 | | 25% | | | |
| | | | | 50/ | | | |
| | Water Penetration, I Location : Switchs | | Ајјестеа : | 370 | | | |
| C 'T' | | gear Room | 2026 | * * | - | Φ 7.4.000 | |
| Ceramic Tile | 5% | | 2036 | * * | 5 | \$54,800 | |
| Granite Panels | 15% 5% | | LIFE LIFE | * * | 5 1 | \$246,700 | |
| Steel Plate | Other Observation, | Extent : N/A Area A | | | 1 | | |
| | Location : Stairwe | | ујестей . 1 | 10070 | | | |
| | | : Is Actually Stainles | s Steel Tre | eads And Risers | | | |
| Terrazzo | 30% | is itermany sources | LIFE | * * | 5 | \$513,900 | |
| TCHazzo | Cracking/Crumbling | Frient · Light Are | | 1 · 2% | 3 | \$313,700 | |
| | | or And L2 Basement | | . 270 | | | |
| Vinyl Tile | 5% | | 2033 | \$1,500,700 | 3 | \$27,400 | |
| Interior Walls | | | | \$1,000,700 | | <i>\$27,.00</i> | |
| Cast in Place Concrete | 10% | | LIFE | * * | 10 | \$459,300 | |
| Cast Stone/Terra Cotta | 10% | | LIFE | * * | 10 | \$689,000 | |
| Ceramic Tile | 5% | | 2036 | * * | 5 | \$91,900 | |
| Gypsum Board | 63% 4+ | \$321,000 | LIFE | * * | 5 | \$694,500 | |
| | Broken/Missing Ele | ments, Extent : Mod | erate, Ared | a Affected : 1% | | | |
| | Location : Elevato | or Room 1031 | | | | | |
| | Recent Repair Evide | | | | | | |
| | Location: Under | 7th Floor Balconies | At Stairwe | ells | | | |
| Granite Panels | 2% | | LIFE | * * | 10 | \$14,700 | |
| Plaster | 5% | | LIFE | * * | 5-10 | \$78,100 | |
| | Recent Repair Evide | | | d : 5% | | | |
| | Location: Ramp A | 1rea At Jury Waiting | Room | | | | |
| Wood | 5% | | LIFE | * * | 5 | \$734,900 | |

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

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

Asset #: 14315

| Architecture | Current Repair | | Futur | Future Replacement | | Maintenance | | |
|-----------------------------|----------------|-----------------------------|--------------------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Ceilings | 500/ | 4. | Ø100 (00 | 2020 | יט יט | - | #274 100 | |
| AcousTileSusp.Lay-In | 50% | | \$180,600 | 2038 | ** | 5 | \$274,100 | |
| | | ussing Eiem n : Basemer | ients, Extent : Mod | erate, Ar | еа Ајјестеа : 10% | | | |
| | | | | ag Affagt | ad : 50/ | | | |
| | | n : Basemer | , Extent : Light, Ar | еа Ајјеси | ea : 5% | | | |
| | | | | | | - 10 | ** | |
| Exposed Struc: Concrete | | | | LIFE | ** | 5-10 | \$109,600 | |
| Gypsum Board | 40% | | | LIFE | ** | 5-10 | \$1,507,500 | |
| | | | nt, Extent : N/A, Ar | ea Affect | ed : 2% | | | |
| | | | r At Stairwells | | | | | |
| Metal Panel | 2% |) | | LIFE | * * | 5 | \$54,800 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 100% | | | 2043 | * * | | | |
| Free Standing Walls | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2077 | ** | | | |
| | | | Extent : N/A, Area A | Iffected : | 100% | | | |
| | | n : Through | | | | | | |
| D | Explana | ttion : Recei | nt Replacement Evi | ident | | | | |
| Retaining Walls | 1000/ | | | 2077 | * * | | | |
| Cast in Place Concrete | 100% | | | 2077 | | | | |
| | | servation, E n : Through | Extent : N/A, Area A | <i>престеи</i> . | 100/0 | | | |
| | | _ | out Site nt Replacement Evi | idant | | | | |
| Site Pavements | Ехрійни | nion . Recei | ні керійсетені Елі | шені | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 4+ | \$23,400 | 2038 | * * | | | |
| Cast III I face Concrete | | | Extent : Light, Are | | ed · 2% | | | |
| | | n : Through | | su 1133 ccic | . 270 | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 85% | | | 2038 | * * | | | |
| Pavers/Stone | 15% | | | 2036 | * * | | | |
| Parking/Driveway | 1570 | | | 2000 | | | | |
| Cast in Place Concrete | 100% | 4+ | \$5,400 | 2038 | * * | | | |
| | | | Extent : Light, Are | | d : 5% | | | |
| | _ | n : North O | _ | 33 | | | | |
| Activity Yard | | | | | | | | |
| Pavers/Stone | 100% |) | | 2046 | * * | | | |
| 2 222. 300.0 | | | Extent : N/A, Area A | | 90% | | | |
| | | n : Through | | 00 | | | | |
| | | _ | nt Replacement Evi | dont | | | | |

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

Under 600 Volts

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

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

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

Asset #: 14315

| Electrical | Current R | Current Repair Future Rep | | e Replacement | Ma | Maintenance | |
|---|---|---------------------------------------|----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts Service Equipment Fused Disc Sw | 100% Other Observation, Ex | Room | | | 5 | \$3,100 | |
| Transformers Dry Type | Explanation: Four S 100% Other Observation, Ex Location: Througho Explanation: Variou | tent : N/A, Area A ut The Building | 2038 | * * | 5 | \$2,700 | |
| Switchgear / Switchboard Fused Disc Sw | 100% | 8 | 2043 | * * | 5 | \$3,100 | |
| Raceway Conduit Panelboards | 100% | | 2043 | * * | 1 | | |
| Fused Disc Sw Molded Case Bkrs | 10% 90% | | 2041 2041 | * * | 5 5 | \$1,700 \$17,400 | |
| Wiring Thermoplastic | 100% | | 2043 | * * | 1 | | |
| Motor Controllers Locally Mounted Motor Control Center Variable Frequency | 10% 60% 15% Now | \$26,000 | 2038 2038 2046 | ** | 5 5 | \$500 \$12,000 | |
| Drive | Mech. Misoperation, I Location : Mechanic | - | a Affecte | d : 10% | | | |
| Variable Frequency Drive | 15% | | 2050 | * * | | | |
| | Recent Installation, Ex Location: Mechanic | | 1ffected : | 100% | | | |
| Ground Grounding Devices Generic | 100% | | LIFE | * * | 5 | \$21,500 | |
| Stand-by Power Transfer Switches Automatic | 100% Other Observation, Ex Location : At Variou. | s Locations | 2038 Iffected : | ** | 1 | \$225,400 | |
| Generators Diesel | Explanation : Multip 100% Other Observation, Ex Location : Sub-baser Explanation : Two 80 | stent : N/A, Area A ment Garage | | ** | 1 | \$283,700 | |
| Batteries Nickel Cadmium | 100% | oo imonuu Gener | 2026 | \$2,400 | 5 | \$163,300 | |

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

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

Asset #: 14315

| Electrical | Current Repair | Futui | e Replacement | M | | |
|-----------------------------|--|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | st Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power | | | | | | |
| Fuel Storage | | | | | | |
| Day Tank | 100% | 2041 | * * | 5 | | |
| | Other Observation, Extent: N/A, Area | a Affected : | 100% | | | |
| | Location : Sub-basement Garage | | | | | |
| | Explanation: 275 Gallons | | | | | |
| Lighting | | | | | | |
| Interior Lighting | 6007 | 2022 | \$6.626.400 | 10 | 0.402.100 | |
| Fluorescent | 60% | 2033 | \$6,626,400 | 10 | \$403,100 | |
| | T-8 Lamps And Fixtures, Extent: Ligi Location: Throughout The Building | | ected : 100% | | | |
| Incandescent | 20% | 2033 | \$2,443,500 | 2 | \$3,300 | |
| | Other Observation, Extent : N/A, Are, Location : Throughout The Building Explanation : Halogen Lamps | | 100% | | | |
| LED | 20% | 2038 | * * | | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 50% | 2033 | \$223,600 | 1 | | |
| Exit, Battery | 50% | 2033 | \$514,200 | 10 | \$24,700 | |
| Exterior Lighting | | | | | | |
| LED | 30% | 2038 | * * | | | |
| No Component | 70% | | | | | |
| Lightning Protection | | | | | | |
| Arresters/Cabling | | | | | | |
| Generic | 100% | 2048 | * * | 5 | \$4,300 | |
| Alarm | | | | | | |
| Security System | | | | | | |
| Generic | 100% | 2033 | \$1,362,600 | 1 | \$273,600 | |
| | Other Observation, Extent: N/A, Area Location: Throughout The Building | | 100% | | | |
| | Explanation : CCTV Surveillance S | ystem | | | | |
| Fire/Smoke Detection | | | | | | |
| Generic, Digital | 100% | 2033 | \$1,872,300 | 1-3 | \$465,100 | |

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

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

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

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 | Location | ervation, E : Boiler R tion : 3 Boi | | 2038 Affected : | ** | 1 | \$362,200 | |
| Distribution Hot Wtr Piping/Pump Hot Wtr Piping/Pump | - | Extent : Se | \$79,400 evere, Area Affecte pansion Tanks In T | | * * * * r Room In The Subc | 4 4 cellar | \$51,400 \$1,800 | |
| Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water Controls Digital | | | \$10,423,600 Extent : Moderate Management Syst | | \$4,780,900 * * \$215,200 \$20,847,200 Fected: 100% Years Old, Needs U | 1 1 | \$158,500 \$142,000 | |
| Air Conditioning Energy Source Electricity | Location | : Chiller I | | | | 1 | awayatay. | |
| Conversion Equipment Centrifugal, Elec Chiller | 85% Malfunctio Location Other Obs | 0-2 oning, Exte : Chiller 3 ervation, E : Penthou | \$629,000 nt : Moderate, Are 3 Extent : N/A, Area A | 2036 ea Affecte | | wered G | \$606,400 | |
| Interior Pkg Unit - Cooling | 10% R-22 Refri | | tent : Light, Area A | 2027 Affected : | \$1,148,000 100% | 2 | \$4,500 | |
| Split Unit | <u>Location</u> 5% | : Inrougn | out Building | 2033 | \$861,800 | | | |
| Distribution CW & CHW Wtr Pipe/Pump | 100% | | | 2043 | ** | 4 | \$36,100 | |
| Terminal Devices Air Handler/Cool/Ht Heat Rejection | 100% | | | 2028 | \$14,084,400 | 1 | \$453,000 | |
| Water Cooling Tower Ventilation Exhaust Fans | 100% | | | 2031 | \$3,666,400 | 2 | \$737,200 | |
| Interior Roof | 95% 5% | | | 2028 2028 | \$3,058,300 \$70,400 | 2 2 | \$21,300 \$1,100 | |

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

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

Asset #: 14315

| Mechanical | Current Repair | Future | Replacement | М | | |
|--|--|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing H/C Water Piping Brass/Copper | 100% Now \$466,100 Damaged, Extent : Moderate, Area Aff Location : Main Water Tank In Sub-b | fected : 10% | | 1 coofing | | |
| Water Heater With Tanks Gas Fired | 100% Other Observation, Extent : N/A, Area Location : Boiler Room Explanation : Two 250 Gallon Units | 2028 Affected: | \$101,500 100% | 2 | | |
| Sanitary Piping Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) Submersible | 100% | 2024 | \$22,400 | 4 | \$23,200 | |
| Sewage Ejector(s) Electric | 100% | 2028 | \$380,100 | 4 | \$43,700 | |
| Backflow Preventer Generic | 100% Other Observation, Extent : N/A, Area Location : Water Meter Room Explanation : Fire And Domestic Wa | | | 1 | \$44,900 | |
| Fixtures Generic | 100% | | | | | |
| Vertical Transport Elevators | | | | | | |
| Geared Traction | 95% Other Observation, Extent: N/A, Area Location: Twelve Units From Sub-ba To 6th Floor, One Unit From 1st To Explanation: 21 Units | asement To | | Units Fro | om Sub-basement | |
| Hydraulic | 5% Other Observation, Extent: N/A, Area Location: Basement To 2nd Floor Explanation: 1 Unit | LIFE Affected: | ** | | | |
| Escalators Under 20' Rise | 100% Other Observation, Extent: N/A, Area Location: Lobby Explanation: 2 Units | LIFE Affected : | ** | | | |
| Fire Suppression Standpipe | | | | | | |
| Generic Sprinkler | 100% | 2053 | * * | 1-5 | \$369,300 | |
| Generic | 100% Dry System, Extent : Light, Area Affect Location : Garage And Lower Levels | | * * | 1-2 | \$205,200 | |

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

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

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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 Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle Estimated Cost (Yrs) | Priority |
| Fire Suppression Fire Pump Generic | 100% | 2036 ** | 1 \$136,800 | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : BRONX 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 /

Area Sq Ft : 100,000 Project Type : REAL PROPERTY

Date of Survey : 11-Feb-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,7,9,Mez

Block : 2462 Lot : 39 BIN : 2101266

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 | | |
|-----------------------|----------------|----------------|--|--|
| Exterior Architecture | \$1,240,300 | \$83,900 | | |
| Interior Architecture | \$341,400 | \$114,800 | | |
| Electrical | | \$1,839,500 | | |
| Mechanical | \$54,300 | \$5,948,900 | | |
| Total | \$1,636,000 | \$7,987,100 | | |
| Importance Code A | \$1,240,300 | \$83,900 | | |
| Importance Code B | \$312,700 | \$7,844,600 | | |
| Importance Code C | \$83,000 | \$58,600 | | |
| Total | \$1,636,000 | \$7,987,100 | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$36,900 | | | |
| Interior Architecture | \$354,000 | | | \$15,900 |
| Electrical | \$23,900 | \$13,600 | \$9,800 | \$10,300 |
| Mechanical | \$160,600 | \$44,900 | \$68,700 | \$31,800 |
| Elevators/Escalators | \$65,900 | \$65,900 | \$65,900 | \$65,900 |
| Total | \$641,300 | \$124,400 | \$144,400 | \$123,900 |
| Importance Code A | \$57,900 | \$6,300 | \$4,900 | \$4,900 |
| Importance Code B | \$511,000 | \$118,200 | \$139,400 | \$119,000 |
| Importance Code C | \$72,400 | | | |
| Total | \$641,300 | \$124,400 | \$144,400 | \$123,900 |



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

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

Asset #: 4374

| rchitecture | Current Re | Futur | e Replacement | М | | | |
|----------------------------|--|-------------------|-------------------|-----------------------|----------------|-----------------------|----------|
| ystem Component Type | % of Fail Date 1 Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| kterior | | | | | | | |
| Exterior Walls | 70/) | #1 73 000 | LIEE | * * | - | Φ.7. 400 | |
| Glass Block | 7% Now Joint Mortar Miss/Erod | | LIFE ate, Area | | 5 | \$5,400 | |
| | Location: Throughou | | Affantas | 1.200/ | | | |
| | Water Penetration, Ext Location: Rear East | | | 7 : 20% | | | |
| Masonry: Brick Cavity | 68% 0-2 | \$362,000 | LIFE | * * | 5 | \$83,900 | |
| | Expansion Joint Failur | | ate, Area | a Affected : 20% | | | |
| | Location: Bulkhead | - | | | | | |
| | Joint Mortar Miss/Erod | | | ** | | | |
| | Location: North And | | | | | | |
| | Rusting Masonry Supt, Location: At Louvers | | e, Area A | Iffected: 15% | | | |
| | Staining/Discoloring, I | | Area At | Factod · 15% | | | |
| | Location : Below Win | | | jeciea . 1570 | | | |
| | Vertical Cracks, Extent | | | 1 · 10% | | | |
| | Location: Bulkhead, | | 00 | | | | |
| Masonry: Sandstone | 5% 0-2 | \$14,200 | LIFE | ** | 5 | \$4,600 | |
| , | Open Joints, Extent : M | | fected : 1 | 5% | | . , | |
| | Location : Bulkhead | | | | | | |
| Metal/Glass Curt Wall | 20% 0-2 | \$412,000 | LIFE | * * | 5 | \$46,300 | |
| | Air Infiltration, Extent Location : Throughou | | cted : 60 | % | | | |
| | Glazing Clouded, Exter Location: North Fac | | | ed : 20% | | | |
| | Caulking Deteriorated, | Extent : Modera | te, Area 2 | Affected : 25% | | | |
| | Location : Throughor | | | | | | |
| | Water Penetration, Ext Location: 5th Floor | | | | | | |
| Windows | | | | | | | |
| Aluminum | 90% Now | \$235,500 | 2046 | ** | 5 | \$12,500 | |
| | Caulking Deteriorated, Location : Upper Flo | | te, Area 2 | Affected : 25% | | | |
| | Water Penetration, Ext | ent : Moderate, A | rea Affec | eted : 15% | | | |
| | Location : Various Ro Lobby | ooms On Upper F | loors Th | rough South Facad | de, 10th 1 | Floor Elevator | |
| Metal Louvers | 10% 4+ | \$3,000 | 2039 | * * | | | |
| | Corrosion/Rusting, Ext | - | Affected | : 30% | | | |
| | Location : Throughor | ıt | | | | | |

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

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

Asset #: 4374

| Architecture | | Current F | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|-------------------------------|---|------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick Cavity | 15% | | | LIFE | * * | 5 | \$500 | |
| Masonry: Sandstone | 5% | | | LIFE | * * | 5 | \$200 | |
| Metal Rail | 75% | 4+ | \$9,100 | 2043 | * * | 5 | \$19,400 | |
| | | _ | xtent : Moderate, A | lrea Affe | cted : 30% | | | |
| | | ı : Through | | | | | | |
| | _ | | Extent : Moderate, | | | | | |
| | | | st Corner On The 0 | oth Floor | | | | |
| Stucco Cement | 5% | | | 2043 | * * | 5 | \$500 | |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 82% | 0-2 | \$57,000 | 2035 | * * | | | |
| | | aver Blocks, 1 : 6th Flooi | Extent : Moderate Roof | , Area Aj | ffected : 25% | | | |
| | Drains In | | , Extent : Moderate | e, Area Ą | ffected : 15% | | | |
| | Insul Miss | s/Displaced | Extent : Moderate | e, Area A | ffected : 15% | | | |
| | | า : 6th Floor | | | | | | |
| | | | ings, Extent : Mode cade 10th Floor | erate, Ar | ea Affected : 30% | | | |
| | _ | n Growth, E n : Through | xtent : Moderate, A out | 1rea Affe | cted : 20% | | | |
| Modified Bitumen | | netration, E | \$3,200 ktent : Severe, Area ough 6th Floor | 2030 Affected | \$32,100 l:5% | | | |
| Skylight, Plastic | 5% | | | 2043 | * * | 1 | | |
| Sloped Glazing | 3% | | \$7,300 | LIFE | * * | 5 | \$11,900 | |
| Stop ou Studing | | | xtent : Moderate, A | | cted : 20% | | Ψ11,500 | |
| | | ı : Entrance | | | | | | |
| nterior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | | Now | \$262,300 | 2032 | \$262,300 | 3 | \$22,500 | |
| | | | Extent : Light, Are | ea Affecte | ed : 50% | | | |
| | | ı : Through | | | | | | |
| | | | : Severe, Area Affe | cted : 10 | 0% | | | |
| | Location | ı : Through | out | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$32,700 | |
| Ceramic Tile | 5% | | | 2039 | * * | 5 | \$7,500 | |
| Granite Panels | 10% | | | LIFE | * * | 5 | \$11,200 | |
| Terrazzo | 20% | | | LIFE | * * | 5 | \$23,400 | |
| Vinyl Tile | 45% | | \$184,400 | 2035 | ** | 3 | \$25,300 | |
| | _ | _ | Extent: Light, Are | ea Affecte | ea: 10% | | | |
| | | 1: Through | out tent : Moderate, Al | 1.00 | | | | |
| | | | | | | | | |

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

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

Asset #: 4374

| Architecture | | Current F | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------|------------------------------|--------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2039 | * * | 5 | \$7,300 | |
| Concrete Masonry Unit | 10% |) | | LIFE | * * | 5 | \$5,900 | |
| Glass: Single Pane | 5% | - | \$22,000 | LIFE | * * | 5 | \$5,500 | |
| | | | Extent : Moderate, A | 1rea Affe | cted : 35% | | | |
| | | n : All Level | | | | | | |
| | | | ded / Staining | | | | | |
| Gypsum Board | 50% | Now | \$20,300 | LIFE | * * | 5 | \$44,000 | |
| | | | xtent : Severe, Area | | | | | |
| | Location | n : Stair B E | Bulkhead, Various F | Rooms O | n Upper Floors, 10 | th Floor | Elevator Lobby | |
| Masonry: Brick | 15% | 4+ | \$83,000 | LIFE | * * | | | |
| | | Discoloring, n : Main Sta | Extent : Moderate air | , Area Aj | ffected : 20% | | | |
| Granite Panels | 5% | 4+ | \$26,400 | LIFE | * * | | | |
| | Other Obs | servation, E | Extent : Moderate, A | 1rea Affe | cted : 25% | | | |
| | Location | n : Entrance | e Lobby | | | | | |
| | Explana | tion : Stain | ing/coloring | | | | | |
| Wood | 10% | ı | | LIFE | * * | 5 | \$58,600 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 60% | | \$74,000 | 2043 | * * | 5 | \$44,900 | |
| | _ | _ | Extent: Light, Are | a Affecte | ed : 10% | | | |
| | | n : Through | | | | | | |
| | _ | 0 0 | Extent : Moderate, | | ected : 15% | | | |
| | | | ing Walls On Uppe | r Floors | | | | |
| Exposed Struc: Concrete | 10% | | | LIFE | * * | 5 | \$2,300 | |
| Gypsum Board | 30% | | \$15,600 | LIFE | * * | 5 | \$56,100 | |
| | | | xtent : Severe, Area | | | | | |
| | Location | n : Various I | Rooms On Upper F | loors, 10 | Oth Floor Elevator | Lobby | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Iron Picket | 100% | ı | | 2065 | * * | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | 1 | | 2065 | * * | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | • • • • | | | | |
| Cast in Place Concrete | 100% | 1 | | 2043 | * * | | | |

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

Under 600 Volts

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

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

Asset #: 4374

| Electrical | Current Repair | Future | Replacement | Maintenance | | |
|--|---|--------------------|---------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimate Total (Years) | ed Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | |
| Service Equipment Molded Case Bkrs | 100% Other Observation, Extent : Lig Location : Electrical Room Bo | | ** | 5 | \$2,600 | |
| | Explanation: Two 3,000 Amp Ampere Main Disconncet Swi | ere, One 2,000 An | pere, One 1,600 A | Ampere A | Ind One 1,200 | |
| Switchgear / Switchboard Molded Case Bkrs | 100% | 2040 | * * | 5 | \$2,600 | |
| Raceway Conduit | 100% | 2040 | * * | 1 | | |
| Panelboards Molded Case Bkrs | 100% | 2038 | * * | 5 | \$2,600 | |
| Wiring Thermoplastic | 100% | 2050 | * * | 1 | | |
| Motor Controllers Locally Mounted | 10% 90% | 2035 | * * | 5 5 | \$100 \$2,500 | |
| Motor Control Center Ground | 90% | 2035 | | 3 | \$2,500 | |
| Grounding Devices Generic | 100% | LIFE | * * | 5 | \$1,500 | |
| Stand-by Power Transfer Switches | | | | | , | |
| Automatic | 100% | 2035 | * * | 1 | \$30,800 | |
| Generators Diesel | 100% Other Observation, Extent : Lig Location : Penthouse | | \$107,700 - 100% | 1 | \$38,700 | |
| Batteries | Explanation: One 400 Kilowo | atts | | | | |
| Nickel Cadmium | 100% | 2024 | \$2,400 | 5 | \$22,300 | |
| Fuel Storage Day Tank | 50% | 2038 | * * | 5 | | |
| | Other Observation, Extent: Lig Location: Generator Room P Explanation: One 275 Gallor | enthouse is | | | | |
| Main Tank | 50% Other Observation, Extent: Lig Location: Basement | | * * | 5 | | |
| I johting | Explanation : One 6,000 Gall | ons | | | | |

Lighting

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

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

Asset #: 4374

| Electrical | Current Rep | air Futur | e Replacement | Maintenance | | |
|-----------------------------|--|--------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Es Total (Years) | stimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 60% | 2030 | \$904,600 | 10 | \$55,000 | |
| | Other Observation, Extended Location: Throughout Explanation: T-8 Lamp | The Building | : 100% | | | |
| Fluorescent | 40% | 2030 | \$603,100 | 10 | \$36,700 | |
| | Compact Fluorescent Lig Location : Throughout | | Affected : 100% | | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 50% | 2030 | \$30,500 | 1 | | |
| Exit, LED | 20% | 2065 | * * | 1 | | |
| Exit, Service | 30% | 2030 | \$12,800 | 1 | | |
| Exterior Lighting | | | | | | |
| LED | 30% | 2038 | * * | | | |
| No Component | 70% | | | | | |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% | 2030 | \$55,800 | 1 | \$11,200 | |
| Fire/Smoke Detection | | | | | | |
| No Component | 70% | | | | | |
| Generic, Digital | 30% | 2030 | \$76,700 | 1-3 | \$19,100 | |

| echanical | Current | Repair | Futur | e Replacement | M | aintenance | | | |
|--------------------------------|---|----------------------|------------|-----------------------|----------------|-----------------------|----------|--|--|
| stem Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| ating | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | 2050 | * * | 1 | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location: Baseme | nt Vault | | | | | | | |
| | Explanation: One | 6,000 Gallon Tank | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| Hot Water Boiler | 100% 0-2 | \$21,100 | 2043 | * * | 1 | \$44,500 | | | |
| | Leak Evident, Extent: Moderate, Area Affected: 5% | | | | | | | | |
| | Location : At Secti | ions, Boiler Room | | | | | | | |
| | Other Observation, | Extent : Light, Area | Affected | : 100% | | | | | |
| | Location : Sixth Fi | loor Mechanical Eq | uipment l | Room | | | | | |
| | Explanation: Two | Dual Fuel Hot Wate | er Boiler. | S | | | | | |
| Distribution | | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | 2046 | * * | 4 | \$4,900 | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | 40% | | 2030 | \$745,900 | 1 | \$24,700 | | | |
| Convector/Radiator | 40% | | 2043 | * * | 1 | \$12,900 | | | |
| Fan Coil Unit/Heat | 20% | | 2030 | \$491,400 | 1 | \$6,500 | | | |

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

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

Asset #: 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 |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | <u> </u> | | 2046 | * * | 1 | | |
| Conversion Equipment | 0.50 | 0.2 | #20.400 | 2022 | #1 010 100 | | #05 5 00 | |
| Centrifugal, Elec Chiller | Malfuncti Location Other Obs | oning, Exte n : Unit No. servation, E n : Sixth Flo | \$38,400 nt : Moderate, Area I Has Been Down Extent : Light, Area oor Mechanical Eq | For More Affected uipment | e Than One Year. : 100% Room | 1 | \$92,500 | |
| | | | ory Screw Chillers | | | | | |
| Exterior Pkg Unit - Cooling | 5% | | | 2025 | \$54,300 | 2 | \$300 | |
| | v | 0 | tent : Light, Area A 0th Floor Roof | ffected : | 100% | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 10% | 0-2 | \$3,200 | 2050 | * * | 4 | \$500 | |
| | Location Other Obs | n : 6th Floor servation, E n : 6th Floo | Extent : Moderate, r Roof Extent : Moderate, 2 r Mechanical Roor r Size Of Conjunct | Area Affe n | cted : 30% | | | |
| CW & CHW Wtr Pipe/Pump | 90% | 1 | | 2050 | * * | 4 | \$4,400 | |
| Terminal Devices Air Handler/Cool/Ht No Component | 95% 5% | | | 2030 | \$1,826,600 | 1 | \$58,800 | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 95% | | | 2028 | \$475,500 | 2 | \$95,600 | |
| No Component | 5% | l | | | | | | |
| Ventilation | | | | | | | | |
| Distribution 1 (Disc. | 5 00/ | 0.2 | # 12 7 00 | LIDE | ناف نائم | 2.5 | #27 000 | |
| Ductwork/Diffusers | Unbalanc | | \$43,500 Extent : Moderate, eer Floor From Me | | | 2-5 Of Airflo | \$27,900 | |
| Ductwork/Diffusers | 50% | | Ci 1 100/ 1 10/// 1/102 | LIFE | ** | 2-5 | \$27,900 | |
| Exhaust Fans | 30% | · | | LIFE | | 2-3 | \$47,900 | |
| Exhaust Fans Interior | 90% | | | 2030 | \$395,500 | 2 | \$2,800 | |
| Roof | 10% | | | 2030 | \$19,200 | 2 | \$300 | |
| Plumbing | 10/0 | • | | 2000 | ψ17,200 | | Ψ500 | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 98% | | | 2050 | * * | 1 | | |
| Brass/Copper | 2% | | \$15,300 | 2060 | * * | 1 | | |
| | Other Obs | servation, E 1 : Roof | Extent : Moderate, 2 | Area Affe | | - | | |
| | Explana | tion : Deter | riorating Roof Tank | Shingle. | S | | | |

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

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

Asset #: 4374

| Mechanical | Current Repai | r Future | Future Replacement | | Maintenance | |
|-----------------------------|--|---------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Esti Total (Years) | mated Cost Year F FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Water Heater With Tanks | 0.50/ | 2020 | 01.4.400 | | | |
| Gas Fired | 85% | 2030 | \$14,400 | 2 | | |
| Gas Fired | 15% 2-4 Not Energy Efficient, Exter | \$100 2030 | \$2,500 | 2 | | |
| | Location : Sixth Floor M | | ciea . 100/6 | | | |
| | On Extended Life, Extent: | | d · 100% | | | |
| | Location : Sixth Floor M | | | | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | _ | | _ |
| Non-Submersible | 100% | 2030 | \$19,800 | 4 | \$2,100 | |
| Sewage Ejector(s) | 1000/ | 44.000 | de de | | | |
| Electric | 100% 0-2 | \$1,000 2035 | * * | 4 | \$4,000 | |
| | Not in Service, Extent : Mo Location : Basement | aerate, Area Affectea : 3 | 00% | | | |
| Backflow Preventer | | | | | | |
| Generic | 100% | 2035 | * * | 1 | \$6,100 | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| | Obsolete Fixtures, Extent : Location : Throughout | Moderate, Area Affected | d : 75% | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | |
| | Other Observation, Extent | | 100% | | | |
| | Location : Cellar To 10th Explanation : 6 Units. No | | y Vogus The Dest | Ilmita A. | no Donne | |
| | Frequently. | 0.4 Is Out Of Service For | r tears. The Kest | Onus Ar | e Down | |
| Escalators | - · · · · · · · · · · · · · · · · · · · | | | | | |
| Over 20' Rise | 100% | LIFE | * * | | | |
| | Other Observation, Extent | : N/A, Area Affected : 10 | 00% | | | |
| | Location: Lobby To 2nd | Floors | | | | |
| | Explanation: 2 Units | | | | | |
| Fire Suppression | | | | | | |
| Standpipe . | 1000/ | | | <u></u> | 4 | |
| Generic | 100% | 2050 | ** | 1-5 | \$50,400 | |
| | Combination Sprinkler/Sta | pipe, Extent : Light, Are | a Affected: 100% | 6 | | |
| C., | Location: Basement | | | | | |
| Sprinkler | 100% | 2050 | * * | 1-2 | \$28,000 | |
| Generic Fire Pump | 10070 | 2030 | | 1-2 | \$28,000 | |
| Fire Pump Generic | 100% | 2033 | \$94,600 | 1 | \$18,700 | |
| Geliefic | 100/0 | 2033 | \$7 1 ,000 | 1 | \$10,700 | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : BRONX NEIGHBORHOOD GOVERNMENT BUILDING Address : 4101 WHITE PLAINS ROAD BTWN: E. 229 ST. - E. 230 ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 15,000 Project Type : REAL PROPERTY

Date of Survey : 30-May-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 4832 Lot : 9 BIN : 2063174

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$54,400 | |
| Interior Architecture | \$73,700 | |
| Electrical | | \$293,700 |
| Mechanical | \$62,400 | \$176,200 |
| Total | \$190,500 | \$470,000 |
| Importance Code A | \$54,400 | |
| Importance Code B | \$136,100 | \$470,000 |
| Total | \$190,500 | \$470,000 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|----------|----------------|----------------|---------------|
| Exterior Architecture | \$65,000 | | \$28,800 | |
| Interior Architecture | \$9,700 | \$4,200 | \$1,300 | \$4,500 |
| Electrical | \$41,400 | \$5,400 | \$1,000 | \$1,300 |
| 3.6 1 1 1 | Φ0.000 | #22 (00 | 0.4.100 | #1 000 |

| Total | \$130,400 | \$32,200 | \$35,200 | \$6,800 |
|------------------------|-----------|----------|----------|---------|
| Importance Code C | \$900 | | | |
| Importance Code B | \$63,200 | \$20,400 | \$5,500 | \$6,600 |
| Importance Code A | \$66,300 | \$11,800 | \$29,700 | \$200 |
| Total | \$130,400 | \$32,200 | \$35,200 | \$6,800 |
| Site Pavements | \$6,400 | | | |
| Mechanical | \$8,000 | \$22,600 | \$4,100 | \$1,000 |
| Electrical | \$41,400 | \$5,400 | \$1,000 | \$1,300 |
| Interior / Hemiteetare | Ψ,,,,,, | Ψ1,200 | Ψ1,500 | Ψ1,500 |



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX NEIGHBORHOOD GOVERNMENT BUILDING

Asset #: 13869

| rchitecture | Curre | nt Repair | Futur | e Replacement | M | aintenance | |
|--------------------------------|---|---|--|---|----------------|-----------------------|----------|
| stem Component Type | % of Fail Da Total (Year | ate Estimated Cost s) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| erior | • | | | | | | |
| Exterior Walls | | | | | | | |
| Masonry: Brick | 80% | | LIFE | * * | 5 | \$18,600 | |
| Masonry: Granite | 5% | | LIFE | * * | 5 | \$900 | |
| Masonry: Limestone | 10% | 015000 | LIFE | * * | 5 | \$1,700 | |
| Wood | 5% Now | + -) | 2035 | ** | 5 | \$2,900 | |
| | | sh, Extent : Severe, Ar ormers And Cupola | еа Ајјеси | ea : 25% | | | |
| | | rrmers Ana Cupota xtent : Severe, Area Aj | ffected · 1 | 10% | | | |
| | | nem . severe, Area Aj ners, Fascia Boards Ai | | | | | |
| | | ent : Severe, Area Aff | - | | | | |
| | _ | ormers And Cupola | cerea . 50 | .,,0 | | | |
| Windows | | | | | | | |
| Aluminum | 95% | | 2046 | * * | 5 | \$800 | |
| Wood | 5% Now | \$1,000 | 2055 | * * | 5 | \$200 | |
| | Dry Rot/Decay, E. | xtent : Severe, Area A <u>j</u> | ffected : 2 | 25% | | | |
| | Location: Baser | nent | | | | | |
| | Thermally Ineffici | ent, Extent : Severe, A | rea Affec | ted : 100% | | | |
| | Location: Bases | nent | | | | | |
| | • | ent : Severe, Area Aff | ected : 50 | 0% | | | |
| | Location : Baser | nent | | | | | |
| Parapets | 50 / | | | ate ate | _ | #1 000 | |
| Cast Stone/Terra Cotta | 5% | | LIFE | * * | 5 | \$1,000 | |
| Masonry: Brick | 20% | | LIFE | * * | 5 | \$500 | |
| No Component | 75% | | | | | | |
| Roof | | #20.200 | 2040 | * * | | | 1 |
| Duilt IIn (DIID) | 100/a Moss | | | | | | 1 |
| Built-Up (BUR) | 10% Now | *, | 2040 a Affected | | | | |
| Built-Up (BUR) | Water Penetration | , Extent : Severe, Area | a Affectea | l : 20% | | | |
| Built-Up (BUR) | Water Penetration Location : At Ju | , Extent : Severe, Arec nction Of Carriage He | a Affected ouse, Mee | l : 20% eting Room B | | | |
| Built-Up (BUR) | Water Penetration Location : At Ju Worn/Eroded, Ext | , Extent : Severe, Arec nction Of Carriage Ho ent : Moderate, Area A | a Affected ouse, Mee | l : 20% eting Room B | | | |
| . . , | Water Penetration Location : At Ju Worn/Eroded, Ext Location : Over | , Extent : Severe, Arec nction Of Carriage He | a Affected ouse, Mee Affected : | l : 20% eting Room B 25% | 10 | \$1 300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area A Meeting Room B | a Affected ouse, Mee Affected : | l : 20% eting Room B | 10 | \$1,300 | |
| • • • • | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area Meeting Room B \$54,400 | a Affected ouse, Mee Affected : 2030 2045 | 1: 20% eting Room B 25% \$15,100 * * | 10 | \$1,300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area Meeting Room B \$54,400 t, Extent : Severe, Area | a Affected ouse, Mee Affected : 2030 2045 | 1: 20% eting Room B 25% \$15,100 * * | 10 | \$1,300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area Meeting Room B \$54,400 t, Extent : Severe, Area | a Affectea ouse, Mee Affected : 2030 2045 a Affectea | 1: 20% eting Room B 25% \$15,100 ** | 10 | \$1,300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area Meeting Room B \$54,400 g, Extent : Severe, Area r Roofs g, Extent : Moderate, A | a Affectea ouse, Mee Affected : 2030 2045 a Affectea | 1: 20% eting Room B 25% \$15,100 ** | 10 | \$1,300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area Meeting Room B \$54,400 g, Extent : Severe, Area r Roofs g, Extent : Moderate, A | a Affectea ouse, Mee Affected : 2030 2045 a Affectea Area Affec | 1: 20% eting Room B 25% \$15,100 ** d: 10% | 10 | \$1,300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area Meeting Room B \$54,400 g, Extent : Severe, Area r Roofs g, Extent : Moderate, A Attic Office g, Extent : Moderate, A | a Affectea ouse, Mee Affected : 2030 2045 a Affectea Area Affec | 1: 20% eting Room B 25% \$15,100 ** d: 10% | 10 | \$1,300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over Other Observation Location: Vario | , Extent : Severe, Area nction Of Carriage Ho ent : Moderate, Area Meeting Room B \$54,400 g, Extent : Severe, Area r Roofs g, Extent : Moderate, A Attic Office g, Extent : Moderate, A | a Affectea ouse, Mee Affected : 2030 2045 a Affectea Area Affec | 1: 20% eting Room B 25% \$15,100 ** d: 10% | 10 | \$1,300 | |
| Built-Up (BUR) | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over Other Observation Location: Vario | p, Extent : Severe, Area of the continuous of Carriage How the Carriage of Carriage of Carriage of Carriage Office of Carriage of Carriage of Carriage Office of Carriage of Carria | a Affectea ouse, Mee Affected : 2030 2045 a Affectea Area Affec | 1: 20% eting Room B 25% \$15,100 ** d: 10% | 10 | \$1,300 | 1 |
| Built-Up (BUR) Copper/Terne | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over Other Observation Location: Vario Explanation: Co 25% Now Corrosion/Rusting | p, Extent: Severe, Area anction Of Carriage Holent: Moderate, Area and Meeting Room B \$54,400 a, Extent: Severe, Area and Area a | a Affectea ouse, Mee Affected: 2030 2045 a Affectea Area Affectea mbrane 2035 | 1: 20% eting Room B 25% \$15,100 ** d: 10% eted: 10% cted: 20% | 10 | \$1,300 | 1 |
| Built-Up (BUR) Copper/Terne | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over Other Observation Location: Vario Explanation: Corrosion/Rusting Location: Over | , Extent: Severe, Area Anction Of Carriage Honesting Room B \$54,400 a, Extent: Severe, Area Anction Office a, Extent: Moderate, Anctic Office a, Extent: Moderate, Anctic Office bated With Liquid Men \$18,800 a, Extent: Moderate, Anctic Office \$18,800 bated With Carriage House | a Affected a couse, Mee Affected : 2030 2045 a Affected Area Affected Area Affected a Affected Affect | # * ** # : 20% # : 25% \$15,100 * * * # : 10% # : 10% # : 20% # * # : cted : 25% | 10 | \$1,300 | 1 |
| Built-Up (BUR) Copper/Terne | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over Other Observation Location: Vario Explanation: Co 25% Now Corrosion/Rusting Location: Over Water Penetration | p, Extent: Severe, Area of the control of Carriage Howeling Room B \$54,400 g, Extent: Severe, Area of the control of the cont | a Affected a couse, Mee Affected : 2030 2045 a Affected Area Affected Area Affected a Affected Affect | # * ** # : 20% # : 25% \$15,100 * * * # : 10% # : 10% # : 20% # * # : cted : 25% | 10 | \$1,300 | 1 |
| Built-Up (BUR) Copper/Terne | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over Other Observation Location: Vario Explanation: Co 25% Now Corrosion/Rusting Location: Over Water Penetration | , Extent: Severe, Area Anction Of Carriage Honesting Room B \$54,400 a, Extent: Severe, Area Anction Office a, Extent: Moderate, Anctic Office a, Extent: Moderate, Anctic Office bated With Liquid Men \$18,800 a, Extent: Moderate, Anctic Office \$18,800 bated With Carriage House | a Affected a couse, Mee Affected : 2030 2045 a Affected Area Affected Area Affected a Affected Affect | # * ** # : 20% # : 25% \$15,100 * * * # : 10% # : 10% # : 20% # * # : cted : 25% | 10 | \$1,300 | 1 |
| Built-Up (BUR) Copper/Terne | Water Penetration Location: At Ju Worn/Eroded, Ext Location: Over 5% 40% Now Corrosion/Rusting Location: Lowe Water Penetration Location: Over Other Observation Location: Vario Explanation: Co 25% Now Corrosion/Rusting Location: Over Water Penetration | p, Extent: Severe, Area of the control of Carriage Howeling Room B \$54,400 g, Extent: Severe, Area of the control of the cont | a Affected a couse, Mee Affected : 2030 2045 a Affected Area Affected Area Affected a Affected Affect | # * ** # : 20% # : 25% \$15,100 * * * # : 10% # : 10% # : 20% # * # : cted : 25% | 5 | \$1,300 \$6,500 | 1 |

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX NEIGHBORHOOD GOVERNMENT BUILDING

Asset #: 13869

| Architecture | Current Repair | | Futur | Future Replacement | | Maintenance | | |
|--|--------------------|--------------------------|--|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Soffits | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | * * | 5 | | |
| nterior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2029 | \$19,700 | 3 | \$1,700 | |
| Cast in Place Concrete | | Now | \$1,900 | LIFE | * * | 5 | \$2,500 | |
| | _ | Crumbling, : Basemer | Extent : Light, Are nt | ea Affecte | ed : 20% | | | |
| Ceramic Tile | 5% | | | 2039 | * * | 5 | \$1,100 | |
| Vinyl Tile | 40% | Now | \$73,700 | 2040 | * * | 3 | \$3,400 | |
| · | Location | : 3rd Floo | ents, Extent : Seven | | | | | |
| | _ | _ | Extent . Severe, Al Floor And Attic | чеи Ајјес | iea . 10/0 | | | |
| Vinyl Tile | 25% | | | 2038 | * * | 3 | \$2,100 | |
| Wood | 20% | | | 2045 | * * | 5 | \$8,400 | |
| Interior Walls | 2070 | | | 2015 | | | \$0,100 | |
| Ceramic Tile | 5% | | | 2043 | * * | 5 | \$400 | |
| Gypsum Board | 30% | | | LIFE | * * | 5 | \$1,400 | |
| Masonry: Brick | 5% | | | LIFE | * * | 3 | φ1,400 | |
| Plaster | 55% | | | LIFE | * * | 5 | \$1,200 | |
| Plaster | | Now | \$500 | LIFE | * * | 5 | \$100 | |
| 1 luster | Cracking/0 | | Extent : Moderate | | fected : 25% | J | ψ100 | |
| | | ing, Extent : Basemer | t : Moderate, Area 2 nt | Affected . | : 50% | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 30% | | | 2047 | * * | 5 | \$6,700 | |
| Gypsum Board | 25% | | | LIFE | * * | 5 | \$7,000 | |
| Plaster | 25% | | | LIFE | * * | 5 | \$3,500 | |
| Plaster | Location | : Carriage | \$6,800 Extent : Severe, A e House And Meetin : Severe, Area Affe | ng Room | B | 5 | \$2,800 | |
| | Location | : Basemen | nt | | | | | |
| | | | xtent : Severe, Area e House And Meeti | | | | | |
| Site Enclosure | | | | - | | | | |
| Fence/Gates | 1000/ | | | 2065 | * * | | | |
| Iron Picket | 100% | | | 2065 | * * | | | |
| Retaining Walls | 1000/ | | | 2050 | * * | | | |
| Masonry: Brick | 100% | | | 2050 | * * | | | |
| ite Pavements | | | | | | | | |
| Public Sidewalk Cast in Place Concrete | 100% Cracking/0 | 0-2 Crumbling, | \$5,900 Extent : Moderate | 2043 , Area Aj | * * fected : 10% | | | |
| | Location | : White Pl | ains Road | | | | | |

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

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

Asset #: 13869

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 4+ \$500 2035 **

Cracking/Crumbling, Extent: Moderate, Area Affected: 5%

Location: Throughout

| Electrical | | Current Repair | | Futur | e Replacement | Maintenance | | |
|-----------------------------|---------------|----------------------------|---|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2040 | * * | 5 | | |
| | | ervation, E : Electrica | Extent : Light, Area al Room | Affected | : 100% | | | |
| | Explanat | ion : Main | Service Disconnec | t Switch | Rated At 600 Amp | eres. | | |
| Fused Disc Sw | 50% | | | 2030 | \$7,500 | 5 | | |
| | | | Extent : Light, Area | Affected | | | | |
| | Location | : Electrica | al Room | | | | | |
| | Explanat | ion : Main | Service Disconnec | t Switch | Rated At 600 Amp | eres. | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2030 | \$128,900 | 5 | \$400 | |
| Raceway | | | | | | | | |
| Conduit | 20% | | | 2040 | * * | 1 | | |
| Conduit | 80% | | | 2030 | \$25,700 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2038 | * * | 5 | | |
| Molded Case Bkrs | 20% | | | 2038 | * * | 5 | \$100 | |
| Molded Case Bkrs | 75% | | | 2029 | \$29,700 | 5 | \$300 | |
| Wiring | | | | | | | | |
| Braided Cloth | 75% | 2-4 | \$40,000 | 2055 | * * | 1 | | |
| | | _ | ent : Moderate, Are out The Building | a Affecte | ed : 100% | | | |
| Thermoplastic | 25% | | | 2040 | * * | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$200 | |
| Lighting . | | | | | | | <u> </u> | |

Lighting

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

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

Asset #: 13869

| Electrical | Current | Repair | Futur | e Replacement | M | aintenance | | |
|-----------------------------|---|----------------------|-------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 30% | | 2035 | * * | 10 | \$4,100 | | |
| | Other Observation, | - | Affected | : 100% | | | | |
| | Location: 1st Floo | • | | | | | | |
| | Explanation: T-8 | Lamps | | | | | | |
| Fluorescent | 60% | | 2030 | \$152,200 | 10 | \$8,300 | | |
| | Other Observation, | - | Affected | : 100% | | | | |
| | Location : Through | _ | | | | | | |
| | Explanation: T-12 | ? Lamps | | | | | | |
| Fluorescent | 5% | | 2030 | \$12,700 | 10 | \$700 | | |
| | Other Observation, | - | Affected | : 100% | | | | |
| | Location : Lobby 2 | • | | | | | | |
| | | ipact Fluorescent Li | | | | | | |
| HID | 4% | | 2030 | | 10 | | | |
| Incandescent | 1% | | 2030 | \$2,200 | 2 | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | 2030 | \$12,500 | 10 | \$1,800 | | |
| Exit, Service | 50% | | 2030 | \$3,200 | 1 | | | |
| Exterior Lighting | | | | | | | | |
| HID | 30% | | 2030 | \$20,800 | 10 | | | |
| No Component | 70% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | 700/ | | | | | | | |
| No Component | 70% | | 2020 | * * | 1 | ¢1.700 | | |
| Generic | 30% | Entant Light Ange | 2038 | | 1 | \$1,700 | | |
| | Other Observation, | | | | | | | |
| | Location : Hallways And Perimeter Of The Building Explanation : CCTV Surveillance Cameras | | | | | | | |
| Fire/Smoke Detection | Елрининоп. ССТ | r Surveillance Carr | ierus | | | | | |
| Generic, Digital | 100% | | 2030 | \$38,300 | 1_3 | \$9,500 | | |
| Generic, Digital | 100% 2030 \$38,300 1-3 \$9,500 Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Throughout The Building | | | | | | | |
| | - | be Lights, Manual P | Pull Statio | ons, Alarm Bells, S | moke De | tectors And | | |

| Mechanical | Current | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------------------------|------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 75% | | 2040 | * * | 1 | | |
| Natural Gas | 25% | | 2040 | * * | 1 | | |

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

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

Asset #: 13869

| Mechanical | Current I | Repair | Futur | e Replacement | М | aintenance | |
|-------------------------------------|--|-----------------------|-------------|--------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Conversion Equipment | | | | | | | |
| Furnace | 25% 0-2 | \$600 | 2025 | \$11,600 | 1 | \$1,700 | |
| | Corroded, Extent: M | ** | cted : 10% | 6 | | | |
| | Location: The Shel | | 1.00 . 1 | 1000/ | | | |
| | Other Observation, E | | Affected | : 100% | | | |
| | Location: Lower Ro | · | 0 5 4 | 1 111 611:65 | p. | | |
| TT . D | Explanation: 1 Roc | уtop Раскаде Unit | | naea Usejui Lije 1 ** | | #2 000 | |
| Heat Pump Air Sourced | | | 2034 | | 2 | \$2,800 | |
| | Other Observation, E | xtent : Light, Area | Ајјестеа | : 100% | | | |
| | Location: Roof | ita | | | | | |
| II (D. A' C. 1 | Explanation: 7 Uni | <i>LS</i> | 2020 | | 2 | \$700 | |
| Heat Pump Air Sourced | 15% | lutant Light Anga | 2028 | . 1000/ | 2 | \$700 | |
| | Other Observation, E Location : Various I | - | Ајјестеа | : 100% | | | |
| | Explanation: 4 Uni | | | | | | |
| Terminal Devices | Explanation . 4 On | ts . | | | | | |
| Fan Coil Unit/Heat | 60% | | 2035 | * * | 1 | \$2,900 | |
| Fan Coil Unit/Heat | 15% | | 2030 | \$55,300 | 1 | \$700 | |
| No Component | 25% | | 2030 | \$22,200 | • | Ψ700 | |
| Air Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | 2038 | * * | 1 | | |
| Conversion Equipment | | | | | | | |
| Ext Pkg Unit - | 25% | | 2025 | \$62,400 | 2 | \$200 | |
| Heating/Cooling | | | | | | | |
| | R-22 Refrigerant, Ext | | ffected : 2 | 25% | | | |
| | Location: 1 Unit O | n Lower Roof | | | | | |
| Split Unit | 15% | | 2030 | \$52,900 | | | |
| | R-22 Refrigerant, Ext | | ffected : . | 100% | | | |
| | Location: 4 Units, I | Lower Roof | | | | | |
| Split Unit | 60% | | 2038 | * * | | | |
| | Other Observation, E | xtent : Light, Area | Affected | : 100% | | | |
| | Location: Roof | | | | | | |
| | Explanation: 7 Uni | ts. R-410a | | | | | |
| Terminal Devices | 1.50/ | | 2020 | # 60 000 | | 450 0 | |
| Fan Coil - 2 Pipe | 15% | | 2030 | \$68,000 | 1 | \$700 | |
| Fan Coil - 2 Pipe | 60% | | 2035 | * * | 1 | \$2,900 | |
| No Component | 25% | | | | | | |
| Heat Rejection Air Cooled Condenser | 15% | | 2020 | ¢ | 2 | ¢1 600 | |
| Unit Cooled Condenser | 1370 | | 2030 | \$6,500 | 2 | \$1,600 | |
| Air Cooled Condenser | 60% | | 2038 | * * | 2 | \$6,300 | |
| Unit | 0070 | | 2030 | | <i>L</i> | φυ,300 | |
| No Component | 25% | | | | | | |
| Ventilation | 2370 | | | | | | |

Ventilation

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

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

Asset #: 13869

| Mechanical | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 75% | | | LIFE | * * | 2-5 | \$6,300 | |
| No Component | 25% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 65% | | | 2030 | \$42,900 | 2 | \$300 | |
| Roof | 35% | | | 2025 | \$10,100 | 2 | \$200 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2040 | * * | 1 | | |
| Water Heater With Tanks | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | 0-2 | \$3,700 | LIFE | * * | 1 | | |
| | Corroded, | Extent: M | oderate, Area Affec | ted: 209 | % | | | |
| | Location | : Basemen | nt | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2024 | \$500 | 4 | \$500 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |

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

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

Page: 113

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : BROOKLYN BOROUGH HALL

Address : 209 JORALEMON STREET @COURT ST.

Area Sq Ft : 55,900 Project Type : REAL PROPERTY

Date of Survey : 01-Apr-2021 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 1,2,3,Att

Block : 139 Lot : 1 BIN : 3000256

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$78,900 | \$228,100 |
| Interior Architecture | | \$374,700 |
| Mechanical | \$2,673,000 | \$286,100 |
| Site Pavements | \$192,800 | |
| Total | \$2,944,700 | \$888,900 |
| Importance Code A | \$78,900 | \$381,400 |
| Importance Code B | \$2,673,000 | \$132,800 |
| Importance Code C | \$192,800 | \$374,700 |
| Total | \$2,944,700 | \$888,900 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|----------|
| Exterior Architecture | | _ | _ | \$9,800 |
| Interior Architecture | \$60,800 | \$700 | \$1,600 | \$21,900 |
| Electrical | \$3,800 | \$5,500 | \$3,800 | \$6,900 |
| Mechanical | \$31,600 | \$11,100 | \$15,000 | \$30,200 |
| Site Enclosure | \$4,800 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$108,900 | \$25,200 | \$28,200 | \$76,700 |
| Importance Code A | \$2,800 | \$2,800 | \$2,800 | \$12,700 |
| Importance Code B | \$101,300 | \$22,400 | \$25,400 | \$64,000 |
| Importance Code C | \$4,800 | | | |
| Total | \$108,900 | \$25,200 | \$28,200 | \$76,700 |



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

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

Asset #: 2035

| Architecture | | Current | Repair | Futur | e Replacement | M | aintenance | | |
|------------------------|-------------|-----------|---|-----------|-----------------------|-------|-----------------------------|---------|--|
| System | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priorit | |
| Component Type | Total | (Years) | | FY | | (Yrs) | | | |
| xterior | | | | | | | | | |
| 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 | 370 | | | 2012 | | 3 10 | ψ33,700 | | |
| Wood | 100% | | | 2040 | * * | 5 | \$157,900 | | |
| Parapets | 10070 | | | 2040 | | | ψ137,700 | | |
| Masonry: Limestone | 90% | | | LIFE | * * | 5 | \$2,000 | | |
| Metal Cornice | 10% | | | 2047 | * * | 10 | \$600 | | |
| Roof | 1070 | | | 2047 | | 10 | Ψ000 | | |
| Copper/Terne | 75% | | | 2060 | * * | 10 | \$78,900 | | |
| Skylight, Metal/Glass | 25% | | | 2052 | * * | 10 | \$35,000 | | |
| nterior | 2370 | | | 2002 | | 10 | Ψ33,000 | | |
| Floors | | | | | | | | | |
| Carpet | 30% | 0-2 | \$45,500 | 2028 | \$454,500 | 3 | \$35,500 | | |
| Surper. | | | amage, Extent : Lig | | · · | Ü | 422,200 | | |
| | | • | r Top Office And 21 | - | | | | | |
| Cast in Place Concrete | 5% | | 1 33 | LIFE | * * | 5 | \$8,600 | | |
| Ceramic Tile | 4% | | | 2041 | * * | 5 | \$3,200 | | |
| Mosaic Tile | 5% | | | 2041 | * * | 5 | \$9,900 | | |
| Marble Panels | 45% | | | LIFE | * * | 5 | \$26,600 | | |
| Vinyl Tile | 1% | | | 2037 | * * | 3 | \$300 | | |
| Wood | 3% | | \$15,300 | 2072 | * * | 5 | \$2,200 | | |
| Wood | | | Extent : Light, Area | | d · 10% | 3 | \$2,200 | | |
| | | | Exiem : Ligm, Arec Floor At Mechanic | | u . 70/0 | | | | |
| | | | t : Moderate, Area | | . 50% | | | | |
| | - | | : . Moderale, Area 2 Floor At Mechanic | | . 5070 | | | | |
| XX7 1 | | | rioor Ai Mechanic | | * * | | Ф10.400 | | |
| Wood | 7% | | | 2047 | * * | 5 | \$10,400 | | |
| Interior Walls | - 0. | | | | ale ale | | | | |
| Cast in Place Concrete | 5% | | | LIFE | * * | _ | 4.000 | | |
| 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 | • • • | | | 2015 | | - | ** * * * * * * * * * | | |
| AcousTileSusp.Lay-In | 2% | | | 2045 | * * | 5 | \$1,300 | | |
| Plaster | 20% | | | LIFE | ** | 5 | \$8,100 | | |
| Plaster | 78% | | | LIFE | * * | 5 | \$31,500 | | |
| te Enclosure | | | | | | | | | |
| Fence/Gates | | 3.5 | | 2055 | | | | | |
| Iron Picket | | Now | \$4,800 | 2052 | ** | | | | |
| | | _ | nents, Extent : Light | t, Area A | ffected : 5% | | | | |
| | | _ | nents, Extent : Light e Of Building | t, Area A | tfected : 5% | | | | |

Site Pavements

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

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

Asset #: 2035

| Architecture | C | urrent Re | pair | Futur | e Replacement | M | aintenance | | | |
|-----------------------------|-------------------------------|--|---------------------|------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | | nil Date E Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Site Pavements | | | | | | | | | | |
| On-Site Walkways | | | | | | | | | | |
| Masonry: Granite | 75% | 4+ | \$111,300 | LIFE | * * | | | | | |
| | Joint Mortar Location : 'I | | , Extent : Light, t | Area Affe | ected : 10% | | | | | |
| Pavers/Stone | 25% | Now | \$81,500 | 2035 | * * | | | | | |
| | Cracking/Cri | umbling, E | xtent : Moderate | , Area Aj | fected : 30% | | | | | |
| | Location: | Location : Marble Steps At Entrance | | | | | | | | |
| | Joint Mortar | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75% | | | | | | | | |
| | Location: I | Marble Ste | ps At Entrance | | | | | | | |

| Electrical | Curr | Current Repair | | re Replacement | M | | |
|-----------------------------|---------------------------|-----------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail I Total (Yea | Date Estimated Cost urs) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 100% | | 2042 | * * | 5 | \$200 | |
| | | on, Extent : N/A, Area A | ffected : | 100% | | | |
| | Location : Elec | | | | | | |
| | Explanation : 1 | Main Service Disconnec | t Switch | Rated At 2000 Am | peres. | | |
| Switchgear / Switchboard | | | | | | | |
| Fused Disc Sw | 100% | | 2042 | * * | 5 | \$200 | |
| Raceway | | | | | | | |
| Conduit | 90% | | 2042 | * * | 1 | | |
| Conduit | 10% | | 2052 | * * | 1 | | |
| Panelboards | | | | | | | |
| Fused Disc Sw | 10% | | 2040 | * * | 5 | \$100 | |
| Molded Case Bkrs | 80% | | 2040 | * * | 5 | \$1,200 | |
| Molded Case Bkrs | 10% | | 2048 | * * | 5 | \$100 | |
| Wiring | | | | | | | |
| Thermoplastic | 80% | | 2042 | * * | 1 | | |
| Thermoplastic | 20% | | 2052 | * * | 1 | | |
| Motor Controllers | | | | | | | |
| Locally Mounted | 90% | | 2037 | * * | 5 | \$300 | |
| Locally Mounted | 10% | | 2045 | * * | 5 | | |
| Ground | | | | | | | |
| Grounding Devices | | | | | | | |
| Not Accessible | 100% | | | | | | |
| Lighting | | | | | | | |
| Interior Lighting | | | | | | | |
| LED | 100% | | 2037 | * * | | | |
| Egress Lighting | | | | | | | |
| Emergency, Battery | 20% | | 2037 | * * | 10 | \$2,700 | |
| Exit, LED | 80% | | 2060 | * * | 1 | | |

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

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

Asset #: 2035

| Electrical | Current Rep | air Futur | e Replacement | M | aintenance | | |
|-----------------------------|-----------------------------------|---|--------------------|----------------|-----------------------|---------|--|
| System Component Type | % of Fail Date E Total (Years) | stimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | |
| Lighting | | | | | | | |
| Exterior Lighting | | | | | | | |
| HID | 10% | 2037 | * * | 10 | | | |
| LED | 20% | 2037 | * * | | | | |
| No Component | 70% | | | | | | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| No Component | 70% | | | | | | |
| Generic | 30% | 2040 | * * | 1 | \$6,300 | | |
| | Other Observation, Exte | Other Observation, Extent: N/A, Area Affected: 100% | | | | | |
| | Location : Hallways, C | Outside Perimeter | | | | | |
| | Explanation: CCTV S | urveillance Cameras | | | | | |
| Fire/Smoke Detection | | | | | | | |
| Generic, Analog | 100% | 2037 | * * | 1-3 | \$34,500 | | |
| | Other Observation, Exte | nt : N/A, Area Affected : | 100% | | | | |
| | Location : Throughout | The Building | | | | | |
| | Explanation : Strobe L Horns | ights, Manual Pull Statio | ns, Alarm Bells, S | moke De | tectors And | | |

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

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

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

Asset #: 2035

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | | |
|--|---|-----------------------|--------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (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 : M Location : Mechani | | ted : 5% | | | | | |
| No Component | 50% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 40% | | 2027 | \$235,600 | 1 | \$13,800 | | |
| Fan Coil - 4 Pipe | 60% | | 2027 | \$692,800 | 1 | \$10,800 | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | LIFE | * * | 2-5 | \$31,200 | | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% 0-2 | \$13,500 | 2027 | \$269,300 | 2 | \$1,400 | | |
| | Not in Service, Exten Location : Restroom | | 4ffected | : 10% | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | 2042 | * * | 1 | | | |
| Water Heater With Tanks | | | | | | | | |
| Electric | 50% | | 2027 | \$12,800 | 4 | | | |
| Electric | 50% | | 2031 | \$12,800 | 4 | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | LIFE | * * | 1 | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | 1000/ | | | ماد ماد | | | | |
| Hydraulic | 100% Other Observation, E Location: Lobby To Explanation: 2 Uni | o 3rd Floor | LIFE ffected : | ** | | | | |
| Eiro Cumproggion | <u>Е</u> хринаноп . 2 Оп | 113 | | | | | | |
| Fire Suppression Standpipe | | | | | | | | |
| Generic Generic | 100% | | 2052 | * * | 1-5 | \$28,200 | | |
| Sprinkler | 10070 | | 2002 | | | \$20,200 | | |
| No Component | 75% | | | | | | | |
| Generic | 25% | | 2042 | * * | 1-2 | \$3,900 | | |
| | | | | | | 40,700 | | |
| Fire Pump | | | | | | | | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 | | |
|-----------------------|----------------|----------------|--|--|
| Exterior Architecture | \$4,323,000 | \$1,175,800 | | |
| Interior Architecture | \$1,141,200 | \$8,366,100 | | |
| Electrical | \$237,400 | \$551,600 | | |
| Mechanical | \$2,679,500 | \$15,327,400 | | |
| Total | \$8,381,100 | \$25,420,900 | | |
| Importance Code A | \$4,323,000 | \$1,175,800 | | |
| Importance Code B | \$3,566,900 | \$24,089,800 | | |
| Importance Code C | \$491,200 | \$155,300 | | |
| Total | \$8,381,100 | \$25,420,900 | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-------------|
| Exterior Architecture | \$48,500 | | | |
| Interior Architecture | \$176,700 | | \$27,600 | \$1,170,700 |
| Electrical | \$41,500 | \$36,100 | \$125,300 | \$44,300 |
| Mechanical | \$133,500 | \$53,400 | \$100,600 | \$57,000 |
| Site Pavements | \$10,000 | | | |
| Elevators/Escalators | \$154,000 | \$154,000 | \$154,000 | \$154,000 |
| Total | \$564,300 | \$243,500 | \$407,500 | \$1,425,900 |
| Importance Code A | \$74,700 | \$26,200 | \$26,800 | \$26,200 |
| Importance Code B | \$479,600 | \$217,300 | \$380,600 | \$1,399,800 |
| Importance Code C | \$10,000 | | | |
| Total | \$564,300 | \$243,500 | \$407,500 | \$1,425,900 |



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

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

Asset #: 2061

| chitecture | Current Repair Future | | | e Replacement | M | Maintenance | |
|---------------------------|--|---|-------------------------------------|-----------------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| erior | | | | | | | |
| Exterior Walls | | **** | | | _ | | |
| Cast in Place Concrete | 5% Now Cracking/Crumbling, Location: Emergen Exposed Reinforceme Location: Emergen | cy Generator Area ent, Extent : Light, 2 | Area Affe | cted : 2% | 5 | \$139,900 | |
| Copper/Terne | 2% Other Observation, E Location : Throught Explanation : Deco | out | | * * : 100% | 10 | \$26,200 | |
| Masonry: Brick | 11% Now Rusting Masonry Sup Location: At Roof I Vertical Cracks, Exter Location: Walls Are Water Penetration, Ex- Location: Ladies L | Exits nt : Light, Area Aff ound Roof Areas O xtent : Moderate, A | ected : 59 ver 12th rea Affec | % Floor | 5 | \$61,600 | |
| Masonry: Brick | 21% | | LIFE | * * | 5 | \$117,500 | |
| Masonry: Granite | 10% Now Caulking Deteriorate Location: At Grade Vertical Cracks, Exter Location: South Fa | e Level nt : Moderate, Ared | LIFE te, Area | | 5 | \$42,000 | |
| Masonry: Limestone | 2% 2-4 Cracking/Crumbling, Location: Through | | LIFE , Area A <u>f</u> | * * fected : 3% | 5 | \$8,400 | |
| Masonry: Limestone | 49% | | LIFE | * * | 5 | \$205,600 | |
| Windows Aluminum | 50% Now Caulking Deteriorate Location: Courtyan Unit Inoperable, Exte | rd Windows ent : Severe, Area A | | | 5 | \$22,400 | |
| Bronze/Brass | 5% | | 2039 | * * | 5 | \$28,000 | |
| Steel | 35% | | 2039 | * * | 5 | \$391,600 | |
| Steel | 10% Other Observation, E Location: Street Le Explanation: Prote | vel | 2039 Affected | ** | 5 | \$111,900 | |
| Parapets | | | | | | | |
| Masonry: Brick | 90% Now Water Penetration, Ex Location: 7th Floor | | LIFE rea Affec | * * ** | 5 | \$10,800 | |
| | Locuiton . / in I tool | 1100) | | | | | |

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

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

Asset #: 2061

| Architecture | Current Repair | | Future Replacement | | Ma | | | | |
|-----------------------------|--|--|-----------------------------------|---------------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Exterior | | | | | | | | | |
| Roof Copper/Terne | 60% Now Deformed/Dented, Ext Location: Over 12th Gut/DS Non Func/Mis Location: 12th Floo Miss/Damaged Flashi Location: North We. | n Floor s, Extent : Moder or Roof, Drain To I ngs, Extent : Seve | ate, Area Basement re, Area | Affected : 25% | | | | | |
| | Seams Open/Split, Ext Location : At Recent Water Penetration, Ex Location : Near Elec | Patches tent : Moderate, A | lrea Affed | | | | | | |
| Modified Bitumen | 40% Now Blisters, Extent : Mode Location : Various L | ocations Through | out | \$391,000 | | | | | |
| | Drains Clogged, Extent: Moderate, Area Affected: 10% Location: 11th Floor Roofs | | | | | | | | |
| | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25% | | | | | | | | |
| | Location: Over 9th Floor Correction Officers Area Miss Damaged Floorings Fytont: Moderate Area Affected: 20/ | | | | | | | | |
| | - | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2% Location : Throughout | | | | | | | |
| | - | | ted · 5% | | | | | | |
| | Ponding, Extent : Moderate, Area Affected : 5% Location : 11th Floor Roofs | | | | | | | | |
| | Water Penetration, Ex | - | rea Affec | cted: 15% | | | | | |
| | Location: Over 9th | Floor Correction | Officers . | Area And 4th Floo | r Offices | | | | |
| Soffits | | | | | | | | | |
| Metal Panel | 100% Now Broken/Missing Eleme Location : Parking C | | 2041 erate, Ar | * * ea Affected : 15% | 5 | \$27,100 | | | |
| nterior | | | | | | | | | |
| Floors Carpet | 10% Now Water Penetration, Ex Location : At Enry V | | 2027 Irea Affed | \$1,103,800 seted : 5% | 3 | \$94,500 | | | |
| Cast in Place Concrete | 10% | | LIFE | * * | 5 | \$137,800 | | | |
| Ceramic Tile | 5% Now Cracking/Crumbling, Location: Througho | _ | 2040 ea Affecte | * * ed : 10% | 5 | \$15,700 | | | |
| Cork Tile | 10% | | 2041 | * * | 5 | \$55,100 | | | |
| Marble Panels | 10% | | LIFE | * * | 5 | \$47,200 | | | |
| Terrazzo | 10% 0-2 Cracking/Crumbling, Location: Througho | _ | LIFE ea Affecte | * * ed : 5% | 5 | \$49,200 | | | |
| Vinyl Tile | 45% Now Cracking/Crumbling, Location: Througho | - | 2031 ea Affecte | \$7,758,100 ed: 15% | 3 | \$106,300 | | | |

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

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

Asset #: 2061

| Architecture | Current Repair Future Replacement | | | e Replacement | M | | |
|----------------------------------|---|---|------------------------------------|--------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail I Total (Yea | Date Estimated Cos ars) | t Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior | • | | • | | | | • |
| Interior Walls | | | | | | | |
| Cast in Place Concrete | Location : Bas Water Penetration | w \$146,300 bling, Extent : Modera ement And Sub-basem on, Extent : Moderate, ement And Sub-basem | ite, Area Aj ient Area Affed | | | | |
| Concrete Masonry Unit | 5% | | LIFE | * * | 5 | \$7,800 | |
| Gypsum Board | 10% | | LIFE | * * | 5 | \$23,300 | |
| Masonry: Brick | 5% 4+ Vertical Cracks, Location : Pen | Extent : Moderate, Ai | | * * d : 1% | | | |
| Marble Panels | 20% Nov | w \$271,600 Elements, Extent : Mo | | * * ea Affected : 25% | | | |
| | Location: Thre | oughout bling, Extent : Modera | | | | | |
| Plaster | 30% | | LIFE | * * | 5 | \$35,000 | |
| SGFT/Glazed Masonry | 15% | | LIFE | * * | Ü | 422,000 | |
| Wood | 10% | | LIFE | * * | 5 | \$155,300 | |
| | | Elements, Extent : Mo urtrooms | | ea Affected : 2% | - | 4 - 2 - 3 - 3 - 3 | |
| Ceilings AcousTileSusp.Lay-In | | w \$31,100 Elements, Extent : Sev ement Corridor | | * * Affected : 5% | 5 | \$47,200 | |
| Exposed Struc: Concrete | Diagonal Crack. Location: Fan Water Penetration | s, Extent : Moderate, . | Area Affect Area Affec | | 5 | \$4,900 | |
| Plaster | 75% Now Water Penetration Location: Roo | on, Extent : Moderate, | | * * cted : 2% | 5 | \$295,200 | |
| Plaster | 5% | | LIFE | * * | 5 | \$19,700 | |
| Enclosure Fence/Gates | | | | | | | |
| Iron Picket | 100% Broken/Missing Location : Mis | Elements, Extent : Mo sing Finials | 2051 oderate, Ar | * * ea Affected : 15% | | | |
| Pavements | | | | | | | |
| Public Sidewalk | 1000/ | | 2044 | * * | | | |
| Cast in Place Concrete | 100% | | 2044 | · · · | | | |

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

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

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

Asset #: 2061

| Architecture | Cu | Current Repair | | Futur | Future Replacement | | Maintenance | |
|-----------------------------|---------------|--|------------|------------|--------------------|-------------|-----------------------|----------|
| System Component Type | | Date Estim | nated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Pavements | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Pavers/Stone | 100% 2 | -4 | \$6,300 | 2034 | * * | | | |
| | Cracking/Crun | nbling, Exteni | : Moderate | , Area Aj | fected : 1% | | | |
| | Location : So | outh Facade | | | • | | | |
| | Caulking Dete | Caulking Deteriorated, Extent: Moderate, Area Affected: 5% | | | | | | |
| | Location : En | ntry Stairs | | | | | | |
| Parking/Driveway | | | | | | | | |
| Cast in Place Concrete | 100% | 1+ | \$3,800 | 2036 | * * | | | |
| | Cracking/Crun | nbling, Exteni | : Moderate | , Area Aj | fected : 2% | | | |
| | Location · Po | arkino Area | | | • | | | |

| Curr | Current Repair | | Future Replacement | | Maintenance | |
|-------------------|---|---|--|--|-----------------------|---|
| | | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| | | | | | | |
| | | | | | | |
| | | | | 5 | \$1,400 | |
| | - | Affected | : 100% | | | |
| | | | | | | |
| Explanation : ' | wo Main Service Disc | onnect Sw | vitches Rated At 4,0 | 000 Amp | eres Each | |
| - 00/ | | • • • • • | | _ | | |
| | F | | | 5 | \$500 | |
| | | Affected | : 100% | | | |
| | | 400/2 | 00/100 II I | | | |
| | wo /50 Kilovolt-ampe | | | | | |
| | | | | 5 | \$500 | |
| | | Affected | : 100% | | | |
| | | | | | | |
| Explanation : | arıous 31 Kılovolt-am | pere, 208 | /120 Volts | | | |
| 1000/ | | 2051 | * * | - | ¢7,000 | |
| 100% | | 2051 | | 5 | \$7,000 | |
| 200/ | | 2051 | * * | 1 | | |
| | | | | | | |
| 20% | | 2031 | \$90,300 | 1 | | |
| 50/ | | 2020 | * * | 5 | \$200 | |
| | | | | | | |
| 93% | | ∠04 / | | 3 | \$0,000 | |
| 100% | | 2020 | \$67.400 | 1 | | |
| | Extent : Light Area A | | · | 1 | | |
| _ | | јестен . 1 | 0070 | | | |
| | | 2051 | * * | 1 | | |
| 7 0 / 0 | | 2031 | | 1 | | |
| 10% | | 2029 | \$61.700 | 5 | \$200 | |
| | | | \$01,700 * * | 3 | \$200 | |
| 70 / 0 | | ∠U 11 | | | | |
| | 100% Other Observation Location: Electory Explanation: To 100% Other Observation Location: Electory Explanation: To 100% Other Observation Location: Electory Explanation: 100% 80% 20% 5% 95% Insulation Aged, | % of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: Two Main Service Disconsisted Solution of Electrical Room Explanation: Two 750 Kilovolt-amper 50% Other Observation, Extent: Light, Area Location: Elevator Machine Room Explanation: Various 51 Kilovolt-amper 5100% 80% 20% 5% 95% 10% Insulation Aged, Extent: Light, Area Age Location: Upper Floors 90% 10% | 100% 2051 Other Observation, Extent: Light, Area Affected Location: Electrical Room Explanation: Two Main Service Disconnect Sw. 50% 2044 Other Observation, Extent: Light, Area Affected Location: Electrical Room Explanation: Two 750 Kilovolt-ampere, 480/20 50% 2036 Other Observation, Extent: Light, Area Affected Location: Elevator Machine Room Explanation: Various 51 Kilovolt-ampere, 208. 100% 2051 80% 2051 206 107 108 207 109 208 Insulation Aged, Extent: Light, Area Affected: I Location: Upper Floors 90% 2051 | 100% 2051 ** 100% 2051 ** Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Explanation: Two Main Service Disconnect Switches Rated At 4,0 50% 2044 ** Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Explanation: Two 750 Kilovolt-ampere, 480/208/120 Volts 50% 2036 ** Other Observation, Extent: Light, Area Affected: 100% Location: Elevator Machine Room Explanation: Various 51 Kilovolt-ampere, 208/120 Volts 100% 2051 ** 80% 2051 ** 20% 2031 \$90,500 5% 2039 ** 10% 2030 \$67,400 Insulation Aged, Extent: Light, Area Affected: 100% Location: Upper Floors 90% 2051 ** 10% 2029 \$61,700 | 100% 2051 ** 5 | No of Total No of Total |

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

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

Asset #: 2061

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

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

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

Asset #: 2061

| Electrical | Current Repair | Future Replacement | | Maintenance | |
|-----------------------------|--|-----------------------------|---------------|--------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cos FY | Cycle (Yrs | e Estimated Cost | Priority |
| Alarm | | | | | |
| Fire/Smoke Detection | | | | | |
| Generic, Digital | 100% | 2039 * | * 1-3 | \$167,700 | |
| | Other Observation, Extent : Light, Area | a Affected : 100% | | | |
| | Location: Throughout The Building | | | | |
| | Explanation : Smoke Detector, Alarm | Bells, Strobe Lights, horn. | s And Mai | nual Pull Stations | |

| Mechanical | Current Repair | | Futur | e Replacement | Maintenance | | | | |
|--------------------------------|---|--|------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date I Total (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, Ext Location : Sub-basem | - | Affected | : 100% | | | | | |
| | 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, Ext | ent : Light, Area | Affected | : 50% | | | | | |
| | Location: Sub-basem | ent | | | | | | | |
| | Explanation : Steam S | Supplied To 275 A | Atlantic A | lvenue | | | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | 10% | | 2036 | * * | 1 | \$16,300 | | | |
| Convector/Radiator | 90% | | 2029 | \$1,926,000 | 1 | \$76,800 | | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 100% | | 2039 | * * | 1 | | | | |
| Conversion Equipment | | | | | | *** | | | |
| Centrifugal, Elec Chille | | | 2040 | ** | 1 | \$28,600 | | | |
| | Other Observation, Ext | 0 | 00 | : 10% | | | | | |
| | Location: Basement | | n | | | | | | |
| | Explanation: R-410a | | | | | | | | |
| Split Unit | 20% 2-4 | \$1,242,900 | 2041 | * * | | | | | |
| | Other Observation, Ext | | Area Affe | cted : 10% | | | | | |
| | Location: Various In | - | _ | | | | | | |
| | Explanation: R-22. C | In Extended Life | | ** | | | | | |
| Window/Wall Unit | 70% | | 2026 | \$694,000 | 1 | | | | |

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

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

Asset #: 2061

| Mechanical | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|--------------------------|---------------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| 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 | 10% | | | 2051 | * * | 4 | \$1,300 | |
| Pipe/Pump | | | | | | | | |
| No Component | 90% | | | | | | | |
| Terminal Devices | | | | | | | * | |
| Air Handler/Cool/Ht | 10% | | | 2036 | * * | 1 | \$16,300 | |
| No Component | 90% | | | | | | | |
| Heat Rejection | • • • • • | | 4464000 | • • • • • | | _ | 000 100 | |
| Evaporative Condenser | 20% | 2-4 | \$164,900 | 2041 | ** | 2 | \$29,400 | |
| | | | Extent : Severe, Ared | a Affecte | d: 10% | | | |
| | | : Various | 1 1 1 1 C TE | I (C) : | | | | |
| - | | tion : On E | xtended Life Time, | | | | | |
| Water Cooling Tower | 10% | | | 2032 | \$132,200 | 2 | \$26,600 | |
| No Component | 70% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | 2.50/ | | | | ילי ילי | 2.5 | #2 < 000 | |
| Ductwork/Diffusers | 25% | | | LIFE | * * | 2-5 | \$36,800 | |
| No Component | 75% | | | | | | | |
| Exhaust Fans | 250/ | NT. | Φ 7 0.000 | 2026 | #200 200 | 2 | Φ1. COO | |
| Interior | | Now | \$58,000 | 2026 | \$290,200 | 2 | \$1,600 | |
| | | vice, Exten : Various | t : Severe, Area Aff | естеа : 1. | 3%0 | | | |
| Roof | 25% | Now | \$25,400 | 2026 | \$127,000 | 2 | \$1,600 | |
| | | | t : Severe, Area Aff | | · | | 4-,000 | |
| | | | haust At Roof | | | | | |
| No Component | 50% | | · · · · · · · · · · · · · · · · · · · | | | | | |
| Plumbing | 2070 | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 70% | | | 2031 | \$2,352,800 | 1 | | |
| Galvanized Steel | 30% | Now | \$50,100 | 2029 | \$1,002,300 | 1 | | |
| | | | evere, Area Affectea | | ¥ 7:: 7:: | | | |
| | | : Various | ** | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 100% | Now | \$25,300 | 2031 | \$1,265,500 | 4 | \$26,100 | |
| | Controller | Not Worki | ng, Extent : Severe, | | | | | |
| | Location | : Boiler R | oom | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |

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

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

Asset #: 2061

| Mechanical | Current Repair | Future | Replacement | M | | | | | | |
|-----------------------------|---|--------------------|-----------------------|----------------|-----------------------|----------|--|--|--|--|
| System Component Type | % of Fail Date Estimated Total (Years) | l Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | | |
| Plumbing | | | | | | | | | | |
| Sump Pump(s) | | | | | | | | | | |
| Non-Submersible | | 2,400 2041 | * * | 4 | \$5,600 | | | | | |
| | Broken, Extent : Severe, Area Aff | fected : 100% | | | | | | | | |
| | Location: Basement | | | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location: Basement | | | | | | | | | |
| | Explanation: Temporary Unit | Installed | | | | | | | | |
| Sewage Ejector(s) | | | | | | | | | | |
| Compressed Air | 100% | 2031 | \$84,600 | 4 | \$2,700 | | | | | |
| | Other Observation, Extent : Ligh | t, Area Affected : | 100% | | | | | | | |
| | Location: Basement | | | | | | | | | |
| | Explanation: Two Sets Of Ejec | etors | | | | | | | | |
| Backflow Preventer | | | | | | | | | | |
| Generic | 100% | 2036 | * * | 1 | \$16,200 | | | | | |
| Fixtures | | | | | | | | | | |
| Generic | 100% | | | | | | | | | |
| Vertical Transport | | | | | | | | | | |
| Elevators | | | | | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location : 10 Units From Lobb | y To 11th Floor, | 2 Units From Bas | ement To | 11th Floor | | | | | |
| | Explanation: 12 Units | | | | | | | | | |
| Fire Suppression | | | | | | | | | | |
| Standpipe | | | | | | | | | | |
| Generic | 100% | 2031 | \$1,205,000 | 1-5 | \$133,200 | | | | | |
| Sprinkler | | | | | * | | | | | |
| No Component | 80% | | | | | | | | | |
| Generic | 20% | 2041 | * * | 1-2 | \$14,800 | | | | | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : BROOKLYN MUNICIPAL BUILDING

Address : 208-242 JORALEMON STREET @ COURT ST.

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

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

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

Block : 266 Lot : 30 BIN : 3002558

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 | | |
|-----------------------|----------------|----------------|--|--|
| 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 | \$17,524,200 | | |
| Total | \$28,836,500 | \$26,592,000 | | |
| Importance Code A | \$9,003,200 | \$448,900 | | |
| Importance Code B | \$18,513,800 | \$26,071,600 | | |
| Importance Code C | \$1,319,500 | \$71,400 | | |
| Total | \$28,836,500 | \$26,592,000 | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-----------|-----------|-------------|
| Exterior Architecture | | | \$27,000 | |
| Interior Architecture | \$830,800 | | \$6,900 | \$2,600,300 |
| Electrical | \$10,000 | \$4,400 | \$10,600 | \$5,200 |
| Mechanical | \$242,000 | \$242,200 | \$190,700 | \$243,400 |
| Site Pavements | \$23,800 | | | |
| Elevators/Escalators | \$165,800 | \$165,800 | \$165,800 | \$165,800 |
| Total | \$1,272,500 | \$412,400 | \$401,100 | \$3,014,800 |
| Importance Code A | \$46,300 | \$46,300 | \$73,400 | \$46,300 |
| Importance Code B | \$1,208,400 | \$366,100 | \$327,700 | \$2,968,400 |
| Importance Code C | \$17,700 | | | |
| Total | \$1,272,500 | \$412,400 | \$401,100 | \$3,014,800 |



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

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

Asset #: 2060

| rchitecture | Current Repair | Future Replacement | M | | | | |
|---|--|----------------------------|----------------|-----------------------|----------|--|--|
| stem Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority | | |
| terior | | | | | | | |
| Exterior Walls | 100/ | 1100 ** | - | ¢54.000 | | | |
| Masonry: Brick Masonry: Granite | 10% 5% Now \$210,800 | LIFE ** | 5 5 | \$54,000 \$20,300 | | | |
| Masonry. Granite | Cracking/Crumbling, Extent: Moderate | | 3 | \$20,300 | | | |
| | Location: Throughout | , in early cerea . 570 | | | | | |
| | Joint Mortar Miss/Erod, Extent : Moder | ate, Area Affected : 20% | | | | | |
| | Location : Throughout | | | | | | |
| | Water Penetration, Extent : Moderate, A | 1rea Affected : 5% | | | | | |
| | Location : Throughout | | | | | | |
| Masonry: Limestone | 10% Now \$4,216,300 | LIFE ** | 5 | \$40,500 | | | |
| | Joint Mortar Miss/Erod, Extent: Moder | ate, Area Affected : 10% | | | | | |
| | Location: Throughout | | | | | | |
| | Staining/Discoloring, Extent: Moderate | e, Area Affected : 25% | | | | | |
| | Location: Throughout Water Penetration, Extent: Moderate, A | Auga Affactad . 200/ | | | | | |
| | Location: Throughout | irea Affectea . 2076 | | | | | |
| Magangu Limagtana | 70% | LIFE ** | | \$283,700 | | | |
| Masonry: Limestone Metal/Glass Curt Wall | 1% Now \$902,300 | LIFE ** | 5 5 | \$10,100 | | | |
| Wetal/Glass Curt wan | Glazing Broken/Cracked, Extent: Mode | | 3 | \$10,100 | | | |
| | Location : Throughout | 3,,, | | | | | |
| | Caulking Deteriorated, Extent : Modera | ite, 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: Mod Location: Throughout | erate, Area Affected : 20% | | | | | |
| | Ctrwt/Balnc Not Funct, Extent: Modera | ate Area Affected : 10% | | | | | |
| | Location: Throughout | ие, тей турескей . 4070 | | | | | |
| | Caulking Deteriorated, Extent: Modera | ute. Area Affected : 30% | | | | | |
| | Location : Throughout | , 30 | | | | | |
| Steel | 5% Now \$332,800 | 2056 ** | 5 | \$46,500 | | | |
| | Air Infiltration, Extent : Moderate, Area | | | 4 - 0,0 0 0 | | | |
| | Location: Basement, Stairs | | | | | | |
| | Corrosion/Rusting, Extent : Moderate, A | Area Affected : 30% | | | | | |
| | Location: Basement | | | | | | |
| | Thermally Inefficient, Extent : Moderate | e, Area Affected : 100% | | | | | |
| | Location : Basement | | | | | | |
| Parapets Magangu Briefs | 150/ | | _ | ¢2 700 | | | |
| Masonry: Brick Masonry: Limestone | 15% 85% | LIFE ** LIFE ** | 5 5 | \$2,700 \$19,600 | | | |
| masonry. Limestone | 0370 | LIFE | J | \$19,000 | | | |

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

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

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

Asset #: 2060

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

Interior

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

Asset #: 2060

| Architecture | Current Repair | | Futur | Future Replacement | | Maintenance | |
|-----------------------------|---|--|---------------------|----------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail D Total (Yea | eate Estimated Cost rs) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | |
| Floors | | | | | _ | | |
| Carpet | 5% Nov Punct/Tear/Impa Location : Thro | ct Damage, Extent : M | 2033 Ioderate, . | \$689,000 Area Affected : 100 | 3 | \$59,000 | |
| Carpet | 18% 0-2 Staining/Discolor Location : Thro | ring, Extent : Moderat | 2027 e, Area Aj | \$2,480,400 ffected : 10% | 3 | \$212,300 | |
| Cast in Place Concrete | Location : Thro | ling, Extent : Light, Ar oughout n, Extent : Light, Area | 00 | | 5 | \$86,000 | |
| Ceramic Tile | 7% Now Cracking/Crumb | ling, Extent : Light, Ar | 2040 rea Affecto | * * ed : 10% | 5 | \$27,500 | |
| Marble Panels | - | v \$444,300 ling, Extent : Light, Ar oughout, Stairwells | LIFE ea Affecte | * * ed : 10% | 5 | \$76,700 | |
| Sheet Vinyl/Rubber | 5% Nov Punct/Tear/Impa Location : Thro | ct Damage, Extent : M | 2041 Ioderate, . | * * Area Affected : 100 | 5 | \$29,500 | |
| Terrazzo | 10% Now Cracking/Crumb Location: Thro | ling, Extent : Light, Ar | LIFE ea Affecte | * * ed : 10% | 5 | \$61,400 | |
| Vinyl Tile | 30% Now Cracking/Crumb | ling, Extent : Light, Ar | 2031 rea Affecto | \$6,457,100 ed: 10% | 3 | \$88,500 | |
| Vinyl Tile | 7% | | 2026 | \$1,506,700 | 3 | \$20,600 | |

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

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

Asset #: 2060

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

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

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

Asset #: 2060

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

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

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

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

Asset #: 2060

| Electrical | Cui | rent Repair | Futur | e Replacement | M | | |
|---------------------------------|---------------------------|---|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | Date Estimated Cos ars) | st Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | |
| Wiring | | | | | | | |
| Braided Cloth | 10% | | 2030 | \$167,300 | 1 | | |
| Thermoplastic | 70% | | 2051 | * * | 1 | | |
| Under Construction | 20% | | | | | | |
| | Location: Th | ion, Extent : N/A, Ared roughout The Building | T | 0% | | | |
| | Explanation : | Busway Is Under Con | struction | | | | |
| Motor Controllers | 4.50/ | | • • • • | 4- 000 | _ | * * • • • | |
| Locally Mounted | 15% | | 2029 | \$7,000 | 5 | \$500 | |
| Locally Mounted | 5% | | 2044 | ** | 5 | \$200 | |
| Motor Control Center | 70% | | 2029 | \$819,500 | 5 | \$8,900 | |
| Variable Frequency | 10% | | 2044 | * * | | | |
| Drive | | | | | | | |
| Ground | | | | | | | |
| Grounding Devices | | | | | | | |
| Under Construction | 100% | | | | | | |
| Stand-by Power | | | | | | | |
| Transfer Switches | | | | | | | |
| Under Construction | 100% | | | | | | |
| Generators Under Construction | 100% | | | | | | |
| Batteries Under Construction | 100% | | | | | | |
| Fuel Storage Under Construction | 100% | | | | | | |
| Lighting | | | | | | | |
| Interior Lighting | | | | | | | |
| Fluorescent | 4% | | 2036 | * * | 10 | \$17,200 | |
| | • | escent Light, Extent : I roughout The Building | - | Affected : 100% | | | |
| Fluorescent | 20% | | 2026 | \$1,582,600 | 10 | \$85,800 | |
| | | ion, Extent : Light, Ar roughout The Building | | | | | |
| | Explanation : | T-12 Lamps | | | | | |
| Fluorescent | 75% | * | 2036 | * * | 10 | \$321,900 | |
| Tuorescent | | ion, Extent : Light, Ar | | : 100% | 10 | ψ321,900 | |
| | | roughout The Building | | . 100/0 | | | |
| | Explanation : | 0 | | | | | |
| HID | $\frac{Explanation}{1\%}$ | 1 о Емперо | 2036 | * * | 10 | \$200 | |
| нір | | ion, Extent : Light, Ar bbv | | | 10 | \$200 | |
| | | H I D Fixtures | | | | | |
| Egress Lighting | | | | | | | |
| Emergency, Battery | 50% | | 2031 | \$389,200 | 10 | \$56,500 | |
| | 35% | | 2031 | \$70,000 | 1 | | |
| Exit, Service | 2.770 | | Z(J.) I | D/U2UU | J | | |

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

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

Asset #: 2060

| Electrical | | Current F | nt 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 | \$29,700 | |

| Mechanical | | Current Repair | Futur | e Replacement | M | aintenance | |
|---|---------------|-------------------------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date Estimated Cost (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | 2041 | * * | 1 | | |
| Conversion Equipment | | | | | | | |
| Steam Boiler | 100% | | 2036 | * * | 1 | \$463,500 | |
| | Other Obse | ervation, Extent : Light, Ared | Affected | : 100% | | | |
| | Location | : Sub-basement Boiler Room | ı | | | | |
| | Explanati | ion : 3 Units With 4 Heat Ex | changers | For Heating Devic | ces. | | |
| Distribution | | | | | | | |
| Hot Wtr Piping/Pump | 75% | | 2039 | * * | 4 | \$17,300 | |
| Steam Piping/Pump | 25% | 0-2 \$18,600 | 2041 | * * | | | |
| | Insul. Dete | riorating, Extent : Moderate | , Area Aff | fected : 5% | | | |
| | Location | : Steam And Condensate Pip | oing. Sub - | basement | | | |
| Terminal Devices | | | | | | | |
| Air Handler | 25% | | 2031 | \$2,181,800 | 1 | \$72,400 | |
| Convector/Radiator | 10% | | 2029 | \$379,200 | 1 | \$15,100 | |
| No Component | 65% | | | | | | |
| | Other Obse | ervation, Extent : Light, Area | Affected | : 0% | | | |
| | Location | : Perimeter Throughout | | | | | |
| | Explanati | ion : See Air Conditioning | | | | | |
| Air Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | 2039 | * * | 1 | | |

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

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

Asset #: 2060

| Mechanical | Current Repair | | | Futur | e Replacement | M | | | | |
|----------------------------------|---|----------------------|---|-------------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Air Conditioning | | | | | | | | | | |
| Conversion Equipment | | | | | | | | | | |
| Centrifugal, Elec Chille | | | | 2034 | * * | 1 | \$430,500 | | | |
| | | | Extent : Light, Area Sub-basement Refr | | | | | | | |
| Interior Pkg Unit - Cooling | 10% | | | 2025 | \$733,400 | 2 | \$2,900 | | | |
| S | R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various Locations | | | | | | | | | |
| | | | Extent : Light, Area | Affected | : 60% | | | | | |
| | | ı : Various . | - | | | | | | | |
| | Explana | tion : Multi | iple Units | | | | | | | |
| Reciprocating Compr/Chiller | 5% | | | 2036 | * * | 1 | \$10,900 | | | |
| 5 | Other Obs | servation, E | Extent : Light, Area | Affected | : 5% | | | | | |
| | Location | i : 3rd Floo | r | | | | | | | |
| | Explana | tion : Refri | gerant 410a | | | | | | | |
| Distribution | | | | | | | | | | |
| CW & CHW Wtr | 65% | | | 2041 | * * | 4 | \$22,500 | | | |
| Pipe/Pump | | | | | | | | | | |
| No Component | 35% | | | | | | | | | |
| Terminal Devices | | | | | | | | | | |
| Air Handler/Cool/Ht | 25% | | | 2031 | \$2,249,600 | 1 | \$72,400 | | | |
| Fan Coil - 4 Pipe | 50% | | | 2026 | \$8,819,900 | 1 | \$75,600 | | | |
| Fan Coil - 4 Pipe | 15% | | | 2031 | \$2,646,000 | 1 | \$22,700 | | | |
| No Component | 10% | | | | | | | | | |
| Heat Rejection | 50 / | | | 2026 | ماد ماد | 2 | #16300 | | | |
| Air Cooled Condenser | 5% | | | 2036 | * * | 2 | \$16,300 | | | |
| Unit | 0.50/ | | | 2020 | ¢1 001 100 | 2 | ¢400.200 | | | |
| Water Cooling Tower | 85% 10% | | | 2029 | \$1,991,100 | 2 | \$400,300 | | | |
| No Component Ventilation | 10% | | | | | | | | | |
| Distribution | | | | | | | | | | |
| Distribution Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$261,000 | | | |
| Exhaust Fans | 10070 | | | LILE | | 2-3 | \$201,000 | | | |
| Interior | 95% | | | 2031 | \$1,954,000 | 2 | \$13,600 | | | |
| Roof | 5% | | | 2031 | \$45,000 | 2 | \$700 | | | |
| Plumbing | 370 | | | 2001 | ψ15,000 | | Ψ730 | | | |
| H/C Water Piping | | | | | | | | | | |
| Brass/Copper | 70% | | | 2031 | \$4,169,300 | 1 | | | | |
| Galvanized Steel | 30% | | | 2029 | \$1,776,100 | 1 | | | | |
| HW Heat Exchanger | | | | | | | | | | |
| Steam Fired | 100% | Now | \$448,500 | 2041 | * * | 4 | \$46,300 | | | |
| | Other Obs | servation, E | Extent : Severe, Are | a Affecte | d : 100% | | | | | |
| | Location | ı : Boiler R | oom | | | | | | | |
| | Explana | tion : 1 Of | 2 Instantaneous Ur | iits <u>Not</u> I | n Service | | | | | |
| Sanitary Piping | | | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | | | |
| | | | | | | | | | | |

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

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

Asset #: 2060

| Mechanical | | Current Repair | | Futur | e Replacement | М | | | |
|-----------------------------|---|---------------------|---------------------------|------------|-----------------------|----------------|-----------------|----------|--|
| System Component Type | , , , , , , | ail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Plumbing | | | | | | | | | |
| Storm Drain Piping | | | | | | | | | |
| Cast Iron | 100% | | \$32,700 | LIFE | * * | 1 | | | |
| | Leak Evider Location : | | Severe, Area Affe ment | cted : 5% | ó | | | | |
| Sump Pump(s) | | | | | | | | | |
| Under Construction | 100% | | | | | | | | |
| Sewage Ejector(s) | | | | | | | | | |
| Compressed Air | 100% | Now | \$45,000 | 2041 | * * | 4 | \$4,700 | | |
| • | Other Obser | rvation, Ex | ctent : Severe, Arec | a Affected | d: 100% | | | | |
| | Location: | Basement | • | | | | | | |
| | Explanatio | on: 1 Of 2 | Units Out Of Serv | rice | | | | | |
| Fixtures | | | | | | | | | |
| Generic | 100% | | | | | | | | |
| Vertical Transport | | | | | | | | | |
| Elevators | | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | | n Sub-bas | ement To 14th Flo | | or, 5 Units From E | Basement | To 7th Floor, 2 | | |
| Fire Suppression | | | | | | | | | |
| Standpipe | | | | | | | | | |
| Generic | 100% | | | 2041 | * * | 1-5 | \$236,000 | | |
| Sprinkler | | | | | | | | | |
| Generic | 100% | | | 2041 | * * | 1-2 | \$131,100 | | |
| Fire Pump | | | | | | | | | |
| Generic | 100% | | | 2034 | * * | 1 | \$87,400 | | |

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

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

Page: 137

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$16,338,100 | \$345,200 |
| Interior Architecture | \$3,210,600 | \$10,651,000 |
| Electrical | \$1,844,300 | \$1,277,100 |
| Mechanical | \$24,142,700 | \$7,564,100 |
| Total | \$45,535,800 | \$19,837,400 |
| Importance Code A | \$16,338,100 | \$3,629,700 |
| Importance Code B | \$29,030,300 | \$15,848,300 |
| Importance Code C | \$167,400 | \$359,500 |
| Total | \$45,535,800 | \$19,837,400 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$19,200 | \$5,000 | | \$7,600 |
| Interior Architecture | \$210,900 | | | \$122,300 |
| Electrical | \$22,200 | \$22,800 | \$21,800 | \$25,500 |
| Mechanical | \$370,300 | \$212,300 | \$393,200 | \$201,200 |
| Site Enclosure | \$16,600 | | | |
| Site Pavements | \$66,700 | | | |
| Elevators/Escalators | \$197,800 | \$197,800 | \$197,800 | \$197,800 |
| Total | \$903,700 | \$438,000 | \$612,900 | \$554,300 |
| Importance Code A | \$77,500 | \$63,300 | \$58,300 | \$67,400 |
| Importance Code B | \$695,700 | \$374,700 | \$554,600 | \$487,000 |
| Importance Code C | \$130,500 | | | |
| Total | \$903.700 | \$438,000 | \$612,900 | \$554,300 |



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

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

Asset #: 1573

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

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

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

Asset #: 1573

| rchitecture | Current Repair | M | Maintenance | | |
|----------------------------|---|--|----------------|----------------|----------|
| vstem Component Type | % of Fail Date Estimated Co Total (Years) | st Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | |
| Windows | 0.50/ 31 | 0 2040 ** | _ | ¢40.500 | |
| Aluminum | 85% Now \$2,339,80 Ctrwt/Balnc Not Funct, Extent: Mod Location: 2nd, 5th, And 11th Floor Caulking Deteriorated, Extent: Mod Location: 2nd, 5th, And 11th Floor Water Penetration, Extent: Moderat Location: 2nd, 5th, And 11th Floor Weather Strip Missing, Extent: Mod Location: 2nd, 5th, And 11th Floor | lerate, Area Affected : 20% c And Throughout lerate, Area Affected : 25% c And Throughout e, Area Affected : 10% c And Throughout erate, Area Affected : 15% | 5 | \$49,500 | |
| Metal Louvers | 15% Now \$19,20 Broken/Missing Elements, Extent: M. Location: North Side Of Building 2 | oderate, Area Affected : 10% | | | |
| Parapets | · · · · · · · · · · · · · · · · · · · | | | | |
| Masonry: Brick | 50% Now \$610,30 Joint Mortar Miss/Erod, Extent: Sev Location: Interior Face Misaligned/Bulging, Extent: Severe, Location: East And West Sides Miss/Damaged Flashings, Extent: M Location: Missing Coping Or Cap Sidewalk Shed Below, Extent: Light, Location: All Sides Of Building Spalling, Extent: Light, Area Affecte Location: West Side Vertical Cracks, Extent: Moderate, A Location: At Various Column Encl | ere, Area Affected : 35% Area Affected : 10% Ioderate, Area Affected : 1009 Flashing Area Affected : 35% d : 5% Area Affected : 5% osures | | \$24,300 | 1 |
| Masonry: Limestone | 50% 2-4 \$298,80 Cracking/Crumbling, Extent: Moder Location: Throughout Joint Mortar Miss/Erod, Extent: Lig Location: Throughout Other Observation, Extent: Light, As Location: All Sides Of Building Explanation: Sidewalk Shed Below | rate, Area Affected : 5% ht, Area Affected : 10% rea Affected : 35% | 5 | \$30,600 | |
| Roof Modified Bitumen | 100% Now \$559,70 Deteriorated Finish, Extent: Light, A Location: Throughout Miss/Damaged Flashings, Extent: M Location: Throughout Parapet Wa. Patching Evident, Extent: Light, Are Location: 11th Floor Roof | Area Affected : 10% Ioderate, Area Affected : 25% Il At 11th And 12th Floor Roo, | | | |
| | Water Penetration, Extent : Light, Ar Location : Under Cooling Tower A | | | | |

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

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

Asset #: 1573

| Architecture | | Current I | Repair | Futur | e Replacement | М | aintenance | | |
|-----------------------------|---|-----------------------------|---|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Exterior | | | | | | | | | |
| Soffits | | | | | | | ** | | |
| Metal Panel | 50% | | | 2052 | * * | 5-10 | \$27,700 | | |
| Stucco Cement | 50% | l | | 2045 | * * | 5 | \$10,100 | | |
| nterior | | | | | | | | | |
| Floors | 100/ | 4.1 | ¢77.000 | 2021 | ¢1 550 (00 | 2 | ¢122.400 | | |
| Carpet | 10% | · · · · · · | \$77,900 Extent : Light, Are | 2031 | \$1,558,600 | 3 | \$133,400 | | |
| | _ | n : 11th Flo | _ | а Ајјеси | ea : 10% | | | | |
| | | | : Light, Area Affec | tad : 100 | / | | | | |
| | | ueu, Extent n : 11th Flo | | ea . 107 | 0 | | | | |
| Continuity Constant | 5% | | | LIEE | * * | - | £07.200 | | |
| Cast in Place Concrete | | • | \$75,000 Extent : Light, Are | LIFE | | 5 | \$97,300 | | |
| | | r i moning, n : Boiler R | | и Ајјеси | za . 1070 | | | | |
| Ceramic Tile | 5% | | \$49,700 | 2041 | * * | 5 | \$22,200 | | |
| Ceranne The | | | | | ed · 5% | 3 | \$22,200 | | |
| | Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Toilets Throughout | | | | | | | | |
| | Worn/Eroded, Extent: Light, Area Affected: 100% | | | | | | | | |
| | | n : Toilets T | | . 100 | , • | | | | |
| Terrazzo | 10% | | \$164,800 | LIFE | * * | 5 | \$69,500 | | |
| TCHAZZO | | | Extent : Light, Are | | ed · 5% | 3 | \$09,500 | | |
| | _ | _ | bby, Elevator Lobb | | | | | | |
| Vinyl Tile | 40% | | \$194,800 | 2032 | \$9,737,900 | 3 | \$133,400 | | |
| villyl Tile | | | Extent : Light, Are | | | 3 | \$133,400 | | |
| | _ | 0 | rs Throughout | u zijjecie | ca . 570 | | | | |
| Vinyl Tile 0" V 0" | | Now | \$2,333,000 | 2042 | * * | 3 | \$100,000 | | |
| Vinyl Tile 9" X 9" | | | | | | 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% | | | | | | | | |
| | | | . Moderdie, Ared A Rooms In Basemeni | | | | | | |

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

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

Asset #: 1573

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

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

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

Asset #: 1573

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

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

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

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

Asset #: 1573

| Electrical | С | urrent Re | pair | Futur | e Replacement | M | aintenance | | |
|-------------------------------|---|---------------------|---------------------------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | | il Date I Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Under 600 Volts | | | | | | | | | |
| Transformers | | | | | | | | | |
| Dry Type | 100% | | | 2045 | * * | 5 | \$2,200 | | |
| | | | ent : N/A, Area A | lffected : | 100% | | | | |
| | Location : I | | | | | | | | |
| | | | ovolt-ampere, 75 lovolt-ampere | Kilovolt | -ampere, 45 Kilovo | olt-amper | re, 300 | | |
| Switchgear / Switchboard | Kiivoii-amp | ere, 30 Ki | iovoii-ampere | | | | | | |
| Air Circuit Breaker | 100% | | | 2052 | * * | 5 | \$3,100 | | |
| Raceway | 10070 | | | 2002 | | | ψ2,100 | | |
| 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 | • • • • | 2-4 | \$303,100 | 2057 | * * | 1 | | | |
| | _ | | : Moderate, Are | a Affecte | d : 100% | | | | |
| | Location : U | pper Flo | ors | | | | | | |
| Thermoplastic | 50% | | | 2052 | * * | 1 | | | |
| Thermoplastic | 20% | | | 2042 | * * | 1 | | | |
| Motor Controllers | 100/ | | | 20.52 | de de | _ | # 400 | | |
| Locally Mounted | 10% | | 37/4 4 | 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 | | |
| | | - | nt : Light, Area A | | 50% | | | | |
| | Location : I | Fourth Flo | or Mechanical F | Room | | | | | |
| Ground | | | | | | | | | |
| Grounding Devices | 1000/ | | | | | | | | |
| Not Accessible | 100% | | | | | | | | |
| Lighting | | | | | | | | | |
| Interior Lighting Fluorescent | 50% | | | 2037 | * * | 10 | \$272,500 | | |
| Fluorescent | | d Firture | s, Extent : Light, | | | 10 | \$272,300 | | |
| | Location : (| | s, Extent . Light, | лгеи луу | естей . 00/0 | | | | |
| Eluorogaant | 40% | Jjices | | 2037 | * * | 10 | ¢210 000 | | |
| Fluorescent | | nd Firtum | es, Extent : Light | | | 10 | \$218,000 | | |
| | - | | es, Exieni : Ligni And Floors Area | , лгеи Ај | JECIEU . 40/0 | | | | |
| LED | | .ascment | 111.01 1 1001 5 211 60 | 20.40 | * * | | | | |
| LED | 10% | ation E | ent : N/A, Area A | 2040 | | | | | |
| | | | em . N/A, Area A nd Eight Floor C | | | | | | |
| | Locuiton . S | evenin Ar | ia Eigni Filoor C | our ir oom | i.o | | | | |

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

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

Asset #: 1573

| Electrical | Current Repair | Future R | Future Replacement | | Maintenance | | | |
|-----------------------------|--|-----------------|--------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Estimat Total (Years) | ed Cost Year Es | stimated 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 | \$132,000 | | | |

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | | |
|--------------------------------|---|-----------------------|--------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | 2052 | * * | 1 | | | |
| • | Other Observation, Ex | xtent : N/A, Area Aj | fected : | 5% | | | | |
| | Location : Sub-bases | ment | | | | | | |
| | Explanation: 48,000 | 0 Gallon Fuel Tank | | | | | | |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger, Plate & | 2% | | 2035 | * * | 1 | \$5,900 | | |
| Frame | | | | | | | | |
| | Other Observation, Ex | xtent : N/A, Area Aj | fected : | 100% | | | | |
| | Location: Basement | t | | | | | | |
| | Explanation: 2 Unit | ts Also Serves Boro | ugh Hal | l | | | | |
| Steam Boiler | 64% | | 2030 | \$3,284,400 | 1 | \$376,600 | | |
| | Other Observation, Extent: N/A, Area Affected: 100% | | | | | | | |
| | Location: Boiler Room | | | | | | | |
| | Explanation: 3 Unit | ts - 2 Old Units And | l One Ne | ewer | | | | |
| Steam Boiler | 34% | | 2045 | * * | 1 | \$200,100 | | |

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

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

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

Asset #: 1573

| Mechanical | | Current Repair Future Rep | | e Replacement | M | Maintenance | | |
|--|-----------------------------------|---|--|-----------------------------------|---|----------------|-----------------------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating Distribution Hot Wtr Piping/Pump | Location | servation, E n : Sub-base | Extent : N/A, Area A ement Water Is Pumped To | | | 4 | \$13,200 | |
| Steam Piping/Pump | 70% Corroded | 0-2 , Extent : So | \$330,000 evere, Area Affecte | 2042 d : 30% | * * g, Facility Patches | Leaks As | s They Occur | |
| Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat | | 1 | ctent : Light, Area 2 | 2027 2030 2027 Affected: | \$6,647,900 \$962,900 \$2,919,600 | 1 1 1 | \$220,500 \$38,400 \$38,400 | |
| Air Conditioning Energy Source Electricity | 100% | ı | | 2048 | * * | 1 | | |
| Conversion Equipment Centrifugal, Elec Chiller | R-134a R | efrigerant, | Extent : Light, Ared Sub-basement | 2035 a Affected | * * ! : 100% | 1 | \$610,800 | |
| Split Unit | 5% Malfuncti Location | oning, Exte | \$69,900 int : Severe, Area A | 2042 ffected : | ** | | | |
| Distribution CW & CHW Wtr Pipe/Pump | 100% | Now | \$19,000 | 2042 | * * | 4 | \$29,300 | |
| | Location Other Obs | n : Basemer servation, I n : Sub-base | Extent : N/A, Area A ement | Affected : | | Being U | pgraded | |
| Terminal Devices Air Handler/Cool/Ht | 100% On Extend Location Other Obs | ded Life, Exn n : Basemer | stent : Moderate, A nt And Upper Floo Extent : Light, Area e Floors | 2027 rea Affec rs | \$11,424,400 ted: 2% | 1 | \$367,400 | |
| Heat Rejection Water Cooling Tower | 100% Other Obs | servation, I | Extent : N/A, Area A | 2030 Affected : | \$2,974,000 100% | 2 | \$598,000 | |
| Ventilation Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | 1 | | LIFE | * * | 2-5 | \$331,300 | |

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

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

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

Asset #: 1573

| Mechanical | Current Repair | Future | Future Replacement | | Maintenance | |
|------------------------------|--|---------------------|--------------------|----------------|-----------------------|---------|
| System Component Type | % of Fail Date Estimated Co Total (Years) | ost Year F FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| entilation | | | | | | |
| Exhaust Fans | | | | | | |
| Interior | 98% | 2027 | \$2,559,100 | 2 | \$17,800 | |
| Roof | 2% Now \$22,80 | | * * | 2 | \$300 | |
| | Broken, Extent : Severe, Area Affecto Location : Roof | ed : 5% | | | | |
| umbing | | | | | | |
| H/C Water Piping | 1000/ | | de de | | | |
| Galvanized Steel | 100% | 2037 | ** | 1 | | |
| | Booster Pump w/Tank, Extent : Ligh Location : Serves Fire Sprinkler A | | a : 100% | | | |
| Water Heater With Tanks | | | | | | |
| Electric | 100% | 2030 | \$23,400 | 4 | | |
| | Other Observation, Extent: N/A, Ar | ea Affected : 10 | 00% | | | |
| | Location: Sub-basement | | | | | |
| TINVII A D. 1 | Explanation : 400 Gallon Installed | l For Summer I | Hot Water | | | |
| HW Heat Exchanger | 1000/ | 20.42 | * * | 4 | 670.000 | |
| Steam Fired | 100% | 2042 | | 4 | \$58,800 | |
| | Other Observation, Extent: N/A, Are Location: Sub-basement | еа Ајјестеа : 10 |)0% | | | |
| | | r 1 | | | | |
| Considerate District | Explanation: 2 Units, 1,500 Gallo | on Each | | | | |
| Sanitary Piping Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | 10070 | LIIL | | 1 | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) | 10070 | LIIL | | 1 | | |
| Non-Submersible | 100% | 2032 | \$117,900 | 4 | \$18,800 | |
| Sewage Ejector(s) | 10070 | 2032 | ψ117,200 | | Ψ10,000 | |
| Compressed Air | 100% 0-2 \$114,20 | 00 2062 | * * | 4 | \$6,000 | |
| Compressed 7 th | Obsolete Equipment, Extent : Moder | | rted : 100% | - | ψ0,000 | |
| | Location: Sub-basement | are, 11. ca 11,5 cc | | | | |
| Backflow Preventer | | | | | | |
| No Component | 95% | | | | | |
| Generic | 5% | 2037 | * * | 1 | \$1,800 | |
| | Other Observation, Extent : N/A, Ar | | 00% | - | \$1,000 | |
| | Location : Sub-basement | | | | | |
| | Explanation : Serves Boilers Only | | | | | |
| Fixtures | * | | | | | |
| Generic | 100% | | | | | |
| ertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | |
| | Other Observation, Extent: N/A, Ar | | 00% | | | |
| | Location: 2 Units From Basement | To 1st Floor, 3 | 3 Units From 3rd | ! To 12th | Floor, 10 Units | |
| | From 1st To 12th Floor | | | | | |
| | Explanation: 15 Units | | | | | |

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

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

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

Asset #: 1573

| Mechanical | Current Repair | Future Rep | olacement | M | aintenance | |
|-----------------------------|---|--------------------|------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated C Total (Years) | ost Year Estin | mated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Vertical Transport | | | | | | |
| Escalators | | | | | | |
| Under 20' Rise | 100% | LIFE | * * | | | |
| | Other Observation, Extent: N/A, Ar | ea Affected : 100% | ó | | | |
| | Location: 1st To 2nd Floor, 2nd To | o 3rd Floor | | | | |
| | Explanation: 6 Units | | | | | |
| Fire Suppression | | | | | | |
| Standpipe | | | | | | |
| Generic | 100% | 2052 | * * | 1-5 | \$299,600 | |
| Sprinkler | | | | | | |
| No Component | 95% | | | | | |
| Generic | 5% | 2052 | * * | 1-2 | \$8,300 | |
| | Other Observation, Extent: N/A, Ar | ea Affected : 6% | | | | |
| | Location: Basement | | | | | |
| | Explanation: Shop Rooms | | | | | |

Maintenance \$ are aggregated over a 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: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$356,800 | \$249,300 |
| Interior Architecture | \$226,100 | \$257,300 |
| Electrical | | \$52,000 |
| Mechanical | \$1,646,000 | |
| Site Pavements | \$1,901,700 | |
| Total | \$4,130,700 | \$558,600 |
| Importance Code A | \$356,800 | \$249,300 |
| Importance Code B | \$1,872,100 | \$309,300 |
| Importance Code C | \$1,901,700 | |
| Total | \$4,130,700 | \$558,600 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|----------|
| Exterior Architecture | \$27,700 | | | |
| Interior Architecture | \$152,200 | | \$2,100 | \$13,900 |
| Electrical | \$8,700 | \$7,100 | \$8,300 | \$7,100 |
| Mechanical | \$74,000 | \$13,700 | \$26,200 | \$12,100 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$270,400 | \$28,700 | \$44,600 | \$41,100 |
| Importance Code A | \$28,200 | \$600 | \$1,900 | \$600 |
| Importance Code B | \$179,500 | \$28,100 | \$42,700 | \$40,500 |
| Importance Code C | \$62,700 | | | |
| Total | \$270,400 | \$28,700 | \$44,600 | \$41,100 |



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

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

Asset #: 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 | \$19,600 | |
| Masonry: Limestone | 82% | | T 16 1 | LIFE | ** | 5 | \$107,100 | |
| | _ | Discoloring 1 : South Fo | , Extent : Moderate acade | , Area Aj | ffected : 10% | | | |
| Metal Panel | 3% | | | 2043 | * * | 5-10 | \$18,000 | |
| Windows | | | | | | | | |
| Wood | 100% | | | 2041 | * * | 5 | \$233,400 | |
| Parapets | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | * * | 5-10 | \$208,100 | |
| Roof | . د د د | | | • • • • | | | * * * * * * * * * * * * * * * * * * * | |
| Copper/Terne | 40% | | | 2048 | * * | 10 | \$79,000 | |
| Metal Panel | | Now | \$17,900 | 2038 | ** | | | |
| | | | xtent : Light, Area . | Affected | : 10% | | | |
| | Location | | | | | | | |
| Skylight, Metal/Glass | 5% | | | 2043 | * * | 10 | \$13,200 | |
| Soffits | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | * * | 5 | | |
| Interior | | | | | | | | |
| Floors | 200/ | | | 2020 | Φ404 2 00 | 2 | Φ.7.17.0.0 | |
| Carpet | 30% | | | 2029 | \$494,200 * * | 3 | \$51,500 | |
| Cast in Place Concrete Ceramic Tile | 10% | | | LIFE | * * | 5 | \$37,500 | |
| Mosaic Tile | 5% 10% | Now | \$174,800 | 2036 2038 | * * | 5 5 | \$4,300 \$10,700 | |
| Mosaic The | | | \$174,800 , Extent : Moderate | | | 3 | \$10,700 | |
| | _ | _ | , Extent . Moderate 1t Corridor | , агеи ај | geciea . 2570 | | | |
| M - 1.1 - D 1 - | | | ii Corridor | LIEE | * * | | ¢25.700 | |
| Marble Panels | 20% 10% | | | LIFE 2033 | \$257,300 | 5 | \$25,700 | |
| Vinyl Tile Wood | 15% | | | 2033 | \$237,300 ** | 3 5 | \$4,300 \$24,100 | |
| Interior Walls | 1370 | | | 2046 | | 3 | \$24,100 | |
| Cast in Place Concrete | 5% | | | LIFE | * * | 10 | \$6,700 | |
| Concrete Masonry Unit | 5% | | | LIFE | * * | 5 | \$2,100 | |
| Gypsum Board | 10% | | | LIFE | * * | 5-10 | \$9,100 | |
| Masonry: Brick | 5% | | | LIFE | * * | 10 | \$800 | |
| Masonry: Fieldstone | 5% | | | LIFE | * * | 10 | \$1,100 | |
| Marble Panels | 10% | | | LIFE | * * | 10 | \$2,100 | |
| Plaster | 10% | | | LIFE | * * | 5-10 | \$4,500 | |
| Plaster | 35% | | | LIFE | * * | 5-10 | \$15,900 | |
| Wood | 15% | | | LIFE | * * | 5 | \$63,900 | |

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

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

Asset #: 153

| Current Repair Future Replacement Maintenance | | aintenance | | | | | |
|---|--|--|---|---|--|--|----------|
| % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| | | | | | | | |
| | | | | | | | |
| | | | 2038 | * * | 5 | \$12,800 | |
| _ | | | LIFE | * * | 5-10 | | |
| | | | LIFE | * * | 10 | | |
| | | | | * * | 10 | · · | |
| | | | | * * | 5-10 | · · | |
| | | | | * * | | · · | |
| 40% | | | LIFE | * * | 5-10 | \$58,700 | |
| | | | | | | | |
| | | | | | | | |
| 100% | | | 2068 | * * | | | |
| | | | | | | | |
| 100% | | | 2068 | * * | | | |
| | | | | | | | |
| 2.407 | | | 2016 | ماد ماد | | | |
| | | Φ0 .7.17 00 | | | | | |
| | | | | | | | |
| | | | ate, Arec | i Affectea : 50% | | | |
| 20% | Now | \$456,300 | 2042 | * * | | | |
| | - | - | , Area Ą | ffected : 5% | | | |
| | | | ate, Area | Affected : 25% | | | |
| | | _ | 1rea Affe | cted : 50% | | | |
| | | | 33 | | | | |
| | | • | rawl Spa | ice Below | | | |
| F | | J | · · · · | | | | |
| 82% | Now | \$593,700 | 2042 | * * | | | |
| | | | | d : 50% | | | |
| | | | | | | | |
| | _ | | | | | | |
| 18% | | | 2042 | * * | | | |
| | 15% 5% 10% 10% 15% 40% 15% 40% 100% 100% 100% 100% 100% 100% Self of the continuation of the continu | 15% 5% 10% 10% 15% 40% 100% 100% 100% 100% 100% 24% 56% Now Joint Mortar Miss/En Location: Throughe 20% Now Broken/Missing Elem Location: Front Ste Joint Mortar Miss/En Location: Front Ste Location: Front Ste Explanation: Water 82% Now Other Observation, E Location: Throughe Explanation: Open | 15% 5% 10% 10% 10% 10% 100% 100% 100% 100% 100% 24% 56% Now \$851,700 Joint Mortar Miss/Erod, Extent: Moderate Location: Throughout 20% Now \$456,300 Broken/Missing Elements, Extent: Light Location: Front Steps Joint Mortar Miss/Erod, Extent: Moderate Location: Front Steps Joint Mortar Miss/Erod, Extent: Moderate Location: Front Steps John Mortar Miss/Erod, Extent: Moderate, A Location: Front Steps Explanation: Water Infiltration Into Company of the Company of | Nof Total (Years) Estimated Cost (Year FY | Section Sect | % of Total Fail Date Estimated Cost FY Estimated Cost Cycle FY Cycle Cycle FY Cycle Cycle FY | 15% |

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

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

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

Asset #: 153

| Electrical | Current Repair | Future Replac | Future Replacement | | Maintenance | |
|-----------------------------|--|---------------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated (Total (Years) | Cost Year Estimat FY | ed Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | - |
| Transformers | | | | | | |
| Dry Type | 100% | 2046 | * * | 5 | \$200 | |
| | Other Observation, Extent: N/A, A Location: Room C7 | rea Affected : 100% | | | | |
| | Explanation: One 45 Kilovoltam | pere | | | | |
| Switchgear / Switchboard | | | | | | |
| Fused Disc Sw | 100% | 2053 | * * | 5 | \$200 | |
| Raceway | | | | | | |
| Conduit | 100% | 2053 | * * | 1 | | |
| Panelboards | | | | | | |
| Fused Disc Sw | 20% | 2049 | * * | 5 | \$300 | |
| Molded Case Bkrs | 80% | 2049 | * * | 5 | \$1,200 | |
| Wiring | | | | | | |
| Thermoplastic | 100% | 2053 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 30% | 2046 | * * | 5 | \$100 | |
| Variable Frequency | 70% | 2046 | * * | | | |
| Drive | | | | | | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$1,700 | |
| Stand-by Power | | | | | | |
| Transfer Switches | | | | | | |
| Automatic | 100% | 2046 | * * | 1 | \$17,600 | |
| | Other Observation, Extent: N/A, A | lrea Affected : 100% | | | | |
| | Location : Automatic Transfer Sv | vitch Room In Sub-base | ment | | | |
| | Explanation : Automatic Transfer | r Switches | | | | |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 9% | 2038 | * * | 10 | \$4,700 | |
| | T-5 Lamps And Fixtures, Extent : I | Light, Area Affected : 10 | 0% | | | |
| | Location: Basement Offices | | | | | |
| Fluorescent | 80% | 2038 | * * | 10 | \$42,000 | |
| | Compact Fluorescent Light, Extent | | 100% | | , | |
| | Location : Throughout The Build | | | | | |
| Fluorescent | 10% | 2038 | * * | 10 | \$5,300 | |
| Tuorescent | T-8 Lamps And Fixtures, Extent : I | | 0% | 10 | ψ5,500 | |
| | Location: Sub-basement | | 0,0 | | | |
| LED | 1% | 2038 | * * | | | |
| LED | Other Observation, Extent : Light, | | | | | |
| | Location: Bullpen Room | 1110a 11jjeciea . 100/0 | | | | |
| | - | | | | | |
| Earnaga Liahtin - | Explanation : LED Lighting | | | | | |
| Egress Lighting | 45% | 2038 | * * | 1 | | |
| Emergency, Service | | | * * | l 10 | 0700 | |
| Emergency, Battery | 5% 50% | 2038 | * * | 10 | \$700 | |
| Exit, LED | 50% | 2061 | * * | 1 | | |

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

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

Asset #: 153

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

| Mechanical | Current Re | pair | Futur | e Replacement | Ma | aintenance | |
|----------------------------|-----------------------------------|-------------------|------------|-----------------------|----------------|-----------------------|----------|
| ystem Component Type | % of Fail Date E Total (Years) | Sstimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| eating | | | | | | | |
| Energy Source | | | | | | | |
| Utility Steam | 80% | | 2043 | * * | 1 | | |
| | Other Observation, Exte | ent : N/A, Area A | ffected : | 100% | | | |
| | Location: Basement | | | | | | |
| | Explanation : Steam F | Provided By Con | Edison | | | | |
| HTHW/HW | 20% | - | 2043 | * * | 1 | | |
| 111111111111 | Other Observation, Exte | ent : N/A. Area A | | 100% | • | | |
| | Location: 52 Chambe | | , | | | | |
| | Explanation : Provide | | Ruildin | a - Tweed Court Ri | uildina | | |
| Conversion Equipment | Explanation . 1 Tovide | и 1 тот лијисет | Dunan | g - Tweed Court Bi | mumg | | |
| Hot Water Boiler | 20% | | 2046 | * * | 1 | \$5,700 | |
| Hot water Boller | Other Observation, Exte | ent·N/A Area A | _0.0 | 100% | 1 | \$5,700 | |
| | Location : Sub-basem | | јесней. | 10070 | | | |
| | Explanation: For Em | | I laa Onl | ., | | | |
| D D 1 ' 1/1 // D | | егденсу Бискир | | * * | | #2.700 | |
| Pres. Reducing Valve/LP | 80% | | 2036 | * * | 5 | \$2,700 | |
| Steam | | 37// | 00 1 | 1000/ | | | |
| | Other Observation, Exte | ent : N/A, Area A | ffected : | 100% | | | |
| | Location: Basement | | | | | | |
| | Explanation : One He | at Exchanger To | Convert | Steam To Hot Wat | er For H | eating Devices | |
| Distribution | | | | | | | |
| Hot Wtr Piping/Pump | 90% | | 2041 | * * | 4 | \$3,800 | |
| Central Plant Steam | 10% | | 2043 | * * | 4 | \$300 | |
| Piping/Pmp | | | | | | | |

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

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

Asset #: 153

| Mechanical | | Current F | Repair | Future Replacement | | Maintenance | | | |
|--|---|-----------------------|--|---|----------------|----------------|--|----------|--|
| System Component Type | % of I Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Ieating | | | | | | | | | |
| Terminal Devices | | | | | | | | | |
| Air Handler | 80% | | | 2038 | * * | 1 | \$28,300 | | |
| Convector/Radiator | 20% | | | 2038 | * * | 1 | \$3,700 | | |
| Controls | | | | | | | | | |
| Pneumatic | 100% | | | 2027 | \$1,202,700 | | | | |
| ir Conditioning | | | | | | | | | |
| Energy Source | 200/ | | | 2052 | * * | 1 | | | |
| District Chilled Water | | | xtent : N/A, Area A bers Street | 2053 ffected : | | 1 | | | |
| | Explanation | on : Provi | ded From Adjacent | t Tweed E | Building | | | | |
| Electricity | 70% | | | 2049 | * * | 1 | | | |
| Conversion Equipment Reciprocating Compr/Chiller | 65% | Now | \$29,800 | 2038 | * * | 1 | \$15,500 | | |
| • | Malfunction | ing, Exte | nt : Moderate, Ared | a Affected | d : 50% | | | | |
| | Location : | Chiller 1 | In Basement | | | | | | |
| | R-134a Refi Location : | | Extent : Light, Area asement | Affected | ' : 100% | | | | |
| Split Unit | 30% | 0-2 | \$443,300 | 2043 | * * | | | | |
| | Location: | Side Yara | xtent : N/A, Area A l | | 100% | | | | |
| Split Unit | 5% Other Obse | rvation, E | lit AC Units Of What extent : N/A, Area A | 2038 ffected : | * * | annot Be | Repaired | | |
| Split Unit | 5% Other Observation: | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : | * * | annot Be | Repaired | | |
| | 5% Other Obse | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : | * * | annot Be | Repaired | | |
| Distribution | 5% Other Obser Location: Explanation | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room | ** | | | | |
| Distribution CW & CHW Wtr | 5% Other Observation: | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : | * * | annot Be | Repaired \$1,300 | | |
| Distribution CW & CHW Wtr Pipe/Pump | 5% Other Observation: Explanation 30% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room | ** | | | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component | 5% Other Obser Location: Explanation | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room | ** | | | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices | 5% Other Obse. Location: Explanation 30% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 Iffected : Room 2053 | ** | 4 | \$1,300 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht | 5% Other Obse. Location: Explanation 30% 70% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room 2053 | ** | 4 | \$1,300 \$28,300 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe | 5% Other Obse. Location: Explanation 30% 70% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 Iffected : Room 2053 | ** | 4 | \$1,300 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component | 5% Other Obse. Location: Explanation 30% 70% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room 2053 | ** | 4 | \$1,300 \$28,300 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection | 5% Other Obse. Location: Explanation 30% 70% 80% 5% 15% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room 2053 2038 2038 | ** | 1 1 | \$1,300 \$28,300 \$900 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower | 5% Other Obse. Location: Explanation 30% 70% 80% 5% 15% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room 2053 | ** | 4 | \$1,300 \$28,300 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component | 5% Other Obse. Location: Explanation 30% 70% 80% 5% 15% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room 2053 2038 2038 | ** | 1 1 | \$1,300 \$28,300 \$900 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component | 5% Other Obse. Location: Explanation 30% 70% 80% 5% 15% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room 2053 2038 2038 | ** | 1 1 | \$1,300 \$28,300 \$900 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component | 5% Other Obse. Location: Explanation 30% 70% 80% 5% 15% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected : Room 2053 2038 2038 | ** | 1 1 | \$1,300 \$28,300 \$900 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Ventilation Distribution | 5% Other Obse. Location: Explanation 30% 70% 80% 5% 15% 65% 35% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected: Room 2053 2038 2038 2034 | ** | 1 1 2 | \$1,300 \$28,300 \$900 \$37,500 | | |
| Distribution CW & CHW Wtr Pipe/Pump No Component Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Water Cooling Tower No Component Ventilation Distribution Ductwork/Diffusers | 5% Other Obse. Location: Explanation 30% 70% 80% 5% 15% 65% 35% | rvation, E Basemen | xtent : N/A, Area A t Communication I | 2038 ffected: Room 2053 2038 2038 2034 | ** | 1 1 2 | \$1,300 \$28,300 \$900 \$37,500 | | |

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

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

Asset #: 153

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

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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-Nov-2018 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6

Block : 154 Lot : 23 BIN : 1078613

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,842,000 | \$189,600 |
| Interior Architecture | \$185,000 | \$1,142,400 |
| Electrical | \$79,800 | \$1,386,800 |
| Mechanical | \$929,100 | \$2,680,000 |
| Total | \$3,035,900 | \$5,398,800 |
| Importance Code A | \$1,842,000 | \$189,600 |
| Importance Code B | \$1,193,900 | \$5,209,200 |
| Total | \$3,035,900 | \$5,398,800 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|----------|-----------|
| Exterior Architecture | \$57,700 | | | |
| Interior Architecture | \$295,400 | | | \$53,500 |
| Electrical | \$7,700 | \$58,200 | \$7,700 | \$6,800 |
| Mechanical | \$60,300 | \$48,800 | \$29,800 | \$37,300 |
| Site Pavements | \$2,200 | | | |
| Elevators/Escalators | \$11,800 | \$11,800 | \$11,800 | \$11,800 |
| Total | \$435,000 | \$118,900 | \$49,300 | \$109,500 |
| Importance Code A | \$57,700 | \$200 | | |
| Importance Code B | \$339,800 | \$118,700 | \$49,300 | \$109,500 |
| Importance Code C | \$37,500 | | | |
| | | | | |

\$118,900

\$49,300

\$109,500



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.

\$435,000

Total

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

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

Asset #: 161

| rchitecture | Current Repair | | Future Replacement | | Maintenance | | |
|----------------------------|--|---|--------------------|------------------------------|----------------|-----------------------|----------|
| rstem Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Exterior Walls | 50/ N | \$72,000 | LIEE | * * | | | |
| Cast Iron | 5% Now Broken/Missing Elek | \$72,000 | LIFE | a Affacted : 5% | | | |
| | Location : South F | | eruie, Are | и Ајјестей . 570 | | | |
| | Corrosion/Rusting, | | 1rea Affec | ted : 15% | | | |
| | Location : North A | Ind East Facades | 55 | | | | |
| Glass Block | 5% | | LIFE | * * | 5 | \$4,200 | |
| Masonry: Brick | 50% 0-2 | \$275,400 | LIFE | * * | 5 | \$67,500 | |
| | Joint Mortar Miss/E | Frod, Extent : Moder | ate, Area | Affected : 25% | | | |
| | | Ind East Facades, P | | | | | |
| | Sidewalk Shed in Us | - | ea Affecte | ed : 60% | | | |
| | Location : South A | | | | | | |
| Masonry: Limestone | 30% 0-2 | \$474,200 | LIFE | ** | 5 | \$30,400 | |
| | Broken/Missing Ele | nents, Extent : Mod Windows, South Fac | | a Affected : 15% | | | |
| | Diagonal Cracks, E. | , | | ad · 200% | | | |
| | Location : South A | | еи Ајјесте | zu . 20/0 | | | |
| | Staining/Discoloring | | e. Area Afi | fected : 20% | | | |
| | Location : Throug | • | , 55 | | | | |
| Stucco Cement | 10% Now | \$37,900 | 2035 | * * | 5 | \$16,900 | |
| | Diagonal Cracks, E. | | ffected : I | 10% | | . , | |
| | Location: South A | nd East Facades | | | | | |
| | Staining/Discoloring | | e, Area Aff | fected : 15% | | | |
| | Location : South A | nd East Facades | | | | | |
| Windows | 100/ 1 | ¢((00 | 2020 | * * | _ | ¢1 400 | |
| Aluminum | 10% Now | \$6,600 | 2038 | 7. T | 5 | \$1,400 | |
| | Air Infiltration, Extent : Light, Area Affected : 10% Location : 1st Floor At Sills | | | | | | |
| Metal Louvers | 3% | 7 11 5005 | 2033 | \$46,300 | 10 | \$5,300 | |
| Wood | 87% Now | \$583,000 | 2055 | \$ 4 0,500 * * | 5 | \$122,100 | |
| 11004 | Deteriorated Finish Location : Through | Extent : Moderate, | | ected : 50% | 3 | ψ122,100 | |
| | Thermally Inefficient Location : Throug | | e, Area Aff | fected : 100% | | | |
| | Caulking Deterioral | | ite, Area A | Affected : 100% | | | |
| | Location : Throug | hout | | | | | |

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

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

Asset #: 161

| Architecture | Current Repair Future R | | | e Replacement | М | aintenance | |
|---------------------------------|--|---|-------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | |
| Parapets Cast Stone/Terra Cotta | 30% Now Other Observation, I Location: South F | acade | - | | 5 | \$9,500 | |
| M | Explanation: Corn | | | ** | | \$600 | |
| Masonry: Brick | 15% 0-2 Joint Mortar Miss/E. Location: Shared I | | LIFE ate, Ared | | 5 | \$600 | |
| Masonry: Limestone | 5% Now Cracking/Crumbling Location : Coping Joint Mortar Miss/E Location : Coping | rod, Extent : Moder | · | | 5 | \$300 | |
| Metal Rail | 40% Now Broken/Missing Elen Location: Part Of Corrosion/Rusting, E Location: Through | Railing Extent : Moderate, A | | | 5 | \$11,600 | |
| Stucco Cement | 10% Now Diagonal Cracks, Ex Location: Through | | 2035 ea Affect | * * ted : 20% | 5 | \$500 | |
| Roof | | | | | | | |
| Built-Up (BUR) | 100% Now Blisters, Extent: Mo Location: Through Debris Present, Exte Location: Through Drains Clogged, Ext Location: South W | out nt : Moderate, Area out ent : Severe, Area A | Affected | l : 25% | | | |
| | Grvl/Blst Miss/Disp, Location : Through | Extent : Moderate, out | | | | | |
| | Insul Deter/Miss, Ex Location : Through | out | | | | | |
| | Miss/Damaged Flash Location : Through | out | | | | | |
| | Ponding, Extent : Me Location : East An | d North Buildings | | | | | |
| | Water Penetration, E Location : Various | | rea Affe | cted : 15% | | | |

Interior

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

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

Asset #: 161

| Architecture | Curr | Current Repair | | Future Replacement | | Maintenance | |
|-----------------------------|---|---|-------------|---------------------------|----------------|----------------|----------|
| System Component Type | % of Fail I Total (Yea | Date Estimated Costars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | |
| Floors | | | | | | | |
| Carpet | Location: Bas | act Damage, Extent : S rement | Severe, Are | | 3 | \$151,800 | |
| | Staining/Discoloring, Extent : Light, Area Affected : 90% Location : Basement | | | | | | |
| | Worn/Eroded, Ex Location : Base | xtent : Moderate, Area rement | | | | | |
| Cast in Place Concrete | 11% | | LIFE | * * | 5 | \$37,500 | |
| Ceramic Tile | 5% No | w \$8,700 | 2033 | \$435,000 | 5 | \$3,900 | |
| | Location : Toil Patching Eviden Location : Toil | bling, Extent : Modera lets Throughout nt, Extent : Light, Area lets Throughout orated, Extent : Light, | Affected : | 10% | | | |
| | - | lets Throughout | | | | | |
| Raised Access Floor | | 2 \$7,100 urface, Extent : Moder Floor Data Room | | ** Affected : 20% | 5 | \$11,700 | |
| Vinyl Tile | Location : Bas | Elements, Extent : Mo ement bling, Extent : Modera | derate, Ar | | 3 | \$8,800 | |
| | | xtent : Moderate, Area | Affected . | : 100% | | | |

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

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

Asset #: 161

| rchitecture | | Current l | Repair | Futur | e Replacement | М | aintenance | | |
|----------------------------|---------------|----------------------|--|------------|-----------------------|----------------|-----------------------|----------|--|
| ystem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| terior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Ceramic Tile | 5% | | | 2039 | * * | 5 | \$4,200 | | |
| Concrete Masonry Unit | 10% | | | LIFE | * * | 5 | \$3,300 | | |
| Gypsum Board | 73% | | \$16,900 | LIFE | * * | 5 | \$36,500 | | |
| | | ~ | amage, Extent : Lig | | Affected: 5% | | | | |
| | | | At Corridors Throi | _ | . 1 50/ | | | | |
| | | | xtent : Moderate, A | | cted: 5% | | | | |
| | | | r Office Area, Sout | | | | | | |
| Masonry: Brick | | Now | \$15,700 | LIFE | * * | | | | |
| | _ | | tent : Severe, Area | | : 3% | | | | |
| | | | nt And Sub-basemen | | 100 1 150/ | | | | |
| | | | od, Extent : Moder at And Sub-basemer | | i Affectea : 15% | | | | |
| | | | u Ana suo-vasemer derate, Area Affect | | , | | | | |
| | | | aeraie, Area Affeci it And Sub-basemei | |) | | | | |
| | | | n Ana Suo-basemer xtent : Moderate, A | | stad : 15% | | | | |
| | | | xtem . Moderate, A nt And Sub-basemer | | леи . 1570 | | | | |
| Dlastan | | | | | * * | | ¢1 700 | | |
| Plaster | | Now | \$2,800 Extent : Moderate | LIFE | | 5 | \$1,700 | | |
| | | | t Storage South Sid | | jecieu . 1070 | | | | |
| | | | n siorage souin sie xtent : Moderate, A | | cted · 5% | | | | |
| | | | nt Storage South Sid | | a 570 | | | | |
| Ceilings | | | | | | | | | |
| AcousTileSusp.Lay-In | 20% | | | 2043 | * * | 5 | \$31,100 | | |
| 1 | Staining/L | Discoloring | Extent : Light, Are | ea Affecti | ed : 5% | | | | |
| | Location | : Various | Locations | | | | | | |
| Exposed Struc: Concrete | 40% | Now | \$185,000 | LIFE | * * | 5 | \$9,700 | | |
| | | Discoloring | Extent : Moderate | , Area A | ffected : 10% | | | | |
| | Location | : Various | Locations | | | | | | |
| Gypsum Board | 35% | Now | \$47,200 | LIFE | * * | 5 | \$68,100 | | |
| 71 | Water Pen | etration, E | xtent : Moderate, A | | cted : 10% | | . , | | |
| | Location | : Second | And Sixth Floor Off | îces | | | | | |
| Plaster | 5% | Now | \$4,700 | LIFE | * * | 5 | \$4,900 | | |
| | Cracking/ | | Extent : Moderate | | fected : 10% | | ¥) | | |
| | Location | : Basemer | nt Electrical Room | | | | | | |
| | Water Pen | etration, E | xtent : Moderate, A | rea Affe | cted : 10% | | | | |
| | Location | : Basemer | nt Electrical Room | | | | | | |
| te Pavements | | | | | | | | | |
| Public Sidewalk | | | | | | | | | |
| Cast in Place Concrete | 100% | | \$2,200 | 2043 | * * | | | | |
| | | | Extent : Light, Are | ea Affecte | ed : 5% | | | | |
| | Location | : Through | out | | | | | | |
| On-Site Walkways | 1000 | | | 2012 | نقد نقش | | | | |
| Cast in Place Concrete | 100% | | | 2043 | * * | | | | |

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

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

Asset #: 161

| Electrical | Current Repair | Future | Future Replacement | | Maintenance | | | | |
|---------------------------------|---|----------------|--------------------|----------------|-----------------------|----------|--|--|--|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | t Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| Under 600 Volts | | | | | | | | | |
| Service Equipment Fused Disc Sw | 100% | 2040 | * * | 5 | \$300 | | | | |
| rused Disc 3w | Other Observation, Extent : Light, Are | | | 3 | \$300 | | | | |
| | Location : Electrical Room | sa rijjecica . | 10070 | | | | | | |
| | Explanation: Two 2,000 Ampere Mo | ain Disconn | ect Switches | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| Fused Disc Sw | 100% | 2040 | * * | 5 | \$300 | | | | |
| Raceway | | | | | | | | | |
| Conduit | 60% | 2030 | \$79,700 | 1 | | | | | |
| Conduit | 30% | 2040 | * * | 1 | | | | | |
| Conduit | 10% | 2050 | * * | 1 | | | | | |
| Panelboards | | | | | | | | | |
| Fused Disc Sw | 10% | 2038 | * * | 5 | \$200 | | | | |
| Molded Case Bkrs | 60% | 2046 | * * | 5 | \$1,200 | | | | |
| Molded Case Bkrs | 30% | 2038 | * * | 5 | \$600 | | | | |
| Wiring | | | | | | | | | |
| Thermoplastic | 60% | 2050 | * * | 1 | | | | | |
| Thermoplastic | 20% | 2030 | \$35,300 | 1 | | | | | |
| Thermoplastic | 20% | 2040 | * * | 1 | | | | | |
| Motor Controllers | -00/ | ••• | | _ | 4.00 | | | | |
| Locally Mounted | 50% | 2028 | \$23,200 | 5 | \$300 | | | | |
| Locally Mounted | 50% | 2035 | ** | 5 | \$300 | | | | |
| | Other Observation, Extent: Light, Are | ea Affected : | 100% | | | | | | |
| | Location: Water Main | | | | | | | | |
| G1 | Explanation : Basement | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| Generic Generic | 100% | LIFE | * * | 5 | \$1,100 | | | | |
| Generic | Other Observation, Extent : Light, Are | | 100% | 3 | \$1,100 | | | | |
| | Location: Basement | | 10070 | | | | | | |
| | Explanation : Water Main | | | | | | | | |
| Stand-by Power | | | | | | | | | |
| Transfer Switches | | | | | | | | | |
| Automatic | 100% | 2028 | \$10,800 | 1 | \$23,700 | | | | |
| Generators | | | | | | | | | |
| Diesel | 100% 0-2 \$79,800 | 2045 | * * | 1 | \$26,800 | | | | |
| | Other Observation, Extent: Light, Are | ea Affected : | 100% | | | | | | |
| | Location: Roof - Generator Room | | | | | | | | |
| | Explanation: One 62 Kilovolt-ampe | re Generato | r. It Is Old And O | bsolete. | It Is For Fire | | | | |
| Batteries | Pump Use Only. | | | | | | | | |
| Lead/Acid | 100% | 2024 | \$2,400 | 5 | \$2,900 | | | | |
| Fuel Storage | 100.0 | _0_1 | Ψ2, .σο | | Ψ2,> 00 | | | | |
| Day Tank | 100% | 2029 | \$25,400 | 5 | | | | | |
| , | Other Observation, Extent : Light, Are | | | = | | | | | |
| | Location : Roof - Generator Room | | | | | | | | |
| | Explanation: The Capacity Of The | Tank Is 30 G | Gallons. | | | | | | |

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

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

Asset #: 161

| Electrical | Current Rep | pair Futu | re Replacement | M | aintenance | |
|-----------------------------|-----------------------------------|----------------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date E Total (Years) | stimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 88% | 2030 | . , , | 10 | \$62,100 | |
| | Other Observation, Exte | ent : Light, Area Affected | d: 100% | | | |
| | Location : Throughout | The Building | | | | |
| | Explanation : Using T- | ·8 Lamps | | | | |
| Incandescent | 2% | 2025 | \$22,300 | 2 | | |
| LED | 10% | 2040 | | | | |
| | Other Observation, Exte | ent : Light, Area Affected | d: 100% | | | |
| | Location : First Floor | | | | | |
| | Explanation : New LE | D Fixtures Installed On | The First Floor Th | is Year. | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 35% | 2030 | \$16,500 | 1 | | |
| Emergency, Battery | 15% | 2030 | \$19,200 | 10 | \$2,800 | |
| Exit, Service | 50% | 2030 | \$16,500 | 1 | | |
| Exterior Lighting | | | | | | |
| HID | 18% | 2030 | \$64,100 | 10 | | |
| Incandescent | 7% | 2025 | \$28,600 | 2 | | |
| No Component | 75% | | | | | |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 80% | | | | | |
| Generic | 20% | 2035 | * * | 1 | \$5,800 | |
| Fire/Smoke Detection | | | | | | |
| No Component | 80% | | | | | |
| Generic, Analog | 20% | 2035 | * * | 1-3 | \$9,500 | |

| Mechanical | | Current Re | pair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------|------------------------|-------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date I (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| eating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2050 | * * | 1 | | |
| | Other Obs | ervation, Ext | ent : Light, Area | Affected | : 100% | | | |
| | Location | : Throughou | t | | | | | |
| | Explanat | ion : Steam I | From Con Edisor | ı | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP | 100% | | | 2033 | \$45,900 | 5 | \$4,600 | |
| Steam | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 70% | Now | \$2,300 | 2029 | \$116,800 | 4 | \$2,700 | |
| | Insul. Dete | riorating, Ex | ctent : Moderate, | Area Afj | fected : 20% | | | |
| | Location | : Various | | | | | | |
| Central Plant Steam | 30% | Now | \$12,900 | 2030 | \$643,700 | 4 | \$1,100 | |
| Piping/Pmp | 3070 | 11011 | Ψ12,700 | 2000 | \$515,700 | | ψ1,100 | |
| | Insul. Dete | eriorating, Ex | ctent : Moderate, | Area Afj | fected : 20% | | | |
| | Location | : Various | | | | | | |

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

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

Asset #: 161

| Mechanical | | Current l | 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 | Location Leak Evia Location | Extent : Seve n : Bottom (lent, Extent n : Bottom (| \$646,100 ere, Area Affected : Of Units - Extensiv : Severe, Area Affe Of The Units, Roof etent : Severe, Area | e Corros ected : 20 | % | 1 | \$32,100 | |
| Convector/Radiator | Broken, E | Now | \$7,800 ere, Area Affected : | 2043 100% | * * | 1 | \$5,600 | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | j. | | 2038 | * * | 1 | | |
| Conversion Equipment Centrifugal, Elec Chiller | Malfuncti Location R-22 Refr | n : 7 Compr | \$77,800 nt : Severe, Area A essors, Sub-basem tent : Light, Area A | ent | | 1 | \$75,000 | |
| Distribution CW & CHW Wtr Pipe/Pump | 100% | | | 2040 | * * | 4 | \$5,700 | |
| Terminal Devices Air Handler/Cool/Ht | Malfuncti | - | \$29,600 nt : Severe, Area A ntrol System, Throi | | \$1,480,500 70% | 1 | \$42,900 | |
| Heat Rejection | | | | | | | | |
| Dry Cooler Water Cooling Tower | 5% 95% | | | 2035 2031 | * * \$366,100 | 2 2 | \$2,700 \$73,600 | |
| Ventilation Distribution Ductwork/Diffusers | 100% | 1 | | LIFE | ** | 2-5 | \$42,900 | |
| Exhaust Fans Interior Roof | 30% 70% | | | 2025 2025 | \$101,500 \$103,600 | 2 2 | \$700 \$1,700 | |
| Plumbing H/C Water Piping Brass/Copper | 100% | 1 | | 2040 | * * | 1 | | |
| HW Heat Exchanger HTHW/HW | 100% | 1 | | 2040 | * * | | | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping Cast Iron | 100% | 1 | | LIFE | * * | 1 | | |
| Sump Pump(s) Non-Submersible | 100% | | | 2030 | \$15,300 | 4 | \$1,600 | |

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

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

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

Asset #: 161

| Mechanical | Current Repai | r Future | Replacement | M | aintenance | |
|-----------------------------|--------------------------------------|--------------------------|-------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Esti Total (Years) | mated 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: One Unit From | n Sub-basement To 6th I | Floor, One Unit F | rom Bas | sement To 6th | |
| | Floor | | | | | |
| | Explanation: 2 Units, 1 | Unit Not Operatting | | | | |
| Fire Suppression | | | | | | |
| Standpipe | | | | | | |
| Generic | 100% | 2040 | * * | 1-5 | \$38,800 | |
| Sprinkler | | | | | | |
| Generic | 100% | 2040 | * * | 1-2 | \$21,600 | |
| Fire Pump | | | | | | |
| Generic | 100% | 2033 | \$72,900 | 1 | \$14,400 | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 /

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

Date of Survey : 25-Jan-2019 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,7,8,10

Block : 2443 Lot : 94 BIN : 2099027

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$2,020,300 | \$381,900 |
| Interior Architecture | \$126,300 | \$6,988,300 |
| Electrical | | \$5,540,100 |
| Mechanical | \$545,900 | \$5,610,900 |
| Total | \$2,692,500 | \$18,521,100 |
| Importance Code A | \$2,020,300 | \$381,900 |
| Importance Code B | \$672,300 | \$17,825,000 |
| Importance Code C | | \$314,300 |
| Total | \$2,692,500 | \$18,521,100 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-----------|-----------|-----------|
| Exterior Architecture | \$2,500 | | | |
| Interior Architecture | \$1,555,900 | | | \$65,600 |
| Electrical | \$33,100 | \$28,400 | \$24,400 | \$25,800 |
| Mechanical | \$81,000 | \$89,100 | \$109,600 | \$40,500 |
| Elevators/Escalators | \$49,300 | \$49,300 | \$49,300 | \$49,300 |
| Total | \$1,721,800 | \$166,800 | \$183,300 | \$181,200 |
| Importance Code A | \$14,900 | \$12,900 | \$12,400 | \$12,400 |
| Importance Code B | \$1,680,700 | \$153,900 | \$171,000 | \$168,900 |
| Importance Code C | \$26,200 | | | |
| Total | \$1,721,800 | \$166,800 | \$183,300 | \$181,200 |



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

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

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

Asset #: 13871

| | | | Asset # 113 | 07 1 | | | | |
|---------------------------|---------------|-----------------------------|---|-------------------|-----------------------|----------------|-----------------------|----------|
| chitecture | | Current | Repair | Futur | e Replacement | М | aintenance | |
| stem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| erior | • | | | | | • | | • |
| Exterior Walls | | | | | | | | |
| Concrete Masonry Unit | 15% | | | LIFE | * * | 5 | \$23,900 | |
| Concrete Masonry Unit | 5% | | \$148,200 | LIFE | * * | 5 | \$8,000 | |
| | 0 | _ | , Extent : Moderate | , Area A <u>f</u> | fected : 20% | | | |
| | | n : Penthou | | | 166 1 250/ | | | |
| | - | n Joini Faii n : Penthou | ure, Extent : Modei | ate, Arec | i Affectea : 25% | | | |
| | | | se Extent : Moderate, 2 | Iron Affo | cted : 100% | | | |
| | | n : Penthou | | пец Ајје | ciea . 10070 | | | |
| | | | co Cement Over Co | ncrete M | asonry Unit | | | |
| Metal Panel | | Now | \$293,400 | 2050 | ** | 5 | \$381,900 | |
| Wictai I alici | | | s, Extent : Severe, 2 | | cted : 2% | 3 | ψ301,700 | |
| | | | r South East Facac | | | er Locati | ons | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$756,800 | 2046 | * * | 5 | \$36,500 | |
| | Glazing B | roken/Crac | ked, Extent : Mode | rate, Are | a Affected : 1% | | | |
| | Location | n : 8th Floo | r Office | | | | | |
| | | | ed, Extent : Modera | te, Area . | Affected : 50% | | | |
| | | n : Through | | | | | | |
| | | | Extent : Moderate, 2 | 1rea Affe | cted : 100% | | | |
| | | n : Through | | | | | | |
| D | Explana | tion : Fixed | d Windows | | | | | |
| Parapets Metal Panel | 100% | Now | \$233,700 | 2050 | * * | 5 | \$17,000 | 1 |
| Metal Fallel | | | ed, Extent : Severe, | | ected · 30% | 3 | \$17,000 | 1 |
| | | | Wall Metal Coping | | . 50/0 | | | |
| | | _ | xtent : Severe, Area | | ! : 10% | | | |
| | | | Wall Metal Coping | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 60% | Now | \$490,100 | 2040 | * * | | | |
| | Miss/Dan | aged Flash | nings, Extent : Seve | re, Area 1 | Affected : 25% | | | |
| | Location | n : Over 10 | th Floor | | | | | |
| | _ | | Extent : Severe, Area | a Affected | d : 15% | | | |
| | | n : Over 10: | | | | | | |
| | | | xtent : Severe, Ared | | ! : 10% | | | |
| | | | th Floor, Office 107 : Severe, Area Affe | | 0/ | | | |
| | | aea, Exieni n : 10th Flo | | ciea : 25 | 70 | | | |
| Duilt II. (DIID) | | | | 2025 | * * | | | |
| Built-Up (BUR) | | Now | \$98,000 Extent : Severe, Area | 2035 | | | | |
| | | n : Over Fii | | Ајјестец | . 10/0 | | | |
| Soffits | 0.2.2000 | | | | | | | |
| Cement - Fiber Panel | 100% | 0-2 | \$2,500 | 2035 | * * | | | |
| | | | , Extent : Moderate | | fected : 2% | | | |
| | Location | n : Entranc | e Soffit | | | | | |

Interior

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

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

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

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

Asset #: 13871

| Architecture | | Current I | Repair | Futur | Future Replacement | | aintenance | | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | | Now | \$1,493,300 | 2032 | \$1,493,300 | 3 | \$116,600 | | |
| | | | : Severe, Area Affe | cted : 10 | 10% | | | | |
| | Location | ı : Through | out | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$85,000 | | |
| Ceramic Tile | 5% | | | 2039 | * * | 5 | \$19,400 | | |
| Terrazzo | 10% | | | LIFE | * * | 5 | \$30,400 | | |
| Vinyl Tile | 55% | | | 2030 | \$6,414,100 | 3 | \$106,900 | | |
| Interior Walls | | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | * * | | | | |
| Ceramic Tile | 7% | | | 2039 | * * | 5 | \$52,400 | | |
| Concrete Masonry Unit | 10% | | | LIFE | * * | 5 | \$29,900 | | |
| Glass: Single Pane | 3% | | | LIFE | * * | 5 | \$16,800 | | |
| Gypsum Board | 70% | | | LIFE | * * | 5 | \$314,300 | | |
| Granite Panels | 5% | | | LIFE | * * | | | | |
| Ceilings | | | | | | | | | |
| AcousTileSusp.Lay-In | 90% | Now | \$126,300 | 2035 | * * | 5 | \$174,900 | | |
| | Water Pen | etration, E. | xtent : Severe, Area | ı Affected | d: 10% | | | | |
| | Location | i : 10th Flo | or | | | | | | |
| Exposed Struc: Steel | 5% | | | LIFE | * * | | | | |
| Gypsum Board | 5% | | | LIFE | * * | 5 | \$24,300 | | |
| Site Pavements | | | | | | | , , | | |
| Public Sidewalk | | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2043 | * * | | | | |
| On-Site Walkways | | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2043 | * * | | | | |

| ectrical | Current Repair | Future Re | placement | М | aintenance | |
|---------------------------|--|------------------|---------------------------------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Estimated Cost Total (Years) | Year Esti FY | imated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| der 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2040 | * * | 5 | \$1,100 | |
| | Other Observation, Extent : Light, Area | a Affected : 100 | 0% | | | |
| | Location : Electrical Room | | | | | |
| | Explanation: One 1,600 Ampere Ma | n Disconnect S | Switch | | | |
| Transformers | | | | | | |
| Dry Type | 100% | 2035 | * * | 5 | \$900 | |
| | Other Observation, Extent: Moderate, | Area Affected . | : 100% | | | |
| | Location: Mechanical Room | | | | | |
| | Explanation: One 112.5 Kilovolt-am | pere, 480 Volts | Primary - 20 | 8/120 Vo | lts Secondary | |
| Switchgear / Switchboard | | | · · · · · · · · · · · · · · · · · · · | | | |
| Fused Disc Sw | 100% | 2040 | * * | 5 | \$1,100 | |
| Raceway | | | | | | |
| Conduit | 100% | 2040 | * * | 1 | | |

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

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

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

Asset #: 13871

| Electrical | Current Repair | Future | Replacement | M | aintenance | |
|-----------------------------|---|---------------|-----------------------|-------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | t Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | • | | | | | • |
| Panelboards | | | | | | |
| Fused Disc Sw | 10% | 2038 | * * | 5 | \$600 | |
| Molded Case Bkrs | 90% | 2038 | * * | 5 | \$5,900 | |
| Wiring | | | | | | |
| Thermoplastic | 100% | 2040 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 50% | 2035 | * * | 5 | \$800 | |
| Motor Control Center | 50% | 2035 | * * | 5 | \$3,400 | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$3,700 | |
| Stand-by Power | | | | | | |
| Transfer Switches | | | | | | |
| Automatic | 100% | 2035 | * * | 1 | \$76,900 | |
| Generators | | | | | | |
| Diesel | 100% | 2033 | \$87,500 | 1 | \$96,800 | |
| | Other Observation, Extent : Light, Are | ea Affected : | 100% | | | |
| | Location : Penthouse | | | | | |
| | Explanation: One 300 Kilowatt | | | | | |
| Batteries | | | | | | |
| Lead/Acid | 100% | 2024 | \$2,700 | 5 | \$9,300 | |
| Fuel Storage | | | | | | |
| Day Tank | 50% | 2038 | * * | 5 | | |
| | Other Observation, Extent : Light, Are | | 100% | | | |
| | Location: Generator Room Penthou | | | | | |
| | Explanation: One 75 Gallon Capac | | | | | |
| Main Tank | 50% | 2045 | * * | 5 | | |
| | Other Observation, Extent : Light, Are | ea Affected : | 100% | | | |
| | Location : Sub-basement | | | | | |
| | Explanation : 500 Gallons Rated Ca | pacity | | | | |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 90% | 2030 | \$4,169,800 | 10 | \$206,400 | |
| | T-8 Lamps And Fixtures, Extent: Ligh | | cted : 100% | | | |
| | Location: Throughout The Building | | | | | |
| Fluorescent | 10% | 2030 | \$463,300 | 10 | \$22,900 | |
| | Compact Fluorescent Light, Extent : L | ight, Area A | Affected : 100% | | | |
| | Location : Offices And Corridors | | | | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 60% | 2030 | \$100,400 | 1 | | |
| Exit, LED | 40% | 2045 | * * | 1 | | |
| Exterior Lighting | | | | | | |
| HID | 10% | 2030 | \$126,700 | 10 | \$100 | |
| No Component | 90% | | | | | |
| Lightning Protection | | | | | | |
| Arresters/Cabling | | | | | | |
| Generic | 100% | 2045 | * * | 5 | \$700 | |

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

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

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

Asset #: 13871

| Electrical | Current Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---|-----------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated C Total (Years) | ost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% | 2030 | \$152,900 | 1 | \$28,000 | |
| | Other Observation, Extent : Light, A | Area Affected | : 100% | | | |
| | Location : Hallways, Lobby And C | Outside | | | | |
| | Explanation: CCTV Surveillance | Cameras | | | | |
| Fire/Smoke Detection | | | | | | |
| No Component | 70% | | | | | |
| Generic, Digital | 30% | 2030 | \$210,100 | 1-3 | \$47,600 | |
| | Other Observation, Extent : Light, A | Area Affected | : 100% | | | |
| | Location : Throughout The Buildin | ng | | | | |
| <u> </u> | Explanation : Strobe Lights, Manu Horns | ıal Pull Statio | ons, Smoke Detecto | rs, Alarn | n Bells And | |

| Mechanical | Curr | ent Repair | Futur | uture Replacement Maintenance | | Maintenance | |
|-----------------------------|---------------------------|-----------------------------|------------|-------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail I Total (Yea | Date Estimated Cost ers) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Energy Source | | | | | | | |
| Natural Gas | 100% | | 2050 | * * | 1 | | |
| Conversion Equipment | | | | | | | |
| Hot Water Boiler | 100% | | 2035 | * * | 1 | \$123,600 | |
| | Other Observation | on, Extent : Light, Area | Affected | : 100% | | | |
| | Location: Pen | thouse Mechanical Equ | ipment F | Room | | | |
| | Explanation: T | Two Unit Gas Fired Hot | Water B | oilers | | | |
| Distribution | | | | | | | |
| Hot Wtr Piping/Pump | 100% 0-2 | \$29,700 | 2046 | * * | 4 | \$12,300 | |
| | Malfunctioning, | Extent : Severe, Area Aj | ffected : | 10% | | | |
| | Location : Buil | ding Management Syste | em Contr | ol, Throughout | | | |
| Terminal Devices | | | | | | | |
| Air Handler | 60% | | 2035 | * * | 1 | \$92,800 | |
| Convector/Radiator | 40% | | 2035 | * * | 1 | \$32,300 | |
| Air Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | 2046 | * * | 1 | | |

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

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

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

Asset #: 13871

| Mechanical | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|---|------------------------|----------------------|---|--------------|--------------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | • | | | • | | | | • |
| Conversion Equipment Int Pkg Unit - Heating/Cooling | 80% | 0-2 | \$177,000 | 2028 | \$3,539,300 | 2 | \$9,800 | |
| | | | t : Moderate, Area | | | | | |
| | Other Obs | | Are Not Working Pi Extent : Light, Area out | | | In Each | Floor | |
| | Explana | tion : 10 U | nits. Refrigerant R- | -22 | | | | |
| Ext Pkg Unit - Heating/Cooling | 20% | | | 2030 | \$912,400 | 2 | \$3,100 | |
| | - | - | tent : Light, Area A Lower Roof | ffected : | 100% | | | |
| Distribution CW & CHW Wtr Pipe/Pump | 80% | 0-2 | \$7,000 | 2040 | * * | 4 | \$9,900 | |
| | Insul. Det Location | _ | Extent : Moderate, | Area Afj | fected : 30% | | | |
| No Component | 20% | | | | | | | |
| Heat Rejection Water Cooling Tower | | Extent : Se | \$109,700 evere, Area Affected Of The Unit And Su | | \$1,097,200 Beams, Roof | 2 | \$161,000 | |
| | | | : Severe, Area Affe Of The Unit, Roof | cted : 10 | % | | | |
| No Component | 20% | | | | | | | |
| Ventilation Tentilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$139,400 | |
| Exhaust Fans | 700/ | | | 2025 | * * | 2 | Φ. 7. 400 | |
| Interior | 70% 30% | | | 2035 2035 | * * | 2 2 | \$5,400 \$2,300 | |
| Roof | 30% | | | 2033 | | | \$2,300 | |
| Plumbing H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2050 | * * | 1 | | |
| Water Heater With Tanks | 10070 | | | | | | | |
| Electric | 100% | | | 2025 | \$25,700 | 4 | | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Backflow Preventer Generic | 100% | | | 2035 | * * | 1 | \$15,300 | |
| Fixtures Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |

Vertical Transport

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

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

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

Asset #: 13871

| Mechanical | Current Repair | Future | Replacement | M | aintenance | |
|-----------------------------|---------------------------------------|------------------------|-----------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated 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 : Four Units Fro | m 1st To 10th Floor, O | ne Unit From Ba | sement T | o 10th Floor | |
| | Explanation: 5 Units. No. | 5 Is Not In Service | | | | |
| ire Suppression | | | | | | |
| Standpipe | | | | | | |
| No Component | 30% | | | | | |
| Generic | 70% | 2050 | * * | 1-5 | \$88,200 | |
| Sprinkler | | | | | | |
| Generic | 100% | 2050 | * * | 1-2 | \$70,000 | |
| Fire Pump | | | | | | |
| Generic | 100% | 2026 | \$259,300 | 1 | \$46,700 | |
| | Other Observation, Extent: | N/A, Area Affected: 1 | 100% | | , | |
| | Location : Fire Pump Loc | ated In The Mall | | | | |
| | Explanation : Unit Is Mair | ntained And Operated | From The Mall | | | |

Maintenance \$ are aggregated over a 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: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$2,841,400 | \$828,300 |
| Interior Architecture | \$5,121,400 | \$10,340,900 |
| Electrical | \$354,600 | \$3,854,400 |
| Mechanical | \$4,049,600 | \$11,012,900 |
| Total | \$12,367,100 | \$26,036,500 |
| Importance Code A | \$3,151,100 | \$1,032,000 |
| Importance Code B | \$8,500,900 | \$25,004,500 |
| Importance Code C | \$715,100 | |
| Total | \$12,367,100 | \$26,036,500 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$35,700 | | | _ |
| Interior Architecture | \$132,600 | | \$58,900 | \$105,600 |
| Electrical | \$72,800 | \$58,400 | \$69,800 | \$58,400 |
| Mechanical | \$370,800 | \$92,700 | \$277,800 | \$103,800 |
| Site Pavements | \$20,600 | | | |
| Elevators/Escalators | \$189,500 | \$189,500 | \$189,500 | \$189,500 |
| Total | \$822,000 | \$340,600 | \$596,000 | \$457,300 |
| Importance Code A | \$35,700 | \$35,500 | \$35,500 | \$35,500 |
| Importance Code B | \$765,800 | \$305,100 | \$547,400 | \$421,800 |
| Importance Code C | \$20,500 | | \$13,100 | |
| Total | \$822,000 | \$340,600 | \$596,000 | \$457,300 |



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

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

Asset #: 2056

| rchitecture | | Current F | Repair | Futur | e Replacement | M | aintenance | | |
|----------------------------|---|----------------------|-----------------------|-------------|-----------------------|----------------|-----------------------|----------|--|
| ystem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| terior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| Cast Iron | 2% | | | LIFE | * * | 10 | \$132,100 | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | * * | 5 | \$471,700 | | |
| Masonry: Brick | 88% | | \$2,167,600 | LIFE | * * | 5 | \$531,300 | | |
| | | | od, Extent : Moder | ate, Area | a Affected : 50% | | | | |
| | Location | ı : Through | out | | | | | | |
| | Vertical C | racks, Exte | nt : Severe, Area Aj | ffected : . | 5% | | | | |
| | Location | ı : Penthou | se | | | | | | |
| | Other Obs | servation, E | xtent : N/A, Area A | Iffected : | 10% | | | | |
| | Location | ı : North, S | outh And East Face | ades | | | | | |
| | Explana | tion : Sidev | valk Shed In Place | | | | | | |
| Masonry: Granite | 3% | | | LIFE | * * | 5 | \$27,200 | | |
| Masonry: Limestone | 2% | Now | \$188,500 | LIFE | * * | 5 | \$9,100 | | |
| , | Joint Mor | tar Miss/Er | od, Extent : Moder | ate, Area | a Affected : 20% | | . , | | |
| | Location : Lintels And Sills | | | | | | | | |
| | Worn/Eroded, Extent : Severe, Area Affected : 50% | | | | | | | | |
| | Location: Window Sills And Lintels Penthouse | | | | | | | | |
| Windows | | | | | | | | | |
| Aluminum | 100% | | | 2041 | * * | 5 | \$122,400 | | |
| Parapets | | | | | | | | | |
| Cast Stone/Terra Cotta | 10% | | | LIFE | * * | 5-10 | \$30,400 | | |
| Masonry: Brick | 90% | | | LIFE | * * | 5-10 | \$65,900 | | |
| Roof | | | | | | | | | |
| Single Ply Membrane | 97% | | | 2038 | * * | 10 | \$46,000 | | |
| Skylight, Metal/Glass | 3% | | | 2043 | * * | 10 | \$4,700 | | |
| Soffits | | | | | | | | | |
| Mosaic Tile | 10% | | | 2043 | * * | 10 | | | |
| Stucco Cement | 90% | | | 2038 | * * | 5 | | | |

Interior

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

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

Asset #: 2056

| Architecture | | Current F | Repair | Futur | e Replacement | M | aintenance | | | |
|-----------------------------|---|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| nterior | | | | | | | | | | |
| Floors | | | | | | | | | | |
| Carpet | 35% | | | 2029 | \$3,455,800 | 3 | \$394,400 | | | |
| Cast in Place Concrete | 10% | | \$474,800 | LIFE | ** | 5 | \$123,200 | | | |
| | | | | | Affected : 50% | C | \$1 2 0,200 | | | |
| | Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Stair Landing Between 23rd And 24th Floor | | | | | | | | | |
| | Deflection Evident, Extent: Severe, Area Affected: 50% | | | | | | | | | |
| | | | nding Between 23rd | | | | | | | |
| Ceramic Tile | 10% | | | 2036 | * * | 5 | \$56,300 | | | |
| Marble Panels | 2% | | | LIFE | * * | 5 | \$16,900 | | | |
| Terrazzo | 3% | | | LIFE | * * | 5 | \$26,400 | | | |
| Vinyl Tile | 25% | | | 2038 | * * | 3 | \$52,800 | | | |
| Vinyl Tile 9" X 9" | 10% | | \$1,970,600 | 2028 | \$9,852,900 | 3 | \$21,100 | | | |
| , and the second | | | ents, Extent : Mode | | | | , , | | | |
| | Location | ı : 22nd, 23 | rd And 24th Floors | S . | | | | | | |
| Under Construction | 5% | | | | | | | | | |
| | | | Extent : N/A, Area A | ffected : | 0% | | | | | |
| | Location: First Floor | | | | | | | | | |
| | Explana | tion : Retai | l Space | | | | | | | |
| Interior Walls | | | • | | | | | | | |
| Ceramic Tile | 10% | | | 2036 | * * | 5 | \$26,200 | | | |
| Concrete Masonry Unit | 5% | | | LIFE | * * | 5 | \$10,500 | | | |
| Gypsum Board | 20% | | | LIFE | * * | 5-10 | \$89,100 | | | |
| Masonry: Brick | 5% | | | LIFE | * * | 10 | \$3,900 | | | |
| Marble Panels | 3% | | | LIFE | * * | 10 | \$3,100 | | | |
| Plaster | 52% | Now | \$657,400 | LIFE | * * | 5 | \$40,900 | | | |
| | Broken/M | issing Elem | ents, Extent : Mode | erate, Ar | ea Affected : 25% | | | | | |
| | Location | ı : 23rd, 24i | th Floors And Thro | ughout | | | | | | |
| | Cracking/ | Crumbling, | Extent: Severe, A | rea Affec | eted : 50% | | | | | |
| | Location | ı : 22nd, 23 | rd And 24th Floors | And Thi | roughout | | | | | |
| Under Construction | 5% | | | | | | | | | |
| | | | Extent : N/A, Area A | ffected : | 0% | | | | | |
| | | ı : 1st Flooi | | | | | | | | |
| | Explana | tion : Retai | l Space | | | | | | | |

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

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

Asset #: 2056

| Architecture | | Current I | Repair | 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 | | | | 2038 | * * | 5 | \$176,100 | | | |
| AcousTileSusp.Lay-In | 42% | | #0 2 (5 00 | 2046 | * * | 5 | \$236,600 | | | |
| Exposed Struc: Concret | | | \$836,500 | LIFE | | 5 | \$4,400 | | | |
| | Corrosion/Rusting, Extent: Moderate, Area Affected: 10% | | | | | | | | | |
| | | Location : Steam Room Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | |
| | _ | crumoning, 1 : Basemen | | , лгеи лу | yecieu . 1570 | | | | | |
| | | | ent, Extent : Moder | ate Area | Affected · 10% | | | | | |
| | - | ı : Basemen | | are, 117 ea | i i i j j cereta : 1070 | | | | | |
| Gypsum Board | 10% | | | LIFE | * * | 5-10 | \$193,700 | | | |
| Plaster | 13% | | \$882,900 | LIFE | * * | 5 | \$45,800 | | | |
| 1 145001 | | | ents, Extent : Seve | | Affected : 50% | | Ψ.υ,οοο | | | |
| | | _ | th Floors And Thro | | | | | | | |
| | Cracking/ | Crumbling, | Extent : Severe, A | rea Affec | rted : 15% | | | | | |
| | Location | n : 22nd, 23 | rd And 24th Floors | S | | | | | | |
| Under Construction | 5% | | | | | | | | | |
| | Other Observation, Extent: N/A, Area Affected: 0% | | | | | | | | | |
| | | ı : 1st Flooi | | | | | | | | |
| | Explana | tion : Retai | l Space | | | | | | | |
| Site Pavements | | | | | | | | | | |
| Public Sidewalk Cast in Place Concrete | 050/ | Now | \$7,200 | 2038 | * * | | | | | |
| Cast III Place Concrete | | | Extent : Light, Are | | | | | | | |
| | - | ı : Lafayett | - | и пусси | zu . 1070 | | | | | |
| Pavers/Stone | | Now | \$5,300 | 2036 | * * | | | | | |
| 1 avers/ Stone | | | ents, Extent : Mod | | rea Affected · 5% | | | | | |
| | | - | Of Lafayette And Re | | | | | | | |
| On-Site Walkways | | | | | | | | | | |
| Cast in Place Concrete | 10% | | | 2038 | * * | | | | | |
| Pavers/Stone | 90% | Now | \$8,200 | 2036 | * * | | | | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 15% | | | | | | | | | |
| | | | ntry To Retail Space | | | | | | | |
| | Other Ob. | servation, E | Extent : N/A, Area A | Iffected : | 100% | | | | | |
| | | ı : Through | | | | | | | | |
| | Explana | tion : These | e Are Actually Pre- | cast Con | crete Panels | | | | | |

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

Under 600 Volts

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

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

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

Asset #: 2056

| Electrical | Current Repair | Future Replacement | M | | | | | | |
|-----------------------------|--|----------------------------|----------------|----------------|----------|--|--|--|--|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority | | | | |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Fused Disc Sw | 20% | 2043 ** | 5 | \$300 | | | | | |
| | Other Observation, Extent : N/A, Area | ı Affected : 100% | | | | | | | |
| | Location: Electrical Room | | | | | | | | |
| | Explanation: One 4,000 Ampere Mo | | | | | | | | |
| Fused Disc Sw | 40% | 2033 \$101,900 | 5 | \$600 | | | | | |
| | Other Observation, Extent : N/A, Area | ı Affected : 100% | | | | | | | |
| | Location: Electrical Room | | | | | | | | |
| | Explanation: Two 4,000 Ampere Mo | | | | | | | | |
| Fused Disc Sw | 20% | 2033 \$50,900 | 5 | \$300 | | | | | |
| | Other Observation, Extent: N/A, Area | ı Affected : 100% | | | | | | | |
| | Location: Electrical Room | | | | | | | | |
| | Explanation: One 2,000 Ampere Mo | | | | | | | | |
| Fused Disc Sw | 20% | 2033 \$50,900 | 5 | \$300 | | | | | |
| | Other Observation, Extent: N/A, Area | ı Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | | |
| | Explanation: One 1,200 Ampere Mo | ain 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 | 1.50/ | 2011 | _ | #1.200 | | | | | |
| Fused Disc Sw | 15% | 2041 ** | 5 | \$1,200 | | | | | |
| Molded Case Bkrs | 85% | 2041 ** | 5 | \$8,000 | | | | | |
| Wiring | 200/ 0.2 #222.100 | 2058 ** | 1 | | | | | | |
| Braided Cloth | 20% 0-2 \$223,100 | 1 | | | | | | | |
| | Insulation Aged, Extent : Moderate, A Location : Throughout | rea Affectea : 100% | | | | | | | |
| m | | 20/12 ** | | | | | | | |
| Thermoplastic | 80% | 2043 ** | 1 | | | | | | |
| Motor Controllers | 0.50/ | 2020 | - | #2.200 | | | | | |
| Locally Mounted | 95% | 2038 ** | 5 | \$2,300 | | | | | |
| Variable Frequency | 5% | 2046 ** | | | | | | | |
| Drive | | | | | | | | | |
| Grounding Davison | | | | | | | | | |
| Grounding Devices Generic | 100% | LIFE ** | 5 | \$10,500 | | | | | |
| Stand-by Power | 10070 | LIFE | | \$10,500 | | | | | |
| Transfer Switches | | | | | | | | | |
| Automatic | 100% | 2031 \$10,800 | 1 | \$110,300 | | | | | |
| Tutomatic | Other Observation, Extent : N/A, Area | | - | ψ110,500 | | | | | |
| | Location : Electrical Room | | | | | | | | |
| | Explanation : Automatic Transfer Sv | vitch Serves 400kw Mounted | On Roof. | | | | | | |
| Generators | T | | 3) | | | | | | |
| Diesel | 100% | 2029 \$79,800 | 1 | \$138,800 | | | | | |
| | Other Observation, Extent : N/A, Area | . , | | /- 2 | | | | | |
| | Location: Roof | | | | | | | | |
| | Explanation : Old 400kw Generator | Mounted On The Roof. | | | | | | | |

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

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

Asset #: 2056

| Electrical | Current Rep | air Futur | Future Replacement | | Maintenance | | | |
|-----------------------------|---|--------------------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Es Total (Years) | timated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| tand-by Power | | | | | | | | |
| Batteries | | | | _ | | | | |
| Lead/Acid | 100% | 2024 | \$2,400 | 5 | \$13,300 | | | |
| | Other Observation, Extent: N/A, Area Affected: 100% | | | | | | | |
| | | Location: Roof | | | | | | |
| | Explanation: Batteries | Are For The Roof Gene | erator | | | | | |
| Fuel Storage | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| ighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 55% | 2038 | * * | 10 | \$180,800 | | | |
| | T-8 Lamps And Fixtures, | Extent : Light, Area Aff | ected : 100% | | | | | |
| | Location: Throughout | | | | | | | |
| Fluorescent | 40% | 2028 | \$2,424,600 | 10 | \$131,500 | | | |
| | T-12 Lamps And Fixtures | | | | 4 | | | |
| | 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 | | 2000 | | | | | | |
| HID | 15% | 2033 | \$248,600 | 10 | \$200 | | | |
| Incandescent | 5% | 2028 | \$95,200 | 2 | \$200 | | | |
| No Component | 80% | 2020 | 4,2,200 | - | | | | |
| larm | 0070 | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | 2038 | * * | 1 | \$133,900 | | | |
| Fire/Smoke Detection | 10070 | 2030 | | 1 | Ψ133,700 | | | |
| Generic, Digital | 100% | 2038 | * * | 1-3 | \$220,900 | | | |
| Generic, Digital | 10070 | 2030 | | 1-5 | Ψ220,700 | | | |

| Mechanical | | Current Re | pair | Futur | e Replacement | Ma | aintenance | |
|-----------------------------|------------|------------------------|-------------------|----------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date E (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| leating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual | 100% | | | 2043 | * * | 1 | | |
| Fuel | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | Now | \$309,600 | 2038 | * * | 1 | \$319,500 | |
| | Leak Evide | nt, Extent : S | Severe, Area Affe | cted : 50 | % | | | |
| | Location | : Boilers 3 A | nd 4 | | | | | |
| | Other Obse | ervation, Ext | ent : N/A, Area A | ffected : | 100% | | | |
| | Location | : Basement I | Boiler Room | · - | | | | |
| | Explanati | ion : 4 Units | | | | | | |

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

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

Asset #: 2056

| Mechanical | | Current F | Repair | Futur | e Replacement | _ M | aintenance | |
|----------------------|------------|----------------------------|-----------------------|-----------|-----------------------|------------|-----------------------|---------|
| System | 0/ 0 | | - | | - | | | |
| Component | % of | | Estimated Cost | | Estimated Cost | | Estimated Cost | Priorit |
| Туре | Total | (Years) | | FY | | (Yrs) | | |
| Heating | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2033 | \$2,844,800 | | | |
| Terminal Devices | | | | | | | | |
| Convector/Radiator | 90% | | | 2038 | * * | 1 | \$104,200 | |
| Fan Coil Unit/Heat | 10% | | | 2028 | \$880,800 | 1 | \$11,600 | |
| Controls | | | | | | | | |
| Digital | 30% | | | 2028 | \$3,060,800 | | | |
| Electrical | 70% | | | 2028 | \$1,382,400 | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2041 | * * | 1 | | |
| Conversion Equipment | | 3.7 | 015450 0 | 2025 | Ф2 000 100 | 2 | #0.50 | |
| Interior Pkg Unit - | 55% | Now | \$154,500 | 2027 | \$3,090,100 | 2 | \$9,700 | |
| Cooling | Cat. 11 | Not III 1. | no Enterit M. 1 | ata 1 | Affant-1.1000/ | | | |
| | | | ng, Extent : Moder | | | Inita In T | ha Machanical | |
| | | ı : Бинанід Ən Each Flo | Management Syste | em Noi C | onneciea 10 1 ne C | mus in i | ne Mecnanicai | |
| Interior Pkg Unit - | | Now | \$112,400 | 2034 | * * | 2 | \$7,000 | |
| Cooling | 4070 | NOW | \$112,400 | 2034 | | 2 | \$7,000 | |
| Coomig | Controller | · Not Worki | ng, Extent : Moder | ate Area | Affected · 100% | | | |
| | | | Management Syste | | | ir Condi | tioning Units On | |
| | Each Flo | | | | | | | |
| Split Unit | 5% | | | 2033 | \$421,800 | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2 | \$583,000 | |
| Terminal Devices | | | | | | | • | |
| Air Handler/Dir | 20% | | | 2038 | * * | 1 | | |
| Expansion | | | | | | | | |
| No Component | 80% | | | | | | | |
| Heat Rejection | , | | | | | | | |
| Dry Cooler | 20% | | | 2033 | \$326,100 | 2 | \$49,900 | |
| Water Cooling Tower | 50% | | \$448,600 | 2031 | \$897,200 | 2 | \$144,300 | |
| | | | vere, Area Affectea | ! : 30% | | | | |
| | Location | v | | | | | | |
| | | | : Severe, Area Affe | cted : 60 | % | | | |
| | Location | - | | | | | | |
| | | - | tent : Moderate, Ai | ea Affec | ted : 100% | | | |
| | Location | : Roof | | | | | | |
| Water Cooling Tower | 30% | | | 2034 | * * | 2 | \$108,200 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$316,500 | |
| Exhaust Fans | | | | | | | | |
| Interior | 60% | | | 2028 | \$945,300 | 2 | \$6,600 | |
| Interior | 40% | | | 2038 | * * | 2 | \$4,400 | |

Plumbing

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

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

Asset #: 2056

| Mechanical | Current | Repair | Future | Replacement | Maintenance | | | |
|--|---|--|--------------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | 2043 | * * | 1 | | | |
| Water Heater With Tanks Under Construction | 100% | | | | | | | |
| HW Heat Exchanger Steam Fired | 100% | | 2043 | * * | 4 | \$35,400 | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | LIFE | * * | 1 | | | |
| Storm Drain Piping Cast Iron | 100% | | LIFE | * * | 1 | | | |
| Sump Pump(s) Non-Submersible | 100% Now Broken, Extent : Seve Location : 1 Of 2 P | \$14,200 ere, Area Affected : . tump Sets In The Ba. | | \$71,100 | 4 | \$7,600 | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% Other Observation, I Location: Basemen | nt | 2041 ffected : . | * * | 1 | \$22,000 | | |
| Fixtures | Explanation: 2 Wa | ter mains | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport Elevators | 10070 | | | | | | | |
| Geared Traction | 100% | | LIFE | * * | | | | |
| | Other Observation, I Location : One Uni | t From Basement To From Lobby To 12th | Affected : o 23rd Flo | | From Lob | bby To 22nd | | |
| Fire Suppression | | | | | | | | |
| Standpipe Generic | 100% | | 2043 | * * | 1-5 | \$180,800 | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | 2043 | * * | 1-2 | \$100,400 | | |
| Fire Pump Generic | 100% Recent Installation, I Location : 24th Flo Other Observation, I | or | | | 1 | \$67,000 | | |
| | Location: 24th Flo | - | - | | | | | |

Maintenance \$ are aggregated over a 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: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : EDGEWATER VILLAGE HALL

Address : 111 CANAL STREET @TAPPEN PARK

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

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

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

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 523 Lot : 1 BIN : 5013729

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|---------|----------|
| Exterior Architecture | \$155,800 | | | |
| Interior Architecture | \$194,000 | | | \$1,800 |
| Electrical | \$5,800 | \$200 | \$300 | \$26,500 |
| Mechanical | \$21,200 | \$19,600 | \$1,100 | \$1,100 |
| Site Enclosure | \$18,700 | | | |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$399,300 | \$23,700 | \$5,300 | \$33,400 |
| Importance Code A | \$156,600 | \$800 | \$800 | \$800 |
| Importance Code B | \$122,500 | \$22,900 | \$4,500 | \$32,600 |
| Importance Code C | \$120,300 | | | |
| Total | \$399,300 | \$23,700 | \$5,300 | \$33,400 |



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 EDGEWATER VILLAGE HALL

Asset #: 13693

| rchitecture | Current F | Current Repair | | | М | | | | | | |
|----------------------------|--|---|------------|-----------------------|----------------|-----------------------|----------|--|--|--|--|
| ystem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | | |
| terior | | | | | | | | | | | |
| Exterior Walls | | | | | | | | | | | |
| Masonry: Brick | 92% Now | \$679,800 | LIFE | * * | 5 | \$19,000 | | | | | |
| | | Cracking/Crumbling, Extent: Severe, Area Affected: 5% | | | | | | | | | |
| | Location: Canal Street Facades Location: Mantau Mica/Facad Facades Area Affacted 1997 | | | | | | | | | | |
| | 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% | | | | | | | | | | |
| | | Spalling, Extent: Moderate, Area Affected: 5% | | | | | | | | | |
| | Location: Through | | Affactad . | 200/ | | | | | | | |
| | Worn/Eroded, Extent Location : Through | | | | | | | | | | |
| N | | | | * * | | #200 | | | | | |
| Masonry: Brownstone | 2% Now | \$31,200 | LIFE | | 5 | \$300 | | | | | |
| | Worn/Eroded, Extent | | стеа : 60 | % | | | | | | | |
| | Location : Exterior | racaaes | | ale ale | | *** | | | | | |
| Masonry: Fieldstone | 2% | | LIFE | * * | 5 | \$300 | | | | | |
| Masonry: Limestone | 4% | | LIFE | * * | 5 | \$600 | | | | | |
| Windows Wood | 100% Now | \$45,400 | 2057 | * * | 5 | \$9,000 | 1 | | | | |
| wood | | | | | 3 | \$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, E | Water Penetration, Extent : Moderate, Area Affected : 30% | | | | | | | | | |
| | Location : First Flo | or Canal Street W | indows | | | | | | | | |
| Parapets | | | | | | | | | | | |
| Metal Cornice | 100% Now | \$60,100 | 2072 | * * | | | 1 | | | | |
| | Corrosion/Rusting, E. | | a Affected | d : 30% | | | | | | | |
| | Location : Through | | | | | | | | | | |
| | Deteriorated Finish, Extent: Severe, Area Affected: 100% | | | | | | | | | | |
| | | Location: Painted Surface Peeling Throughout | | | | | | | | | |
| | Punct/Tear/Impact Do Location : Through | · · | vere, Are | a Affected : 5% | | | | | | | |
| | Other Observation, E | | Area Affe | cted : 5% | | | | | | | |
| | Location: Canal St | reet Side | | | | | | | | | |
| | Explanation: Birds | Nesting Inside Co | rroded S | ections | | | | | | | |

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

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

Asset #: 13693

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

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

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

Asset #: 13693

| Architecture | Current Repair Futu | | | e Replacement | Maintenance | | | |
|-------------------------------|---------------------|-------------------|----------------------------------|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | il Date Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Interior Walls | 600/ | | | | ata ata | _ | 47.200 | |
| Gypsum Board | 60%] | | \$40,000 Extent : Severe, A | LIFE | * * | 5 | \$5,300 | |
| | | - | out First And Seco | | | | | |
| | | | tent : Severe, Area | | | | | |
| | | | or And Second Flo | | | | | |
| | | | xtent : Severe, Are | | · · | | | |
| | | | out Interior Of Bui | | | | | |
| | Explanation | | | 8 | | | | |
| Masonry: Brick | 10% | | \$15,100 | LIFE | * * | | | |
| 111400111.jv 211011 | | | : Severe, Area Affe | | 0% | | | |
| | | | er Room And Boile | | | | | |
| | Joint Mortar | Miss/Ero | od, Extent : Severe | , Area Aj | fected : 30% | | | |
| | Location: | Througho | out Basement | | | | | |
| | Water Penetr | ation, Ex | tent : Moderate, A | lrea Affe | cted : 15% | | | |
| | Location: I | Basemeni | t Throughout | | | | | |
| Plaster | 30% | Now | \$46,400 | LIFE | * * | 5 | \$1,300 | |
| | Water Penetr | ation, Ex | tent : Severe, Area | ı Affected | d : 30% | | | |
| | Location: I | | | | | | | |
| | | | xtent : Severe, Are | a Affecte | d : 60% | | | |
| | Location : I | | - | _ | | | | |
| G. T. | Explanation | ı : Water | Damage Through | out Inter | ior Of Building W | alls | | |
| Ceilings AcousTileConcealSpLn | 30% | Now | \$48,500 | 2052 | * * | 5 | \$2,900 | |
| AcoustneConcealSpLii | | | \$48,300 ents, Extent : Light | | | 3 | \$2,900 | |
| | Location: | | | i, 217 cu 21 | yceica . 1070 | | | |
| | | _ | umage, Extent : Se | vere. Are | a Affected : 40% | | | |
| | | - | or Rear Office Are | | a ijyeetea i roro | | | |
| | | | tent : Severe, Ared | | d : 30% | | | |
| | | | Second Floor Thi | | | | | |
| | Other Observ | ation, Ex | xtent : Severe, Are | a Affecte | d : 60% | | | |
| | Location: | Various L | ocations | | | | | |
| | Explanation | ı : Water | Damage Through | out Build | ling Interior | | | |
| Gypsum Board | 70% | Now | \$123,000 | LIFE | * * | 5 | \$13,500 | |
| | _ | _ | Extent : Severe, A | | ted : 50% | | | |
| | | | out Interior Of Bui | | | | | |
| | | | tent : Severe, Ared | 00 | d : 30% | | | |
| a. - | Location : I | First And | Second Floor Cer | lling | | | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates Iron Picket | 100% | 0-2 | \$18,700 | 2052 | * * | | | |
| Hon i leket | | | \$18,700 ctent : Moderate, A | | | | | |
| | Location : I | | | 11,, 0 | | | | |
| Site Pavements | | | | | | | | |

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

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

Asset #: 13693

| Architecture | Current Repair | Future Replacement | Maintenance | | | | | |
|---|---|---------------------------|----------------------------|----------|--|--|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle Estimated Cost (Yrs) | Priority | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Other Observation, Extent : N/A, Area Affected : 0% | | | | | | | | |
| | Location: | | | | | | | |
| | Explanation: Snow Covered | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Not Accessible | 98% | | | | | | | |
| | Other Observation, Extent: N/A, Area Affected: 0% | | | | | | | |
| | Location: | | | | | | | |
| | Explanation: Snow Covered | | | | | | | |
| Not Accessible | 2% | | | | | | | |
| | Other Observation, Extent: N/A, Area Affected: 0% | | | | | | | |
| | Location: | | | | | | | |
| | Explanation : Snow Covered | | | | | | | |

| Electrical | Current Repair | Future | Replacement | Maintenance | | |
|---------------------------------|--|-----------------|----------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated C Total (Years) | ost Year I | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2042 | * * | 5 | | |
| | Other Observation, Extent : Light, A Location : 1st Floor | | 100% | | | |
| | Explanation: 400 Ampere Main S | Switch | | | | |
| Raceway | | | | | | |
| Conduit | 100% | 2032 | \$4,800 | 1 | | |
| Panelboards Molded Case Bkrs | 100% | 2031 | \$10,800 | 5 | \$200 | |
| Wiring | | | | | | |
| Thermoplastic | 100% | 2032 | \$9,800 | 1 | | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$100 | |
| Lighting Interior Lighting | | | | | | |
| Fluorescent | 98% | 2027 | \$60,300 | 10 | \$7,200 | |
| | Other Observation, Extent : Light, A Location : Throughout Explanation : T-8 Lamps | Area Affected : | 100% | | | |
| Incandescent | 2% | 2027 | \$1,100 | 2 | | |
| 1110 1111 1110 1100 1110 | Other Observation, Extent : Light, 2 | | | _ | | |
| | 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 | |

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

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

Asset #: 13693

| | Asset # : 13693 | | | | | | | | | | |
|-----------------------------|-----------------|----------------------|-----------------------|--------------------|-----------------------|----------------|-----------------------|----------|--|--|--|
| Electrical | | Current I | Repair | Future Replacement | | Maintenance | | | | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| Lighting | | | | | | | | | | | |
| Exterior Lighting | | | | | | | | | | | |
| Incandescent | 20% | Now | \$5,600 | 2042 | * * | 2 | | | | | |
| | Damaged | Fixtures, E | xtent : Moderate, A | Area Affe | cted : 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 l | Repair | Futui | re Replacement | М | aintenance | | | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| Heating | | · | | | | | | <u> </u> | | | |

| Current Repair | | Future F | Replacement | Maintenance | | |
|---------------------------------|--|--|--|--|---------------------------|---------------------------|
| % of Fail Date Total (Years) | e Estimated Cost | Year E FY | stimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| | | | | | | |
| | | | | | | |
| | | | | 1 | | |
| | | Area Affecte | d : 100% | | | |
| | | | | | | |
| Explanation : Low | Maintenance And T | The Building | g Is Unused. | | | |
| | | | | | | |
| | | | | 1 | \$7,900 | |
| | Abandoned in Place, Extent: Moderate, Area Affected: 100% | | | | | |
| - | * * | | | | | |
| | - | Affected: 1 | 00% | | | |
| | | | | | | |
| Explanation : One | Unit | | | | | |
| | | | | | | |
| 100% | | 2042 | * * | | | |
| | | | | | | |
| 100% | | 2037 | * * | 1 | \$2,600 | |
| | | | | | | |
| | | | | | | |
| 100% | | 2040 | * * | 1 | | |
| | | | | | | |
| | | | \$32,900 | 1 | | |
| _ | | | | | | |
| Location : Throug | hout. All Air Condit | ion Remove | d From The Pro | perty | | |
| | | | | | | |
| | | | | | | |
| 5% | | 2037 | * * | 2 | | |
| 95% | | | | | | |
| | 100% Other Observation, Location: Baseme Explanation: Through Other Observation, Location: Through Other Observation, Location: Baseme Explanation: One 100% 100% 100% 100% 100% 100% 100% 10 | 100% Other Observation, Extent: Moderate, A Location: Basement Explanation: Low Maintenance And To 100% Abandoned in Place, Extent: Moderate, Location: Throughout. Unused Mecha 100ther Observation, Extent: Light, Area 100ther Observation: One Unit 100% 100% 100% 100% 100% 100% 100% 100 | 100% 2032 Other Observation, Extent: Moderate, Area Affecte Location: Basement Explanation: Low Maintenance And The Building 100% 2030 Abandoned in Place, Extent: Moderate, Area Affecte Location: Throughout. Unused Mechanical Equip Other Observation, Extent: Light, Area Affected: I Location: Basement Explanation: One Unit 100% 2042 100% 2037 100% 2042 100% 2040 100% 32040 | Woof Fail Date Estimated Cost Total (Years) Year Estimated Cost FY | 100% 2032 \$2,300 1 | 100% 2032 \$2,300 1 |

Plumbing

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

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

Asset #: 13693

| Mechanical | Current Repair | Futur | Future Replacement | | Maintenance | |
|-----------------------------|---|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cos Total (Years) | st 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, Ar | ea Affected | : 100% | | | |
| | Location: Basement Boiler Room | | | | | |
| | Explanation: 1 Unit Capacity 50 G | allons. Inst | alled 2011. | | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | |
| Submersible | 100% | 2024 | \$300 | 4 | \$300 | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Hydraulic | 100% | LIFE | * * | | | |
| | Other Observation, Extent : Light, Ar | ea Affected | : 100% | | | |
| | Location: 1st To 2nd Floor | | | | | |
| | Explanation: 1 Unit | | | | | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 : 19-Feb-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4

Block : 1769 Lot : 45 BIN : 1054382

| CAPITAL | FY 2024 - 2027 | FY 2028 - 203 | | |
|-----------------------|----------------|---------------|--|--|
| Exterior Architecture | \$3,034,100 | \$191,200 | | |
| Interior Architecture | \$477,200 | \$303,600 | | |
| Electrical | | \$59,900 | | |
| Mechanical | \$152,500 | | | |
| Total | \$3,663,800 | \$554,600 | | |
| Importance Code A | \$3,034,100 | \$191,200 | | |
| Importance Code B | \$440,300 | \$290,700 | | |
| Importance Code C | \$189,400 | \$72,700 | | |
| Total | \$3,663,800 | \$554,600 | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|-----------|---------|
| Exterior Architecture | \$45,100 | \$9,800 | \$20,700 | |
| Interior Architecture | \$6,900 | \$2,400 | \$116,600 | \$1,000 |
| Electrical | \$900 | \$4,400 | \$700 | \$900 |
| Mechanical | \$60,900 | \$31,500 | \$4,100 | \$3,400 |
| Site Enclosure | \$32,500 | | | |
| Site Pavements | \$48,200 | | | |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$198,400 | \$52,100 | \$146,100 | \$9,100 |
| Importance Code A | \$93,800 | \$12,400 | \$23,300 | \$2,500 |
| Importance Code B | \$35,000 | \$39,700 | \$122,800 | \$6,600 |
| Importance Code C | \$69,600 | | | |
| Total | \$198,400 | \$52,100 | \$146,100 | \$9,100 |



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

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

Asset #: 4167

| rchitecture | Current Repair | | Future Replacement | | Maintenance | | |
|---------------------------------------|--|---|-------------------------|-------------------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Exterior Walls Cast Stone/Terra Cotta | 15% 2-4 Joint Mortar Miss/En Location : Through | | LIFE ate, Area | * * 1 Affected : 50% | 5 | \$123,000 | |
| Masonry: Brick | 50% Now Joint Mortar Miss/En Location: North Fo Water Penetration, E Location: North Fo | acade xtent : Moderate, A | Irea Affe | | 5 | \$52,500 | |
| Masonry: Brick | 15% Now Joint Mortar Miss/En Location: Chimney Spalling, Extent: Sev Location: Chimney Worn/Eroded, Extent Location: Chimney | , vere, Area Affected , : Severe, Area Affe | : 25% | | 5 | \$15,700 | |
| Masonry: Brownstone | 10% Now Joint Mortar Miss/En Location: North Fo Staining/Discoloring Location: North Fo Water Penetration, E Location: North Fo | acade , Extent : Severe, A acade extent : Severe, Area | rea Affec a Affected | ted : 20% | 5 | \$7,900 | |
| Masonry: Granite | 10% Now Joint Mortar Miss/En Location: North F Water Penetration, E Location: Lobby | acade | | | 5 | \$7,900 | |
| Windows Wood | 50% Now Deteriorated Finish, Location: Through Dry Rot/Decay, Extent Location: Auditori | out nt : Severe, Area A <u>f</u> | fected : 4 | | 5 | \$20,700 | 1 |
| Wood | 50% | | 2046 | * * | 5 | \$41,500 | |
| Parapets Copper/Terne | 10% | | 2050 | * * | 5 | \$500 | |
| Masonry: Brownstone | 90% | | LIFE | * * | 5 | \$2,400 | |

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

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

Asset #: 4167

| Architecture | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------------|--|-----------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| xterior | | | | | | | |
| Roof | (50/)] | Φ=1 400 | 20.50 | * * | | | |
| Clay Tile | 65% Now | \$71,400 | 2050 | | | | |
| | Broken/Missing Elen Location : Through | | erate, Ar | ea Affectea : 10% | | | |
| | Gut/DS Non Func/M | | Area Afi | factad : 25% | | | |
| | Location : East Fac | | Агеи Ајј | ectea . 2570 | | | |
| M. 1'C' 1 D' | | -uuc | 2025 | * * | 1.0 | ¢0.500 | |
| Modified Bitumen | 30% | ¢10,000 | 2035 | * * | 10 | \$9,500 | 1 |
| Modified Bitumen | 5% Now Drains Inad/Misposn | \$18,900 | 2040 | | | | 1 |
| | Location : Roof Adj | | | | | | |
| | Ponding, Extent : Set | | | n Main Emirance | | | |
| | Location: Roof Ad | ** | | er Main Entrance | | | |
| | Other Observation, E | | | | | | |
| | Location: Roof Adj | | 11,5,0000 | . 100/0 | | | |
| | Explanation : Defle | | | | | | |
| nterior | 1 0 | | | | | | |
| Floors | | | | | | | |
| Carpet | 15% | | 2026 | \$110,800 | 3 | \$8,700 | |
| Carpet | 10% | | 2029 | \$73,900 | 3 | \$5,800 | |
| Ceramic Tile | 15% | | 2039 | * * | 5 | \$5,800 | |
| Mosaic Tile | 5% | | 2035 | * * | 5 | \$4,800 | |
| Vinyl Tile | 20% | | 2038 | ** | 3 | \$2,900 | |
| Vinyl Tile | 20% | Ф 22 4 200 | 2030 | \$230,800 | 3 | \$3,800 | |
| Wood | 15% Now | \$224,300 | 2070 | | 5 | \$5,400 | |
| | Broken/Missing Elen Location : Old Car | | re, Area 1 | Affectea : 25% | | | |
| | Worn/Eroded, Extent | | cted · 50 | 0/2 | | | |
| | Location : Old Car | | стей . 50 | /0 | | | |
| Interior Walls | Edution : Ota Care | etakers ripartment | | | | | |
| Ceramic Tile | 5% | | 2039 | * * | 5 | \$6,100 | |
| Gypsum Board | 15% | | LIFE | * * | 5 | \$10,900 | |
| Masonry: Brick | 10% Now | \$125,400 | LIFE | * * | - | 4-0,200 | |
| • | Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% | | | | | | |
| | Location : Basemer | nt | | | | | |
| | Spalling, Extent : Mo | derate, Area Affect | ed : 25% | Ó | | | |
| | Location: Basemer | ıt | | | | | |
| Plaster | 20% Now | \$64,100 | LIFE | * * | 5 | \$7,300 | |
| | Broken/Missing Elements, Extent: Severe, Area Affected: 25% | | | | | | |
| | Location : Old Car | | | | | | |
| | Cracking/Crumbling | | 00 | | | | |
| | Location : Old Car | etakers Apartment A | And Mair | n Stair | | | |
| Plaster | 35% | | LIFE | * * | 5 | \$12,700 | |
| Wood | 15% | | LIFE | * * | 5 | \$72,700 | |

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

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

Asset #: 4167

| Architecture | Current Repair | | Futur | e Replacement | t Maintenance | | |
|--------------------------------|---|------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | |
| Ceilings | | | | | | | |
| AcousTileSusp.Lay-In | 25% | | 2043 | * * | 3 | \$9,600 | |
| Gypsum Board | 10% | | LIFE | * * | 5 | \$4,800 | |
| Plaster | 25% Now | \$63,500 | LIFE | * * | 5 | \$6,000 | |
| | Cracking/Crumbling, Extent : Severe, Area Affected : 50% Location : Old Caretakers Apartment | | | | | | |
| | Worn/Eroded, Exten | t : Severe, Area Affe | cted : 50 | 9% | | | |
| | Location: Old Ca | retakers Apartment | | | | | |
| Plaster | 15% | | LIFE | * * | 5 | \$3,600 | |
| Plaster | 25% | | LIFE | * * | 5 | \$6,000 | |
| Site Enclosure Fence/Gates | | | | | | | |
| Chain Link | 50% | | 2050 | * * | | | |
| Iron Picket | 50% | | 2050 | * * | | | |
| Free Standing Walls | | | | | | | |
| Masonry: Brick | 100% Now | \$32,500 | 2056 | * * | | | |
| • | Misaligned/Bulging | , Extent : Severe, Arc | ea Affect | ed : 60% | | | |
| | Location: South V | Vall Along Back Of E | Building | Is Severely Leanin | g | | |
| Site Pavements Public Sidewalk | | | | | | | |
| Cast in Place Concrete | 100% 2-4 | \$14,200 | 2047 | * * | | | |
| | Cracking/Crumbling | . , | | ffected : 50% | | | |
| | | lks At Main Entranc | - | <i>y</i> | | | |
| On-Site Walkways | | | | | | | |
| Cast in Place Concrete | 100% 2-4 | \$34,100 | 2047 | * * | | | |
| | Cracking/Crumbling | | , Area Aj | ffected : 30% | | | |
| | | r Courtyards Have C | - | | | | |
| Parking/Driveway | | | | | | | |
| Asphalt | 100% | | 2033 | | | | |

| ectrical | Current R | epair Fut | ure Replacement | М | aintenance | |
|---------------------------|---------------------------------|---------------------------|-----------------|----------------|-----------------------|---------|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| der 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2040 | * * | 5 | \$100 | |
| | Other Observation, Ex | tent : Moderate, Area Af | fected : 100% | | | |
| | Location : Basement | | | | | |
| | Explanation: Main S | Service Switch Rated At 8 | 300 Amperes | | | |
| Switchgear / Switchboard | | | - | | | |
| Fused Disc Sw | 100% | 2040 | * * | 5 | \$100 | |
| Raceway | | | | | | |
| Conduit | 100% | 2040 | * * | 1 | | |
| Panelboards | | | | | | |
| Molded Case Bkrs | 100% | 2038 | * * | 5 | \$700 | |

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

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

Asset #: 4167

| Electrical | Current Repair | Futur | Future Replacement N | | Maintenance | | | |
|------------------------------|--|--|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Inder 600 Volts | • | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | 2040 | * * | 1 | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 60% | 2035 | * * | 5 | \$100 | | | |
| Locally Mounted | 40% | 2028 | \$38,600 | 5 | \$100 | | | |
| Ground | | | | | | | | |
| Grounding Devices | 1000/ | LIBB | ata ata | _ | # 400 | | | |
| Generic | 100% Other Observation, Extent: Moderate, Location: Basement | | ** cted : 100% | 5 | \$400 | | | |
| ighting | Explanation : Connected To Metal Wa | ier Pipe. | | | | | | |
| ighting Interior Lighting | | | | | | | | |
| Fluorescent | 15% | 2035 | * * | 10 | \$3,500 | | | |
| Tidorescent | | T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% | | | | | | |
| Fluorescent | 5% | 2030 | \$21,200 | 10 | \$1,200 | | | |
| | Compact Fluorescent Light, Extent : Mo Location : Hallways | oderate, A | rea Affected : 100 | % | | | | |
| LED | 80% | 2035 | * * | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | 2030 | \$23,400 | 10 | \$3,100 | | | |
| Exit, LED | 50% | 2045 | * * | 1 | | | | |
| Exterior Lighting HID | 20% Other Observation, Extent : Light, Area Location : Outside Perimeter Explanation : Operated Via Timer | 2030 Affected | \$26,100 : 100% | 10 | | | | |
| No Component | 80% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | 2030 | \$15,700 | 1 | \$2,900 | | | |
| | Other Observation, Extent: Light, Area Location: Hallways And Outside Explanation: Surveillance Cameras | Affected | : 100% | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 30% Other Observation, Extent: Light, Area Location: Throughout The Building | 2030 Affected | \$21,600 : 100% | 1-3 | \$4,900 | | | |
| | Explanation : Smoke Detector, Manua | l Pull Sta | tions, Horns, Alar | m Bells A | and Strobe Lights | | | |

| Mechanical | Current Repair | | Futu | e Replacement | М | | | |
|-----------------------------|----------------|----------------------|-----------------------|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

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

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

Asset #: 4167

| Mechanical | Curr | ent Repair | Future Replacement Mainte | | aintenance | tenance | |
|-----------------------------|---------------------------|--|---------------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail I Total (Yea | rate Estimated Cost | Year I FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Energy Source | 400/ | | • • • • • | di di | _ | | |
| Fuel Oil No 2 | 40% | | 2040 | * * | 5 | \$3,200 | |
| Natural Gas | 60% | | 2040 | * * | 1 | | |
| Conversion Equipment | COO/ 2 / | #20.200 | 2025 | * * | 1 | 012.700 | |
| Steam Boiler | 60% 2-4 | + - , | 2035 | | 1 | \$13,700 | |
| | Location : Base | ient, Extent : Moderate | , Area Ajje | ciea : 00% | | | |
| | | meni on, Extent : Severe, Are | a Affaatad | . 600/ | | | |
| | Location : Base | | и Ајјестеи | . 00/0 | | | |
| | | meni Units. Outdated Heati | ina Cuatam | In The Puilding | Custom I | Inquada Is | |
| | | Onus. Outdated Heatt For Gas Fired Modula | | In The Dunaing, | system C | pgrade is | |
| Steam Boiler | 40% 0-2 | | 2035 | * * | 1 | \$9,200 | |
| Steam Boner | | ient, Extent : Moderate | | ected : 40% | 1 | Ψ2,200 | |
| | Location : Base | | , | | | | |
| | | on, Extent : Severe, Are | a Affected | : 40% | | | |
| | Location : Base | | 33 | | | | |
| | Explanation : 1 | Unit. Outdated Heatin | ıg Svstem 1 | n The Building. S | System U | pgrade Is | |
| | Recommended | | 8 - 7 | | J 1 | | |
| Distribution | | | | | | | |
| Central Plant Steam | 100% 2-4 | \$78,500 | 2040 | * * | 4 | \$1,300 | |
| Piping/Pmp | | | | | | | |
| | | on, Extent : Severe, Are | a Affected | : 100% | | | |
| | Location : Thre | - | | | | | |
| | Explanation : (| Outdated Heating Syste | m In The E | Building, System U | Jpgrade . | Is Recommended. | |
| Terminal Devices | 0.50/ | 440.000 | | di di | | A= 1 00 | |
| Convector/Radiator | 95% 2-4 | +, | 2035 | ** | 1 | \$7,100 | |
| | | on, Extent : Severe, Are | | : 30% | | | |
| | | And 3rd Floor Court R | | 12 151 4 | 1.C D | | |
| Unit Heater - Steam | | ack Of Heating Device | | | | | |
| | 5% | | 2025 | \$7,900 | 4 | \$200 | |
| Air Conditioning | | | | | | | |
| Energy Source Electricity | 100% | | 2038 | * * | 1 | | |
| Conversion Equipment | 10070 | | 2036 | | 1 | | |
| Interior Pkg Unit - | 5% | | 2028 | \$22,100 | 2 | \$100 | |
| Cooling | 370 | | 2020 | Ψ22,100 | 2 | Ψ100 | |
| Window/Wall Unit | 70% | | 2024 | \$74,000 | 1 | | |
| No Component | 25% | | 202. | Ψ71,000 | • | | |
| Terminal Devices | | | | | | | |
| Fan Coil - 2 Pipe | 5% | | 2030 | \$31,900 | 1 | \$400 | |
| No Component | 95% | | | ¥ - y | | , | |
| Heat Rejection | <u> </u> | | | | | | |
| Dry Cooler | 5% | | 2030 | \$4,800 | 2 | \$900 | |
| | | | - | . , | | ** * * | |
| No Component | 95% | | | | | | |
| No Component | 95% | | | | | | |
| | 95% | | | | | | |

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

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

Asset #: 4167

| Mechanical | Current Repair | | e Replacement | M | | |
|-----------------------------|--|-----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estima Total (Years) | ted Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Water Heater With Tanks | | | | | | |
| Gas Fired | 100% | 2025 | \$18,600 | 2 | | |
| | Other Observation, Extent : La | ight, Area Affected | : 100% | | | |
| | Location : Boiler Room | | | | | |
| | Explanation: 81 Gallon Uni | t | | | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | |
| Submersible | 100% | 2024 | \$900 | 4 | \$800 | |
| Sewage Ejector(s) | | | | | | |
| Electric | 100% | 2030 | \$14,600 | 4 | \$1,000 | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | |
| | Other Observation, Extent : La | ight, Area Affected | : 100% | | | |
| | Location: Basement To 4th I | Floor | | | | |
| | Explanation: One Unit | | | | | |

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023 Print Date: 14-Oct-2022

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 : NONE : 25-Nov-2019 Landmark Status

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,10,Ph

: 168 BIN : 1001831 Block Lot : 32

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,738,300 | \$1,105,300 |
| Interior Architecture | \$913,000 | \$560,100 |
| Electrical | \$362,000 | |
| Mechanical | \$2,921,500 | \$15,686,400 |
| Total | \$5,934,700 | \$17,351,700 |
| Importance Code A | \$1,738,300 | \$1,105,300 |
| Importance Code B | \$4,099,400 | \$16,102,200 |
| Importance Code C | \$97,100 | \$144,300 |
| Total | \$5,934,700 | \$17,351,700 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-----------|-----------|-----------|
| Exterior Architecture | \$24,300 | | | |
| Interior Architecture | \$2,841,100 | | \$83,500 | \$97,200 |
| Electrical | \$49,300 | \$50,600 | \$46,900 | \$42,800 |
| Mechanical | \$73,200 | \$51,400 | \$55,300 | \$49,800 |
| Site Pavements | \$35,700 | | | |
| Elevators/Escalators | \$98,700 | \$98,700 | \$98,700 | \$98,700 |
| Total | \$3,122,300 | \$200,700 | \$284,400 | \$288,500 |
| Importance Code A | \$36,700 | | \$900 | |
| Importance Code B | \$3,081,400 | \$200,700 | \$283,500 | \$288,500 |
| Importance Code C | \$4,200 | | | |
| Total | \$3,122,300 | \$200,700 | \$284,400 | \$288,500 |



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

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

Asset #: 2050

| rchitecture | Current Re | pair | Future Replacement | | Maintenance | | | |
|----------------------------|--|--------------------|--------------------|-----------------------|----------------|-----------------------|----------|--|
| vstem Component Type | % of Fail Date E Total (Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| terior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Bronze/Brass | 1% | | LIFE | * * | | | | |
| Masonry: Brick | 10% Now | \$173,800 | LIFE | * * | 5 | \$21,300 | | |
| | Misaligned/Bulging, Ex | | | | _ | | | |
| | Location : Interior Co | urtyard At 3rd F | loor And | Window Lintels T | hroughoi | ıt | | |
| Masonry: Granite | 69% Now | \$229,400 | LIFE | * * | 5 | \$110,200 | | |
| | Staining/Discoloring, E. | xtent : Light, Are | ea Affecte | ed : 20% | | | | |
| | Location: Throughou | t | | | | | | |
| | Other Observation, Ext | ent : Light, Area | Affected | : 100% | | | | |
| | Location : Entire Buil | ding Perimeter | | | | | | |
| | Explanation : Sidewal | k Shed In Use | | | | | | |
| Masonry: Granite | 20% | | LIFE | * * | 5 | \$31,900 | | |
| Windows | | | | | | | | |
| Aluminum | 95% Now | \$1,164,500 | 2047 | * * | 5 | \$123,300 | | |
| | Ctrwt/Balnc Not Funct, | Extent : Modera | ite, Area . | Affected : 20% | | | | |
| | Location: Throughou | t | | | | | | |
| | Other Observation, Ext | ent : Light, Area | Affected | : 10% | | | | |
| | Location : Street Leve | l Windows | | | | | | |
| | Explanation: Protecti | ve 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 Fa | ce | | | | | | |
| | Vegetation Growth, Exte | ent : Moderate, A | 1rea Affe | cted : 5% | | | | |
| | Location : Southwest Corner Of Main Roof | | | | | | | |
| | Worn/Eroded, Extent : 1 | ight, Area Affec | ted : 25% | ó | | | | |
| | Location : Interior Fa | ce | | | | | | |
| | Other Observation, Ext | ent : Moderate, A | Area Affe | cted : 35% | | | | |
| | Location : Interior Pa | rapet Face | | | | | | |
| | Explanation: Repoint | ing Failure | | | | | | |
| Masonry: Granite | 60% | | LIFE | * * | 5 | \$17,400 | | |
| Masonry: Granite | 15% | | LIFE | * * | 5 | \$4,400 | | |

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

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

Asset #: 2050

| Architecture | Curren | Repair | Futur | Future Replacement | | Maintenance | |
|----------------------------------|---|---|-------------------------|--------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Dat Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior Roof | | | | | | | |
| Copper/Terne Modified Bitumen | 5% 28% Now Debris Present, Ext Location: Courty Miss/Damaged Flas | | | | 10 | \$12,200 | |
| | Location : Curbs | In Courtyard Area Extent : Moderate, A Curbs | 1rea Affec | | | | |
| Modified Bitumen | Water Penetration, | \$68,700 Extent : Moderate, An S Areas On The South Extent : Moderate, A Vest Corner, Main Rd | h Side Of Irea Affec | Main Roof | | | |
| Skylight, Metal/Glass | 2% | | 2031 | \$543,700 | 10 | \$6,500 | |
| Soffits | | | | | | | |
| Granite Panels | 40% | | LIFE | * * | 5 | | |
| Marble Panels | 60% | | LIFE | * * | 5 | | |
| nterior Floors | | | | | | | |
| Carpet | 25% | | 2024 | \$2,724,200 | 3 | \$310,900 | |
| Ceramic Tile | 5% | | 2034 | ψ2,72 4 ,200 * * | 5 | \$31,100 | |
| Marble Panels | 10% 4+ | \$675,700 | LIFE | * * | 5 | \$46,600 | |
| marote i une | | g, Extent : Moderate | | fected : 2% | 3 | Ψ10,000 | |
| Quarry Tile | 5% | | 2036 | * * | 5 | \$46,600 | |
| Raised Access Floor | 5% | | 2040 | * * | 5 | \$116,600 | |
| Terrazzo | 20% | | LIFE | * * | 5 | \$97,100 | |
| Vinyl Tile | 25% | | 2036 | * * | 3 | \$77,700 | |
| Wood | 5% | | 2066 | * * | 5 | \$58,300 | |
| Interior Walls | 20.4 | | 2024 | * * | - | 40.400 | |
| Ceramic Tile | 2% | | 2034 | * * | 5 | \$8,400 | |
| Gypsum Board | 10% | | LIFE | * * | 5 | \$25,200 | |
| Metal Panel | 5% | | LIFE | * * | | | |
| Marble Panels | 20% | ΦΩ 7 100 | LIFE | * * | - | 0.00 400 | |
| Plaster | Location : Electric Water Penetration, | \$97,100 g, Extent : Moderate cal Room Foundatio Extent : Moderate, A cal Room Foundatio | n Wall 1rea Affec | fected : 2% | 5 | \$60,400 | |
| CCET/C1 134 | | ai Koom Foundallo | | ماد بات | | | |
| SGFT/Glazed Masonry | 10% | | LIFE | * * | - | Ф02.000 | |
| Wood | 5% | | LIFE | * * | 5 | \$83,900 | |

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

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

Asset #: 2050

| Architecture | | Current | Repair | Future Replacement M | | М | aintenance | |
|--------------------------------|---------------|----------------------|-----------------------|----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 10% | | | 2036 | * * | 5 | \$62,200 | |
| AcousTileSusp.Lay-In | 40% | Now | \$82,000 | 2036 | * * | 5 | \$124,400 | |
| | Staining/L | Discoloring | , Extent : Moderate | , Area Aj | ffected : 2% | | | |
| | Location | 1 : Room 10 | 020 On The 10th Fl | oor | | | | |
| | Water Pen | etration, E | xtent : Moderate, A | rea Affe | cted : 2% | | | |
| | Location | i : Room 10 | 020 On The 10th Fl | oor | | | | |
| Exposed Struc: Concrete | 5% | | | LIFE | * * | 5 | \$4,900 | |
| Masonry: Marble | 3% | | | LIFE | * * | 1 | · , | |
| Masonry: Vault Struct | 5% | | | LIFE | * * | | | |
| Mosaic Tile | 2% | | | LIFE | * * | 1 | | |
| Plaster | 35% | | | LIFE | * * | 5 | \$136,000 | |
| Site Enclosure | | | | | | | | |
| Retaining Walls | | | | | | | | |
| Masonry: Brick | 90% | | | 2041 | * * | | | |
| Masonry: Fieldstone | 10% | | | 2041 | * * | | | |
| | Other Obs | ervation, E | Extent : N/A, Area A | ffected : | 100% | | | |
| | Location | ı : Areaway | Copings | | | | | |
| | Explana | tion: This | Is Actually Granite | | | | | |
| Site Pavements Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$35,700 | 2036 | * * | | | |
| | Cracking/ | Crumbling | Extent : Moderate | , Area Aj | ffected : 15% | | | |
| | _ | _ | Sidewalks Adjacen | | - | Worth Str | reets | |
| On-Site Walkways | | | <u> </u> | | | | | |
| Masonry: Granite | 100% | | | LIFE | * * | | | |

| lectrical | Current Repair | Future Replac | Future Replacement | | aintenance | | | |
|----------------------------|---|-------------------|--------------------|----------------|-----------------------|----------|--|--|
| rstem Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estima FY | ted Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| der 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | 2051 | * * | 5 | \$1,800 | | | |
| | Other Observation, Extent : Light, Area | Affected : 100% | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation: 2 Main Service Disconn | ect Switches Rate | d At 4,000 |) Ampere | s Each. | | | |
| Transformers | | | | - | | | | |
| Dry Type | 100% | 2044 | * * | 5 | \$1,500 | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location : Electrical Room | | | | | | | |
| | Explanation: Two 1,500 Kilovolt-amp | ere, 480/208/120 | volts | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | 2051 | * * | 5 | \$10,900 | | | |
| Raceway | | | | | | | | |
| Conduit | 90% | 2051 | * * | 1 | | | | |
| Conduit | 10% | 2041 | * * | 1 | | | | |

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

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

Asset #: 2050

| Electrical | Current Repair | Future R | Future Replacement Maintenance | | | |
|-----------------------------|---|-------------------|--------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Co Total (Years) | ost Year Es FY | timated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Jnder 600 Volts | | • | | | | |
| Panelboards | | | | | | |
| Fused Disc Sw | 5% | 2039 | * * | 5 | \$500 | |
| Molded Case Bkrs | 95% | 2039 | * * | 5 | \$10,400 | |
| Wiring | | | | | | |
| Thermoplastic | 90% | 2051 | * * | 1 | | |
| Thermoplastic | 10% | 2041 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 20% | 2029 | \$9,300 | 5 | \$600 | |
| Variable Frequency | 80% | 2044 | * * | | | |
| Drive | | | | | | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$6,100 | |
| Stand-by Power | | | | | | |
| Transfer Switches | | | | | | |
| Automatic | 100% | 2044 | * * | 1 | \$127,800 | |
| Generators | | | | | | |
| Diesel | 100% | 2040 | * * | 1 | \$160,900 | |
| | Other Observation, Extent : Light, A. | rea Affected : 10 | 00% | | | |
| | Location: Roof Of 3rd Floor, Acce. | ss Through Wind | low | | | |
| | Explanation: Two 1,500 Kilowatt I | Emergency Gene | erators | | | |
| Batteries | | | | | | |
| Lead/Acid | 100% | 2025 | \$2,400 | 5 | \$15,400 | |
| Fuel Storage | | | | | | |
| Day Tank | 50% | 2047 | * * | 5 | | |
| | Other Observation, Extent: Light, A. Location: Roof | rea Affected : 10 | 00% | | | |
| | Explanation : No Available Namep | late Rating Cap | acity | | | |
| Main Tank | 50% | 2059 | ** | 5 | | |
| | Other Observation, Extent : Light, A. | | 00% | 2 | | |
| | Location : Basement | | | | | |
| | Explanation: 14,000 Gallons Rate | d Capacity | | | | |
| Lighting | | 1 2 | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 10% | 2036 | * * | 10 | \$38,100 | |
| | Compact Fluorescent Light, Extent : | | cted : 100% | | , , , , , , | |
| | Location : Hallways | 0 1 33 | | | | |
| Fluorescent | 80% | 2036 | * * | 10 | \$304,800 | |
| ruorescent | T-8 Lamps And Fixtures, Extent: Lig | | d · 100% | 10 | \$504,600 | |
| | Location: Throughout The Buildin | | 100/0 | | | |
| T1 | | | ala -4- | 10 | Φ10.100 | |
| Fluorescent | 5% | 2036 | ** | 10 | \$19,100 | |
| | T-5 Lamps And Fixtures, Extent: Lig | gnt, Area Affecte | a:100% | | | |
| | Location : Offices At 10th Floor | | | | | |
| LED | 5% | 2036 | * * | | | |

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

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

Asset #: 2050

| Electrical | Current Repa | nir Futu | re Replacement | Maintenance | | | |
|-----------------------------|-------------------------------------|--------------------------|--------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Est Total (Years) | imated 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, Exten | t : Light, Area Affected | d: 100% | | | | |
| | Location : Hallways An | d Other Public Spaces | | | | | |
| | Explanation : Surveillar | ice Cameras | | | | | |
| Fire/Smoke Detection | | | | | | | |
| No Component | 70% | | | | | | |
| Generic, Digital | 30% | 2036 | * * | 1-3 | \$79,100 | | |
| | Other Observation, Exten | t : Light, Area Affected | d : 100% | | - | | |
| | Location: Throughout T | The Building | | | | | |
| | Explanation : Strobe Lig | ghts, Alarm Bells,horn | s, Smoke Detectors | And Mar | ual Pull Stations | | |

| Mechanical | Current | Repair | Future | e Replacement | Maintenance | | |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (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: Baseme | nt Steam Room | | | | | |
| | Explanation : Stea | m From Con Edison | | | | | |
| Conversion Equipment | | | | | | | |
| Pres. Reducing Valve/LP | 100% | | 2034 | * * | 5 | \$24,700 | |
| Steam | | | | | | | |
| Distribution | | | | | | | |
| Steam Piping/Pump | 100% 0-2 | \$65,900 | 2031 | \$3,296,300 | | | |
| | Leak Evident, Exten | t : Severe, Area Affe | cted : 509 | % | | | |
| | Location : Leaking | Riser Evident In Ro | oms 331 | And 415. | | | |
| | Malfunctioning, Ext | | | | | | |
| | <i>y</i> | Vacuum Pump Beari | | | | | |
| Terminal Devices | | | .00. 2450 | | | | |
| Convector/Radiator | 100% | | 2029 | \$3,366,100 | 1 | \$134,200 | |
| | On Extended Life, E | rtant : Modarata Ar | | | 1 | \$134,200 | |
| | Location : Through | | еи Ајјесі | еи . 100/0 | | | |
| A' G. IV. | Locuiton . Intougi | ioui | | | | | |
| Air Conditioning | | | | | | | |
| Energy Source | 1000/ | | 2020 | * * | | | |
| Electricity | 100% | | 2039 | * * | 1 | | |

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

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

Asset #: 2050

| Mechanical | | Current Repair | | Futur | e Replacement | Maintenance | | |
|--------------------------------|---------------|-------------------------------|----------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 10% | | | 2034 | * * | 1 | \$45,000 | |
| Interior Pkg Unit - Cooling | 5% | | | 2032 | \$325,500 | 2 | \$1,300 | |
| 5 | | efrigerant, 1 n : 5th Floo | Extent : Light, Area r | Affected | d : 100% | | | |
| | | | Extent : N/A, Area A | Iffected · | 100% | | | |
| | Location | n : 5th Floo | | | | | | |
| Exterior Pkg Unit - Cooling | 5% | | | 2031 | \$225,700 | 2 | \$1,300 | |
| Split Unit | 15% | | | 2031 | \$1,466,200 | | | |
| Window/Wall Unit | 65% | | | 2026 | \$1,013,600 | 1 | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr | 15% | | | 2041 | * * | 4 | \$4,600 | |
| Pipe/Pump | | | | | | | | |
| No Component | 85% | ı | | | | | | |
| 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 | |
| | | , Extent : Se n : Switchge | evere, Area Affected ear Room | d : 10% | | | | |
| No Component | 95% | ı | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Cooled Condenser | 15% | | | 2031 | \$178,800 | 2 | \$43,400 | |
| Unit | | | | | . , | | , , | |
| 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% | ı | | 2026 | \$79,900 | 2 | \$1,300 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 10% | | | 2041 | * * | 1 | | |
| Galvanized Steel | 90% | | | 2029 | \$4,729,600 | 1 | | |
| | | ded Life, Ex n : Through | tent : Moderate, Ai out | rea Affec | ted : 100% | | | |
| HW Heat Exchanger | | | | | | | | |
| HTHW/HW | 100% | ı | | 2031 | \$1,153,700 | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| | On Extend | ded Life, Ex | tent : Moderate, Ai | rea Affec | ted : 100% | | | |
| | Location | n : Through | out | | | | | |

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

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

Asset #: 2050

| Mechanical | Current R | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------------|---------------------------------|--|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Plumbing | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | LIFE | * * | 1 | | | |
| | On Extended Life, Ext | | ea Affec | ted : 100% | | | | |
| | Location : Througho | ut | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | 2024 | \$12,700 | 4 | \$13,200 | | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% Now | \$64,700 | 2031 | \$215,500 | 4 | \$16,500 | | |
| | Broken, Extent : Sever | ** | | | | | | |
| | Location: 1 Of 2 Pu | | | | | | | |
| | Other Observation, Ex | 0 | Affected | : 100% | | | | |
| | Location : Basement | | | | | | | |
| - 10 P | Explanation : Two U | nits | | | | | | |
| Backflow Preventer | 1000/ | #2.5 00 | 2021 | #103 000 | | #22 000 | | |
| Generic | 100% 4+ | \$3,700 | 2031 | \$183,800 | 1 | \$22,900 | | |
| | Other Observation, Ex | | lrea Affe | cted: 30% | | | | |
| | Location : Basement | | | | | | | |
| D' | Explanation : Rustin | g Occuring At Pip | ıng | | | | | |
| Fixtures | 1000/ | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators Geared Traction | 100% | | LIFE | * * | | | | |
| Geared Traction | | stant : Light Avag | | | | | | |
| | | Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 10th Floor | | | | | | |
| | | | | | | | | |
| F: C | Explanation: 10 Un | us | | | | | | |
| Fire Suppression Standpipe | | | | | | | | |
| Generic | 100% | | 2041 | * * | 1-5 | \$209,400 | | |
| Sprinkler | 10070 | | 2071 | | 1-3 | \$209,400 | | |
| No Component | 25% | | | | | | | |
| Generic | 75% | | 2041 | * * | 1-2 | \$87,300 | | |
| Generic | 13/0 | | ∠U+1 | | 1-2 | \$67,300 | | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$74,400 | \$80,700 |
| Interior Architecture | \$265,800 | \$2,292,400 |
| Electrical | \$71,100 | \$351,100 |
| Mechanical | \$535,900 | \$1,454,700 |
| Site Enclosure | \$94,700 | |
| Site Pavements | \$356,600 | |
| Total | \$1,398,500 | \$4,178,900 |
| Importance Code A | \$74,400 | \$80,700 |
| Importance Code B | \$872,700 | \$4,098,200 |
| Importance Code C | \$451,300 | |
| Total | \$1,398,500 | \$4,178,900 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|-----------|
| Exterior Architecture | \$20,100 | \$7,800 | | |
| Interior Architecture | \$217,300 | | | \$67,500 |
| Electrical | \$44,600 | \$3,200 | \$2,100 | \$29,300 |
| Mechanical | \$90,700 | \$14,200 | \$15,400 | \$80,700 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$376,700 | \$29,200 | \$21,400 | \$181,400 |
| Importance Code A | \$28,600 | \$16,300 | \$8,500 | \$9,600 |
| Importance Code B | \$289,800 | \$12,900 | \$12,900 | \$171,800 |
| Importance Code C | \$58,300 | | | |
| Total | \$376,700 | \$29,200 | \$21,400 | \$181,400 |



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

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

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

Asset #: 2037

| Architecture | Current Repair | | Future Replacement | | Maintenance | | |
|--|--|--|---------------------------|---------------------------------|----------------|---------------------------------|----------|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | |
| Exterior Walls Cast in Place Concrete | 10% 4+ Exposed Reinforcem Location: South S | _ | LIFE Area Affe | * * ected : 1% | 5 | \$21,100 | |
| Masonry: Brick Masonry: Granite | 75% 2% Other Observation, | | LIFE LIFE Affected | * * * * | 5 5 | \$31,700 \$600 | |
| | | ntrance ated On Kent Avenu | | | | | |
| Masonry: Limestone Metal Coiling Doors | 3% 10% Now Punct/Tear/Impact 1 Location: Coiling | - | LIFE 2037 ght, Area | ** ** Affected: 10% | 5 5 | \$1,000 \$6,600 | |
| Windows | Locuiton . Coning | Door At Rear | | | | | |
| Aluminum Parapets | 100% | | 2054 | * * | 5 | \$12,300 | |
| Masonry: Brick Masonry: Limestone Metal Rail | 80% 15% 5% | | LIFE LIFE 2045 | * * * * | 5 5 5-10 | \$11,400 \$2,700 \$12,900 | |
| Roof | 370 | | 2043 | | 3 10 | \$12,700 | |
| Built-Up (BUR) | 21% 2-4 Blisters, Extent: Lig Location: Main Ro Ridging, Extent: Mo Location: Main Ro | oof oderate, Area Affect | | * * | | | |
| Built-Up (BUR) | 79% | | 2040 | * * | 10 | \$80,700 | |
| Interior Floors Cast in Place Concrete | 20% Now Cracking/Crumbling Location : Boiler i | | LIFE e, Area Af | * * Fected : 50% | 5 | \$55,900 | |
| Mosaic Tile Vinyl Tile | 5% 25% Now Broken/Missing Eler Location: Throug | \$43,800 nents, Extent : Mod hout Offices And Sh | | * * ** ea Affected : 25% | 5 3 | \$16,000 \$12,000 | |
| Vinyl Tile 9" X 9" | 10% 4+ Broken/Missing Electrocation: Lockers | | 2032 erate, Are | \$2,236,500 ea Affected : 2% | 3 | \$4,800 | |
| Wood | 5% Now Broken/Missing Elec Location: Truck O Loose Units, Extent Location: Throug. | Garage At Basement : Light, Area Affecto | Level | * * ea Affected : 5% | 5 | \$6,000 | |
| Wood | 35% | | 2067 | * * | 5 | \$83,900 | |

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

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

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

Asset #: 2037

| Architecture | 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 | | 0-2 ing, Extent : Basemen | \$24,100 :: Light, Area Affect | LIFE cted: 10% | ** | | | |
| Concrete Masonry Unit | | | \$29,800 nt : Light, Area Aff Elevator Room In E | | ** | 5 | \$6,400 | |
| Gypsum Board | | 4+ /Impact D : Through | \$4,400 amage, Extent : Lig | LIFE ght, Area | * * Affected : 5% | 5 | \$9,600 | |
| Masonry: Brick SGFT/Glazed Masonry | 10% 15% | | | LIFE LIFE | * * | | | |
| Ceilings AcousTile,Adhered | Broken/Mis | Now ssing Elem : 2nd Floo | \$8,200 nents, Extent : Ligh or | 2045 t, Area Aj | * * Gected : 5% | 5 | \$6,400 | |
| AcousTileConcealSpLn | Broken/Mis Location Staining/Da Location Water Pene | : Lockers iscoloring, : 2nd Floo | xtent : Light, Area | ea Affecte | ed : 5% | 5 | \$4,000 | |
| AcousTileConcealSpLn Exposed Struc: Concrete | Cracking/C Location Water Pene | : Paint Sh etration, E | \$265,800 Extent: Light, Are op On 1st Floor xtent: Light, Area op On 1st Floor | | | 5 5 | \$24,000 \$14,000 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates Chain Link | Broken/Mis Location Impact Dan Location Other Obse Location | : West Sid mage, Exte : West Sid ervation, E : West Sid | \$94,700 nents, Extent: Mod nents, Extent: Mod nent: Moderate, Are ne Of Building And Extent: Moderate, A ne Of Building nete Post Bases Are | Gates ea Affecte Gates Area Affe | d : 30% cted : 50% | | | |
| Iron Picket | 5% | ion . Conc | reie i osi bases Arc | 2067 | ** | | | |
| Retaining Walls Cast in Place Concrete | 100% | | | 2067 | * * | | | |
| Site Pavements Public Sidewalk Cast in Place Concrete | 100% | | | 2037 | * * | | | |

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

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

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

Asset #: 2037

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

Site Pavements

Parking/Driveway

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

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

Location: Parking Lot

Potholes, Extent: Moderate, Area Affected: 15%

Location: West Side Of Building

Sinking/Subsiding, Extent: Moderate, Area Affected: 40%

Location: West Side Of Building At River Edge

Other Observation, Extent: Moderate, Area Affected: 30%

Location: West Side Of Building Explanation: Erosion At River Edge

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

Lighting

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

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

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

Asset #: 2037

| Electrical | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|--|-----------------------|---------------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | 2032 | \$299,900 | 10 | \$39,200 | | |
| | Other Observation, Ex | | Iffected : | 100% | | | | |
| | Location: 2nd Floor | Location: 2nd Floor | | | | | | |
| | Explanation: T-8 La | mps | | | | | | |
| LED | 50% | | 2040 | * * | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | 2027 | \$71,100 | 10 | \$10,300 | | |
| Exit, Service | 50% | | 2027 | \$14,300 | 1 | | | |
| Exterior Lighting | | | | | | | | |
| LED | 30% | | 2040 | * * | | | | |
| No Component | 70% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | 2037 | * * | 1 | \$9,600 | | |
| | Other Observation, Ex | tent : N/A, Area A | Iffected : | 100% | | | | |
| | Location: Hallways, | Outside Perimete | er | | | | | |
| | Explanation: CCTV | Surveillance Can | neras | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic, Analog | 20% Now | \$43,700 | 2042 | * * | 1-3 | \$9,600 | | |
| _ | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | |
| | Location : Hallways | | | | | | | |
| | Explanation : Obsole Stations Only. | ete Fire Alarm Sys | stem. Not | Functioning. Alar | m Bells A | and Manual Pull | | |

| Mechanical | Current Repair | Future Replacement | | | Maintenance | | |
|-----------------------------|--|--------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Co Total (Years) | est 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, Are | ea Affected : | 100% | | | | |
| | Location: Basement Boiler Room | | | | | | |
| | Explanation: 2 Boilers | | | | | | |
| Distribution | | | | | | | |
| Steam Piping/Pump | 100% | 2032 | \$678,000 | | | | |

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

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

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

Asset #: 2037

| Mechanical | nanical Current Repair Future Replaceme | | e Replacement | М | aintenance | | | |
|--|---|----------------------|---|---------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Terminal Devices Air Handler | 15% | 0-2 | \$47,800 | 2042 | * * | 1 | \$7,100 | |
| All Hallulei | | | stent : Moderate, Ai | | ted : 100% | 1 | \$7,100 | |
| | | | ient Old Units In M | | | | | |
| Convector/Radiator | 25% | | | 2030 | \$173,100 | 1 | \$6,900 | |
| Fan Coil Unit/Heat | 60% | 0-2 | \$377,800 | 2042 | * * | 1 | \$14,900 | |
| | | | ctent : Severe, Area nt Units, Machine S | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | 1000/ | | | 20.40 | * * | 1 | | |
| Electricity | 100% | | | 2040 | * * | 1 | | |
| Conversion Equipment Window/Wall Unit | 20% | 0-2 | \$6,400 | 2027 | \$64,100 | 1 | | |
| Willdow/ Wall Offit | | | at : Moderate, Area | | | 1 | | |
| | | : Various | | 11,,, eereu | . 2070 | | | |
| No Component | 80% | | | | | | | |
| Ventilation | 0070 | | | | | | | |
| 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 | 1000/ | | | 20.42 | * * | 1 | | |
| Brass/Copper | 100% | | | 2042 | * * | 1 | | |
| Water Heater With Tanks | 1000/ | 0-2 | \$200 | 2022 | ¢1.6 000 | 2 | | |
| Gas Fired | 100% On Extend | | \$300 ctent : Severe, Area | 2032 | \$16,900 | 2 | | |
| | | - | nt Boiler Room | пусски | . 10070 | | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 100% | | | 2032 | \$409,400 | 4 | \$12,700 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | 1000/ | N | \$2 (00 | 2027 | £2.600 | 4 | ¢1 000 | |
| Submersible | | Now | \$2,600 Extent : Severe, Ar | 2027 | \$2,600 | 4 | \$1,800 | |
| | | | Extent . Severe, Ar nt Boiler Room | еи Ајјес | iea . 10070 | | | |
| Sewage Ejector(s) | Locunon | . Dusciitei | n Donei Room | | | | | |
| Compressed Air | 100% | 0-2 | \$16,400 | 2062 | * * | 4 | \$900 | |
| Compressed in | | | ent : Severe, Area Aj | | 100% | • | Ψ,500 | |
| | - | : Basemer | - | , - •• • | | | | |
| | On Extend | ed Life, Ex | ctent : Severe, Area | Affected | : 100% | | | |
| | | | nt Boiler Room | | | | | |

Maintenance \$ are aggregated over a 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 l | Repair | Future | Replacement | Ma | aintenance | |
|-----------------------------|---------------------------------|-----------------------|-------------|----------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (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, E | Extent : N/A, Area A | ffected : 1 | 100% | | | |
| | Location : Basemer | nt To First Floor | | | | | |
| | Explanation: One | Unit | | | | | |
| Fire Suppression | _ | | | | • | | |
| Standpipe | | | | | | | |
| Generic | 100% | | 2042 | * * | 1-5 | \$44,700 | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| 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 |

| 00 \$54,700 00 \$7,900 00 \$153,300 00 \$30,000 |
|--|
| |
| 90 \$54,700 |
| \$54,700 |
| |
| 90 \$22,400 |
| \$45,200 |
| \$23,100 |
| (|



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

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

Asset #: 2793

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

Interior

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

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

Asset #: 2793

| Architecture | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|--|----------------------|--|---|-------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2028 | \$291,500 | 3 | \$22,800 | |
| Carpet | 5% | | | 2031 | \$97,200 | 3 | \$7,600 | |
| Cast in Place Concrete | 5% | | | LIFE | * * | 5 | \$11,100 | |
| | | | nt, Extent : N/A, Are nt Boiler Room | ea Affecti | ed : 50% | | | |
| Mosaic Tile | 10% | | | 2037 | * * | 5 | \$25,300 | |
| Terrazzo | 7% | | | LIFE | * * | 5 | \$5,500 | |
| Vinyl Tile | 38% | 0-2 | \$230,700 | 2040 | * * | 3 | \$14,400 | |
| · | | _ | ents, Extent : Mode or Courtrooms | erate, Ar | ea Affected : 75% | | | |
| Vinyl Tile | 15% | | | 2037 | * * | 3 | \$5,700 | |
| Wood | 5% | | | 2060 | * * | 5 | \$9,500 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2035 | * * | 5 | \$9,900 | |
| Gypsum Board | 25% | | | LIFE | * * | 5 | \$49,700 | |
| Plaster | 55% | Now | \$96,300 | LIFE | * * | 5 | \$54,600 | |
| | Location | ı : Through | Extent : Severe, Are out | | | | | |
| SGFT/Glazed Masonry | 5% | | | LIFE | * * | _ | ¢150,000 | |
| Wood | 12% | | | LIFE | ~ ~ ~ | 5 | \$159,000 | |
| Ceilings | 150/ | | | 2027 | * * | _ | ¢10.200 | |
| AcousTileConcealSpLn | 15% | | | 2037 2037 | * * | 5 | \$19,300 | |
| Acous Tile Susp. Lay-In | 15% 20% | | | 2037 | * * | 5 5 | \$15,500 \$20,600 | |
| AcousTileSusp.Lay-In Embossed Metal | 5% | Now | \$101,300 | LIFE | * * | 5 | \$2,300 | |
| Emoossed Wetar | Deformed Location | /Dented, Ex n : Basemer | xtent : Severe, Area | Affected | | 3 | Ψ2,300 | |
| | Misaligne | i : Basemen d/Bulging, i : Basemen | Extent : Severe, Are | ea Affect | ed : 15% | | | |
| Glass: Susp Panels | 5% | | | LIFE | * * | | | |
| Plaster | 25% | | | LIFE | * * | 5 | \$16,100 | |
| Plaster | 15% | | | LIFE | * * | 5 | \$9,700 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | | | xtent : Moderate, A | 2042 Irea Affe | * * cted : 5% | | | |
| Iron Picket | 20% | | s | 2067 | * * | | | |
| Site Payements | 20% | | | 2007 | | | | |

Site Pavements

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

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

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

Asset #: 2793

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

Site Pavements

Public Sidewalk

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

Tripping Hazard, Extent: Severe, Area Affected: 15%

Location: Front Entrance Paving And Americans With Disabilities Act Ramp To Basemet

Level

Other Observation, Extent: Moderate, Area Affected: 30%

Location: Front Entrance

Explanation: Staining/Discoloring

Pavers/Stone

15% Now \$61,800 2041

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

Location: Main Stair

Spalling, Extent: Severe, Area Affected: 50%

Location: Slate In Front Of Building And At Base Of Light Posts

Parking/Driveway

Asphalt

\$41,000

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

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

| lectrical | | Current Re | pair | Futur | e Replacement | M | aintenance | |
|----------------------------|--------------|------------------------|-------------------|------------|-----------------------|----------------|-----------------------|----------|
| ystem Component Type | % of Total | Fail Date E (Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nder 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2032 | \$27,500 | 5 | \$300 | |
| | Other Obse | ervation, Exte | ent : Light, Area | Affected | : 100% | | | |
| | Location | : Electrical I | Room Basement | | | | | |
| | Explanati | on : One 1,6 | 00 Ampere Main | Disconi | nect Switch | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2032 | \$176,600 | 5 | \$300 | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2032 | \$113,300 | 1 | | |
| Conduit | 10% | | | 2052 | * * | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2031 | \$4,900 | 5 | \$100 | |
| Molded Case Bkrs | 85% | | | 2031 | \$82,900 | 5 | \$1,500 | |
| Molded Case Bkrs | 10% | | | 2048 | * * | 5 | \$200 | |
| Wiring | | | | | | | | |
| Braided Cloth | 50% | 2-4 | \$94,400 | 2057 | * * | 1 | | |
| | Insulation 2 | Aged, Extent | : Moderate, Are | a Affecte | d: 100% | | | |
| | Location | : Throughou | t The Building | | | | | |
| Thermoplastic | 40% | | | 2032 | \$75,600 | 1 | | |
| Thermoplastic | 10% | | | 2052 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 25% | | | 2030 | \$56,300 | 5 | \$100 | |
| Locally Mounted | 75% | | | 2045 | * * | 5 | \$300 | |

Ground

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

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

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

Asset #: 2793

| Electrical | Current Repair Future Replacement Maintenance | | | | | |
|-----------------------------|---|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | 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 Location : Court Reporter Offices | Affected | : 100% | | | |
| | Explanation: T-8 Lamp | | | | | |
| Fluorescent | 40% | 2032 | \$446,800 | 10 | \$24,800 | |
| 1100100000 | Other Observation, Extent : Light, Area Location : Throughout The Building | | • | 10 | Ψ 2 1, 000 | |
| | Explanation: T-12 Lamps | | | | | |
| Incandescent | 10% | 2027 | \$123,600 | 2 | \$200 | |
| | Other Observation, Extent : Light, Area Location : 3rd Floor Court Room | Affected | : 70% | | | |
| | Explanation : Around Perimeter Of Sk | vlight | | | | |
| LED | 40% | 2040 | * * | | | |
| Egress Lighting | 1070 | 2010 | | | | |
| Emergency, Battery | 50% | 2032 | \$61,600 | 10 | \$8,200 | |
| Exit, Service | 50% | 2032 | \$15,800 | 1 | \$0,200 | |
| Exterior Lighting | | | 4-2,000 | | | |
| HID | 20% | 2037 | * * | 10 | | |
| | Other Observation, Extent : Light, Area | | : 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 | • | | . , | |
| | Location : Hallways | | | | | |
| | Explanation: CCTV Surveillance Can | ieras | | | | |
| Generic | 10% | 2027 | \$13,800 | 1 | \$2,500 | |
| 20110110 | Other Observation, Extent : Light, Area | | | - | \$ - ,5 | |
| | Location : Hallways And Exit Doors | 00 | | | | |
| | Explanation : Intrusion Alarm And Mo | otion Sens | sor | | | |
| Fire/Smoke Detection | 7 | | | | | |
| No Component | 70% | | | | | |
| Generic, Analog | 30% | 2027 | \$56,800 | 1-3 | \$12,900 | |
| , 6 | Other Observation, Extent : Light, Area | | · | - | . , | |
| | Location: Hallways And Mechanical | 00 | | | | |
| | Explanation : Manual Pull Station, Str | | ts, Smoke Detector | rs, Fire A | larm Panel And | |
| | Alarm Bells | <i>G</i> . | | • | | |

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

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

Asset #: 2793

| Current Repai | Current Repair Future Replacen | | ement Maintenance | | |
|---|--|--|--|--|--|
| % of Fail Date Esti Total (Years) | mated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 100% | 2042 | * * | 1 | | |
| Location : Basement Boi | ler Room | ** | 1 | \$66,900 | |
| | | | | | |
| 25% 75% | 2027 2037 | \$345,400 * * | 1 | \$10,500 \$16,400 | |
| 100% | 2040 | * * | 1 | | |
| | | ** | 1 | \$43,900 | |
| Location: Court Yard | | | 1 | | |
| Explanation : 4 Split Uni | ts Are In Progress Of In | estallation. | | | |
| 60% 40% | 2042 | * * | 4 | \$2,000 | |
| 60% 40% | 2027 | \$769,200 | 1 | \$25,100 | |
| Location: Penthouse Me Other Observation, Extent | echanical Room : N/A, Area Affected : 1 | | 2 | \$32,700 | |
| 40% | | | · | | |
| 100% | LIFE | * * | 2-5 | \$37,700 | |
| | 100% 100% Other Observation, Extent Location: Basement Boi Explanation: 2 Low Pres 95% 5% 0-2 Leak Evident, Extent: Mod Location: Return Line, 0 25% 75% 100% 100% r 60% R-134a Refrigerant, Extent Location: Basement Med 10% 20% Other Observation, Extent Location: Court Yard Explanation: 4 Split Unit 60% 40% 60% A0% 60% A0% 60% Location: Penthouse Med Other Observation, Extent Location: Penthouse Med Other Observation, Extent Location: Penthouse Med Explanation: 2 Units 40% | % of Total (Years) Fail Date (Years) Year FY | No of Fail Date Estimated Cost Fy Estimated Cost Total Vear Fy Estimated Cost Total Vear Fy Estimated Cost Total Vear Fy Estimated Cost Total Total Vear Fy Estimated Cost Total Total | No of Total Fail Date Estimated Cost Year Estimated Cost Cycle Total (Years) | No of Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs) |

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

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

Asset #: 2793

| Mechanical | Current Repair | Futur | e Replacement | М | aintenance | | |
|-----------------------------|---|-------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Ventilation | | | | | | | |
| Exhaust Fans | | | | | | | |
| Interior | 100% | 2027 | \$325,600 | 2 | \$2,100 | | |
| Plumbing | | | | | | | |
| H/C Water Piping | | | | | | | |
| Brass/Copper | 70% | 2042 | ** | 1 | | | |
| Galvanized Steel | 30% | 2030 | \$281,200 | 1 | | | |
| Water Heater With Tanks | 1000/ | 2025 | #10.600 | | | | |
| Gas Fired | 100% | 2025 | \$18,600 | 2 | | | |
| | On Extended Life, Extent : Severe, Area Location : Boiler Room | ı Affected | : 100% | | | | |
| | Other Observation, Extent: N/A, Area | Affected . | 100% | | | | |
| | Location: Boiler Room | <i>Ајјестеи</i> . | 100/0 | | | | |
| | Explanation: The Brand New Unit Is | In Place | Pandy To Panlaca | The Exic | tant | | |
| HW Heat Exchanger | Explanation . The Brana New Onti Is | In I tace | Reday 10 Replace | THE EXIS | ieni. | | |
| Steam Fired | 100% | 2032 | \$355,000 | 4 | \$10,000 | | |
| Steam I fied | Obsolete Equipment, Extent : Severe, A | | · · | 7 | \$10,000 | | |
| | Location: Boiler Room | , eu 11, j ee i | . 10070 | | | | |
| | Other Observation, Extent : N/A, Area | Affected : | 100% | | | | |
| | Location : Boiler Room | 33 | | | | | |
| | 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 . | 1000/ | 2052 | * * | 1.5 | #24.100 | | |
| Generic | 100% | 2052 | * * | 1-5 | \$34,100 | | |
| Sprinkler | 000/ | | | | | | |
| No Component | 90% | 2059 | * * | 1.2 | #1 000 | | |
| Generic | 10% | 2058 | * * | 1-2 | \$1,900 | | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : LOUIS LEFKOWITZ BLDG.

Address : 80 CENTRE STREET @ WORTH ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 500,000 Project Type : REAL PROPERTY

Date of Survey : 29-Oct-2019 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,9

Block : 166 Lot : 27 BIN : 1001830

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$4,490,700 | \$1,465,700 |
| Interior Architecture | \$1,098,900 | \$10,461,100 |
| Electrical | \$3,354,000 | \$1,467,800 |
| Mechanical | \$4,860,800 | \$10,463,500 |
| Site Pavements | \$74,000 | |
| Total | \$13,878,400 | \$23,858,100 |
| Importance Code A | \$4,788,900 | \$1,465,700 |
| Importance Code B | \$8,850,600 | \$22,095,200 |
| Importance Code C | \$238,800 | \$297,200 |
| Total | \$13,878,400 | \$23,858,100 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$54,400 | | | |
| Interior Architecture | \$45,500 | \$63,200 | \$21,100 | \$50,600 |
| Electrical | \$79,200 | \$80,000 | \$163,300 | \$77,700 |
| Mechanical | \$84,600 | \$35,000 | \$70,300 | \$61,000 |
| Site Pavements | \$15,500 | | | |
| Elevators/Escalators | \$88,800 | \$88,800 | \$88,800 | \$88,800 |
| Total | \$368,000 | \$267,100 | \$343,500 | \$278,100 |
| Importance Code A | \$69,300 | | \$1,300 | |
| Importance Code B | \$258,400 | \$267,100 | \$342,200 | \$278,100 |
| Importance Code C | \$40,300 | | | |
| Total | \$368,000 | \$267,100 | \$343,500 | \$278,100 |



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

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

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

Asset #: 13877

| rchitecture | Current Repair | | Future Replacement | | Maintenance | | |
|----------------------------|---|--------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| vstem Component Type | % of Fail Date E Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Exterior Walls | | | | | | | |
| Bronze/Brass | 2% | | LIFE | * * | | | |
| Copper/Terne | 3% | | 2051 | * * | 10 | \$36,900 | |
| Masonry: Brick | 45% | | LIFE | ** | 5 | \$236,100 | |
| | Staining/Discoloring, E Location : Interior Co | | | | | | |
| Masonry: Granite | 40% | | LIFE | * * | 5 | \$157,400 | |
| Masonry: Granite | 10% Now | \$818,900 | LIFE | * * | 5 | \$39,400 | |
| | Joint Mortar Miss/Erod Location : Throughou | | ate, Area | a Affected : 10% | | | |
| | Staining/Discoloring, E | | - | ffected : 15% | | | |
| | Location: Penthouse | | | | | | |
| | Worn/Eroded, Extent : 1 | | | | | | |
| | Location : Window Si | lls In Courtyard A | and Peni | thouse | | | |
| Windows | | | | | | | |
| Bronze/Brass | 60% 4+ | \$736,600 | 2039 | * * | 5 | \$130,500 | |
| | Thermally Inefficient, E | | , Area Aj | ffected : 100% | | | |
| | Location: Throughou | | | | | | |
| | Unit Inoperable, Extent | | a Affecte | ed : 50% | | | |
| | Location : Throughou | t | | | | | |
| Metal Louvers | 2% Now | \$45,900 | 2046 | * * | | | |
| | Water Penetration, Exte | | | cted : 100% | | | |
| | Location : North Elev | | | | | | |
| | Other Observation, Ext | - | | : 100% | | | |
| | Location : North Elev | | evel | | | | |
| | Explanation : Louvers | Are Missing | | | | | |
| Steel | 38% Now | \$1,182,200 | 2056 | * * | 5 | \$165,300 | |
| | Corrosion/Rusting, Exte | | rea Affe | cted : 40% | | | |
| | Location : Courtyards | | | | | | |
| | Thermally Inefficient, E | | , Area Aj | ffected : 50% | | | |
| | Location : Courtyards | | | | | | |
| | Caulking Deteriorated, Extent: Moderate, Area Affected: 40% | | | | | | |
| | Location: Courtyard | | | | | | |
| | Worn/Eroded, Extent : 1 | | ffected : | 40% | | | |
| | Location : Courtyard | Windows | | | | | |
| Parapets | 100/ | * | 005: | | _ | . | |
| 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 | d With Tar | | | | <u> </u> | |
| Masonry: Brick | 45% | | LIFE | * * | 5 | \$12,700 | |
| Masonry: Granite | 35% | | LIFE | * * | 5 | \$12,400 | |
| Masonry: Granite | 10% | | LIFE | * * | 5 | \$3,500 | |

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

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

Asset #: 13877

| Architecture | Cur | rrent Repair | Future | Replacement | M | aintenance | |
|------------------------------|----------------|--|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | Date Estimated Cosears) | st Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | |
| Roof | 000/ 31 | Ф1 (70 20) | 2041 | * * | | | |
| Built-Up (BUR) | 80% No | . , , | | * * | | | |
| | Location : Ov | t : Moderate, Area Affe var 0th Floor | ctea : 25% | | | | |
| | | t, Extent : Moderate, Ai | rea Affected | . 25% | | | |
| | Location: The | | ей Ајјестей | . 25/0 | | | |
| | | tion, Extent : Moderate | . Area Affec | ted : 30% | | | |
| | Location : Ov | | , | | | | |
| | Worn/Eroded, E | Extent : Moderate, Are | a Affected : | 50% | | | |
| | Location: Ov | | | | | | |
| Single Ply Membrane | 20% No | ow \$73,700 | 2031 | \$737,000 | | | |
| Ç , | Adhesion Failu | ıre, Extent : Moderate, | Area Affect | ed : 20% | | | |
| | Location : Thi | U . | | | | | |
| | | olit, Extent : Moderate, | | | | | |
| - | Location : Lo | wer Roof On West Side | e Of Building | g | | | |
| Soffits /T Cott | 1000/ | | LIPP | * * | _ | | |
| Cast Stone/Terra Cotta | 100% | tion, Extent : N/A, Ared | LIFE | | 5 | | |
| | | iion, Exieni : N/A, Ared ar Ramp Ceiling Soffit | a Ajjectea : | 100% | | | |
| | | : This Is Actually Guas | tavino Terra | ıcotta Tile | | | |
| Interior | | | | | | | |
| Floors | | | | | | | |
| Carpet | 7% 0- | . , | | \$1,034,300 | 3 | \$88,500 | |
| | _ | loring, Extent : Moder | ate, Area Afj | fected : 1% | | | |
| | Location : Sec | | | | | | |
| | | Extent : Moderate, Are | a Affected : | 2% | | | |
| | Location : Sec | cond Floor | | 4. 4. | | | |
| Cast in Place Concrete | 20% | | LIFE | * * | 5 | \$368,800 | |
| Ceramic Tile | 5% | | 2040 | * * | 5 | \$42,200 | |
| Mosaic Tile Marble Panels | 2% 6% | | 2036 LIFE | ** | 5 5 | \$42,200 \$37,900 | |
| Vinyl Tile | 40% | | 2031 | \$9,231,300 | 3 | \$126,500 | |
| Vinyl Tile 9" X 9" | 20% No | ow \$589,800 | | \$9,231,300 * * | 3 | \$63,200 | |
| ·, · | | Extent : Moderate, Are | | 50% | 5 | \$05,200 | |
| | | roughout Corridors | 00 | | | | |

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

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

Asset #: 13877

| Current Repair | | Futur | e Replacement | Maintenance | | | |
|---------------------|---|--|--|--|---|----------|--|
| | | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| | | | | | | | |
| | | | | | | | |
| | | | | 5 | \$49,500 | | |
| - | | ea Affect | ed : 2% | | | | |
| 5% | | LIFE | * * | 5 | \$37,100 | | |
| 30% | | LIFE | * * | 5 | \$178,300 | | |
| 8% | | LIFE | * * | | | | |
| 7% | | LIFE | * * | | | | |
| 5% | | LIFE | * * | | | | |
| 10% Now | \$238,800 | LIFE | * * | 5 | \$29,700 | | |
| | - | , Area A <u>j</u> | fected : 25% | | | | |
| Deteriorated Finish | , Extent : Moderate, | Area Aff | ected : 100% | | | | |
| Location: 9th Flo | or | | | | | | |
| • | | e, Area A | ffected : 20% | | | | |
| - | | Affected . | 100% | | | | |
| Water Penetration, | Extent : Moderate, A | | eted : 5% | | | | |
| 30% | | LIFE | * * | 5 | \$89,200 | | |
| | | | | | | | |
| 20% | | 2036 | * * | 5 | \$168,600 | | |
| 20% | | 2044 | * * | 5 | \$168,600 | | |
| 15% | | LIFE | * * | 5 | \$158,100 | | |
| 32% | | LIFE | * * | 5 | \$168,600 | | |
| 8% Now | \$101,600 | LIFE | * * | 5 | \$42,200 | | |
| - | - | , Area A <u>j</u> | fected : 10% | | | | |
| - | | Affected . | 25% | | | | |
| Staining/Discolorin | g, Extent : Moderate | , Area A <u>j</u> | fected : 50% | | | | |
| Water Penetration, | Extent : Moderate, A | rea Affec | eted : 30% | | | | |
| | | LIFE | * * | 5 | \$26.300 | | |
| 5,0 | | | | | Ψ20,500 | | |
| | | | | | | | |
| 90% | | 2041 | * * | | | | |
| 10% | | 2041 | * * | | | | |
| 1070 | | | | | | | |
| | Extent : N/A. Area A | | 100% | | | | |
| | Extent : N/A, Area A | | 100% | | | | |
| | 5% Diagonal Cracks, E Location: Baseme 5% 30% 8% 7% 55% 10% Now Cracking/Crumblin, Location: 9th Flo Loose/Delam Surfat Location: 9th Flo Water Penetration, Location: Electric 30% 20% 15% 32% 8% Now Cracking/Crumblin, Location: 9th Flo Water Pinetration, Location: 9th Flo Water Pinetration, Location: 9th Flo Staining/Discolorin, Location: 9th Flo Staining/Discolorin, Location: 9th Flo Water Penetration, 9th Flo Staining/Discolorin, Location: 9th Flo | 5% Diagonal Cracks, Extent: Moderate, An Location: Basement 5% 30% 8% 7% 5% 10% Now \$238,800 Cracking/Crumbling, Extent: Moderate, Location: 9th Floor Deteriorated Finish, Extent: Moderate, Location: 9th Floor Loose/Delam Surface, Extent: Moderate, Location: 9th Floor Paint Peeling, Extent: Moderate, Area Location: 9th Floor Water Penetration, Extent: Moderate, Area Location: Electrical Room On 9th Floor 30% 20% 20% 20% 15% 32% 8% Now \$101,600 Cracking/Crumbling, Extent: Moderate, Area Location: 9th Floor Paint Peeling, Extent: Moderate, Area Location: 9th Floor Staining/Discoloring, Extent: Moderate, Area Location: 9th Floor Water Penetration, Extent: Moderate, Area Location: 9th Floor Staining/Discoloring, Extent: Moderate, Area Location: 9th Floor Water Penetration, Extent: Moderate, Accation: 9th Floor Water Penetration, Extent: Moderate, Accation: 9th Floor | Soft Fail Date Estimated Cost Total (Years) Fy | Symbol Stain Stain Stain Stain Symbol Symbo | Solution Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs) | Solution | |

Site Pavements

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

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

Asset #: 13877

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

Public Sidewalk

Cast in Place Concrete 75% 0-2\$74,000 2036

Broken/Missing Elements, Extent: Moderate, Area Affected: 10%

Location: Baxter Street

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

Location : Baxter Street

Tripping Hazard, Extent: Moderate, Area Affected: 10%

Location: Baxter Street

Under Construction 25%

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

Location: Worth Street

Explanation: Impacted Sidewalks From Ongoing Adjacent Road Work

On-Site Walkways

* * Cast in Place Concrete 50% 2036 Masonry: Granite 50% Now \$10,700 LIFE Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%

Location: Entry Stairs

Parking/Driveway

Cast in Place Concrete 100% 0-2\$4,900 2036

Cracking/Crumbling, Extent: Moderate, Area Affected: 5%

Location: Courtyard Parking

| Electrical | Current Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nder 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Air Circuit Breaker | 100% | 2051 | * * | 5 | \$2,600 | |
| | Other Observation, Extent : Light, Area | a Affected | : 100% | | | |
| | Location : Electrical Room | | | | | |
| | Explanation: 3 Main Services (Low) | Voltage Po | ower Breakers) Rat | ed At 4,0 | 000 Amperes Each | |
| Transformers | | | | | | |
| Dry Type | 100% | 2048 | * * | 5 | \$1,800 | |
| | Other Observation, Extent : Light, Area | a 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 | | |

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

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

Asset #: 13877

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

Lighting

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

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

Asset #: 13877

| Electrical | | Current I | Repair | Future Replacement | | Maintenance | | | |
|-----------------------------|---------------|---|---|--------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Lighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| Fluorescent | 4% | | | 2026 | \$338,200 | 10 | \$18,300 | | |
| | | | ures, Extent : Light | , Area A <u>j</u> | ffected: 100% | | | | |
| | | n : Basemen | nt . | | | | | | |
| Fluorescent | 90% | | | 2036 | * * | 10 | \$412,700 | | |
| | | | res, Extent : Light, | Area Aff | ected : 100% | | | | |
| | | | out The Building | | | | | | |
| Fluorescent | 5% | | | 2031 | \$422,700 | 10 | \$22,900 | | |
| | | Compact Fluorescent Light, Extent : Light, Area Affected : 100% | | | | | | | |
| | Location | n : Staircase | e And Lobby | | | | | | |
| LED | 1% |) | | 2039 | * * | | | | |
| Egress Lighting | | | | | | | | | |
| Emergency, Service | 25% | | | 2036 | * * | 1 | | | |
| Emergency, Battery | 25% | | | 2036 | * * | 10 | \$30,200 | | |
| Exit, Battery | 50% |) | | 2036 | * * | 10 | \$16,900 | | |
| Exterior Lighting | | | | | | | | | |
| Fluorescent | 80% | | | 2026 | \$1,580,900 | 10 | \$36,600 | | |
| Fluorescent | 19% | | | 2036 | * * | 10 | \$8,700 | | |
| LED | 1% |) | | 2036 | * * | | | | |
| Alarm | | | | | | | | | |
| Security System | 700/ | | | | | | | | |
| No Component | 70% 30% | | | 2021 | ¢270.000 | 1 | \$56,000 | | |
| Generic | | | Extent : Light, Area | 2031 | \$279,000 | 1 | \$56,000 | | |
| | | | xieni . Ligni, Area nd Other Public Sp | | . 100/0 | | | | |
| | | - | na Other I ublic Sp V Surveillance Can | | | | | | |
| Fire/Smoke Detection | Елрини | mon . CCI | Surveillance Can | ici us | | | | | |
| Generic, Digital | 100% | • | | 2039 | * * | 1-3 | \$317,500 | | |
| Generie, Digital | | | Extent : Light, Area | | : 100% | 1 5 | Ψ517,500 | | |
| | | | out The Building | 55 - 2020 | | | | | |
| | Explana | tion : Alarn | n Bells, Smoke Dete | ectors, Si | trobe Lights, Horns | s And Ma | nual Pull | | |
| | Stations | | | | | | | | |

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

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

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

Asset #: 13877

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

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

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

Asset #: 13877

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

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

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

Asset #: 13877

| Mechanical | Current Repa | air | Future Replacement | | Maintenance | | | |
|-----------------------------|--|---------------------|--------------------|----------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Es Total (Years) | | ear Es FY | stimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Plumbing | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% 2-4 | . , , | IFE | * * | 1 | | | |
| | Blockage /Clogged, Exter | | ffected : | 30% | | | | |
| | Location: Bathrooms T | O | | | | | | |
| | On Extended Life, Extent | : Moderate, Area | Affected | : 100% | | | | |
| | Location : Throughout | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% Now | . , | IFE | * * | 1 | | | |
| | Leak Evident, Extent : Se | | | | | | | |
| | Location : Balconies Co | - | | | | | | |
| | On Extended Life, Extent | : Moderate, Area | Affected | : 100% | | | | |
| - | Location : Throughout | | | | | | | |
| Sump Pump(s) | 1000/ 17 | Ф10 000 2 | 026 | #00.200 | 4 | ¢10.600 | | |
| Non-Submersible | 100% Now Broken, Extent : Severe, 2 | . , | 026 | \$99,200 | 4 | \$10,600 | | |
| | Location: 1 Of 3 Pump | | | | | | | |
| Backflow Preventer | Location . 1 Of 31 amp | s in sub-basement | | | | | | |
| Generic | 100% | 2 | 031 | \$221,300 | 1 | \$30,600 | | |
| Fixtures | 10070 | | 031 | \$221,300 | 1 | \$30,000 | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | 10070 | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | L | IFE | * * | | | | |
| | Other Observation, Exten | | | 00% | | | | |
| | Location : Basement To | | | | | | | |
| | Explanation: 10 Units | - 2 Freight, 8 Pass | enger | | | | | |
| Fire Suppression | | <u> </u> | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | 2 | 041 | * * | 1-5 | \$252,100 | | |
| Sprinkler | | | | | | | | |
| No Component | 90% | | | | | | | |
| Generic | 10% | 2 | 041 | * * | 1-2 | \$14,000 | | |

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

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

Page: 225

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$847,500 | \$1,276,000 |
| Interior Architecture | \$49,132,000 | \$5,855,700 |
| Electrical | | \$9,120,500 |
| Mechanical | \$14,227,200 | \$13,733,700 |
| Total | \$64,206,700 | \$29,985,900 |
| Importance Code A | \$955,100 | \$1,276,000 |
| Importance Code B | \$62,477,100 | \$27,735,800 |
| Importance Code C | \$774,500 | \$974,100 |
| Total | \$64,206,700 | \$29,985,900 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$79,700 | \$39,800 | | \$5,600 |
| Interior Architecture | \$75,700 | | | \$54,900 |
| Electrical | \$54,200 | \$76,500 | \$60,100 | \$99,500 |
| Mechanical | \$137,900 | \$97,200 | \$250,500 | \$105,700 |
| Elevators/Escalators | \$141,100 | \$141,100 | \$141,100 | \$141,100 |
| Total | \$488,500 | \$354,600 | \$451,700 | \$406,700 |
| Importance Code A | \$79,700 | \$39,800 | | \$6,600 |
| Importance Code B | \$370,900 | \$314,800 | \$451,700 | \$400,200 |
| Importance Code C | \$37,900 | | | |
| Total | \$488,500 | \$354,600 | \$451,700 | \$406,700 |



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

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

Asset #: 2049

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

Interior

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

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

Asset #: 2049

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

Site Enclosure

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

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

Asset #: 2049

| Architecture | Current Repair Future Replacement | | Maintenance | | | | | |
|-----------------------------|-----------------------------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 25% | | | 2052 | * * | | | |
| Iron Picket | 75% | | | 2052 | * * | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2045 | * * | | | |
| On-Site Walkways | | | | | | | | |
| Masonry: Granite | 100% | | | LIFE | * * | | | |
| Parking/Driveway | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2045 | * * | | | |

| Electrical | Cu | rrent Repair | Futu | re Replacement | Maintenance | | |
|-----------------------------|------------------------------|------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | Date Estimated Cost ears) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 100% | | 2042 | * * | 5 | \$1,900 | |
| | | tion, Extent : N/A, Area | Affected : | 100% | | | |
| | Location : Ele | ectrical Room | | | | | |
| | Explanation : Amperes Eac | Two Main Service And h | One Bus | Tie Disconnect Swi | tches Ra | ted At 4,000 | |
| Transformers | | | | | | | |
| Dry Type | 100% | | 2037 | * * | 5 | \$1,700 | |
| Switchgear / Switchboard | | | | | | | |
| Air Circuit Breaker | 100% | | 2042 | * * | 5 | \$2,300 | |
| Raceway | | | | | | | |
| Conduit | 20% | | 2032 | \$135,800 | 1 | | |
| Conduit | 80% | | 2052 | * * | 1 | | |
| Panelboards | | | | | | | |
| Molded Case Bkrs | 100% | | 2040 | * * | 5 | \$11,900 | |
| Wiring | | | | | | | |
| Thermoplastic | 100% | | 2042 | * * | 1 | | |
| Motor Controllers | | | | | | | |
| Locally Mounted | 5% | | 2045 | * * | 5 | \$200 | |
| Motor Control Center | 5% | | 2030 | \$64,900 | 5 | \$600 | |
| Motor Control Center | 85% | | 2045 | * * | 5 | \$10,500 | |
| Variable Frequency | 5% | | 2030 | \$64,900 | | | |
| Drive | | | | | | | |
| Ground | | | | | | | |
| Grounding Devices | | | | | | | |
| Generic | 100% | | LIFE | * * | 5 | \$6,600 | |
| Stand-by Power | | | | | | | |
| Transfer Switches | | | | | | | |
| Automatic | 100% | | 2037 | * * | 1 | \$138,900 | |

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

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

Asset #: 2049

| Electrical | Current Repair | Futu | e Replacement | M | aintenance | |
|------------------------------|--|--------------------|------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | t Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power | | | | | | |
| Generators | 1000/ | 2025 | * * | | 0174 000 | |
| Diesel | 100% Other Observation, Extent: N/A, Area Location: Roof Explanation: 1250 Kilowatt Rating | 2035 Affected : | | 1 | \$174,800 | |
| Batteries | 1 | | | | | |
| Lead/Acid | 100% | 2025 | \$2,400 | 5 | \$16,700 | |
| Fuel Storage | | | • | | • | |
| Day Tank | 50% | 2040 | * * | 5 | | |
| | Other Observation, Extent : N/A, Area Location : Roof Explanation : 275 Gallon Capacity | Affected : | 100% | | | |
| Main Tank | 50% | 2047 | * * | 5 | | |
| iviani tank | Other Observation, Extent : N/A, Area Location : Basement Explanation : 2000 Gallon Capacity | Affected : | | 3 | | |
| Lighting | Explanation . 2000 Gation Capacity | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 90% | 2032 | \$6,123,900 | 10 | \$372,500 | |
| | T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building | t, Area Aff | | | | |
| Fluorescent | 10% Compact Fluorescent Light, Extent: L Location: Throughout The Building | 2032 ight, Area | \$680,400 Affected : 100% | 10 | \$41,400 | |
| Egress Lighting | | | | | | |
| Emergency, Service | 40% | 2032 | \$110,200 | 1 | | |
| Emergency, Battery | 10% | 2037 | * * | 10 | \$10,900 | |
| Exit, Service | 10% | 2027 | \$19,300 | 1 | | |
| Exit, Battery | 40% | 2037 | * * | 10 | \$12,200 | |
| Exterior Lighting | 2007 | 2022 | 4510.000 | 2 | #200 | |
| Incandescent | 30% | 2032 | \$719,000 | 2 | \$200 | |
| No Component | 70% | | | | | |
| Alarm | | | | | | |
| Security System No Component | 70% | | | | | |
| Generic Generic | 30% | 2037 | * * | 1 | \$50,600 | |
| Generie | Other Observation, Extent : N/A, Area Location : Interior And Exterior Spa | Affected : ces | 100% | 1 | Ψ30,000 | |
| Fire/Smoke Detection | Explanation: CCTV Surveillance Sy | siem | | | | |
| No Component | 30% | | | | | |
| Generic, Digital | 70% | 2032 | \$807,500 | 1-3 | \$194,700 | |
| Generie, Digital | 7070 | 2032 | ψου 1,500 | 1.3 | Ψ12π,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 |

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

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

Asset #: 2049

| lechanical | | Current F | Renair | Futur | e Replacement | М | aintenance | |
|---|--|---|---|--|---|------------|-----------------------|---------|
| ystem | 0/ 6 | | | | | | | B |
| Component Type | % of Total | (Years) | Estimated Cost | Year FY | Estimated Cost | (Yrs) | Estimated Cost | Priorit |
| eating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2042 | * * | 1 | | |
| | | | xtent : N/A, Area A | lffected : | 100% | | | |
| | | ı : Basemen | | | | | | |
| | Explana | tion : Stean | n From Con Edisor | 1 | | | | |
| Conversion Equipment Pres. Reducing Valve/LP Steam | 100% | 0-2 | \$107,700 | 2035 | * * | 5 | \$13,400 | |
| | | servation, E 1 : Basemen | xtent : Moderate, 2 t | Area Affe | cted : 30% | | | |
| | Explana | tion : Some | Valves Need Repla | icement 2 | As They Are No Lo | nger Hol | ding | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2032 | \$3,581,200 | | | |
| r Conditioning | | | | | | | | |
| Energy Source | 1000/ | | | 20.40 | | | | |
| Electricity | 100% | | | 2040 | * * | 1 | | |
| Conversion Equipment | 000/ | NT. | Φ4 0 22 000 | 20.47 | * * | 1 | #20 <i>5</i> (00 | |
| Centrifugal, Elec Chiller | | Now | \$4,923,900 nt : Moderate, Area | 2047 | | 1 | \$395,600 | |
| | - | _ | | | | 011 | And Dominion | |
| | Frequen | | t One Remaining (| perable | Onli Is Over 50 IE | ears Oia 1 | ana Kequires | |
| | | | ent : Severe, Area A | ffected · | 50% | | | |
| | _ | | t- 1 Unit Of 2 Is B | | | | | |
| | | | xtent : N/A, Area A | - | • | | | |
| | Other Ons | | xieni . IV/A. Area A | пестеа. | 100% | | | |
| | | | xieni . N/A, Area A t Mechanical Root | | 100% | | | |
| | Location | ı : Basemen | t Mechanical Room | | 100% | | | |
| Split Unit | Location Explana | i : Basemen tion : R123 | | n | | | | |
| Split Unit | Explana 10% | i : Basemen tion : R123 | t Mechanical Rooi Refrigerant | 2032 | \$1,062,000 | | | |
| Split Unit | $\frac{Explana}{10\%}$ $R-22 Refra$ | : Basemen tion : R123 igerant, Ext | t Mechanical Room | 2032 | \$1,062,000 | | | |
| • | $\frac{Explana}{10\%}$ $R-22 Refra$ | i : Basemen tion : R123 | t Mechanical Rooi Refrigerant | 2032 | \$1,062,000 | | | |
| Split Unit Distribution CW & CHW Wtr Pipe/Pump | Location Explana 10% R-22 Refri | : Basemen tion : R123 igerant, Ext | t Mechanical Rooi Refrigerant | 2032 | \$1,062,000 | 4 | \$22,200 | |
| Distribution CW & CHW Wtr | Explana 10% R-22 Refri Location 100% Malfunction | n: Basemention: R123 igerant, Extention: Rooftop Now Oning, Extention: | t Mechanical Root Refrigerant ent : Light, Area A | 2032 ffected: 2042 | \$1,062,000 10% * * | 4 | \$22,200 | |
| Distribution CW & CHW Wtr | Location Explana 10% R-22 Refrictoration 100% Malfunction Location Not in Ser | i : Basemen tion : R123 igerant, Ext i : Rooftop Now oning, Exten i : Valves A vice, Exten | t Mechanical Room Refrigerant ent : Light, Area A \$72,300 ent : Moderate, Area | 2032 ffected: 2042 a Affected Pumps N Affected | \$1,062,000 10% ** d: 15% Jot Holding : 10% | 4 | \$22,200 | |
| Distribution CW & CHW Wtr Pipe/Pump | Explana 10% R-22 Refrictoration 100% Malfunction Location Not in Series Location | i : Basemention : R123 igerant, Extantic : Rooftop Now oning, Extentic : Valves A. vice, Extentic : Basement | t Mechanical Room Refrigerant ent : Light, Area A \$72,300 ent : Moderate, Area t : Moderate, Area t : Moderate, Area tt Variable Speed L | 2032 ffected: 2042 a Affected Pumps N Affected | \$1,062,000 10% ** d: 15% Jot Holding : 10% r Pumps | 4 | | |
| Distribution CW & CHW Wtr Pipe/Pump | Location Explana 10% R-22 Refri Location 100% Malfunction Location Not in Ser Location 80% | n: Basemen tion: R123 igerant, Ext n: Rooftop Now oning, Exten n: Valves A. vice, Exten n: Basemen | t Mechanical Room Refrigerant ent : Light, Area A \$72,300 ent : Moderate, Area t Condenser Water t : Moderate, Area et Variable Speed L | 2032 ffected: 2042 a Affected Pumps N Affected Orives For | \$1,062,000 10% ** d: 15% Jot Holding : 10% r Pumps \$6,942,000 | 4 | \$22,200 \$200,900 | |
| Distribution CW & CHW Wtr Pipe/Pump | Location Explana 10% R-22 Refri Location 100% Malfunction Location Not in Ser Location 80% Controller | n: Basemention: R123 igerant, Extention: Rooftop Now oning, Extentic: Valves A. vice, Extentic: Basement Now Not Worki. | t Mechanical Room Refrigerant sent : Light, Area A \$72,300 int : Moderate, Area t Condenser Water t : Moderate, Area at Variable Speed L \$138,800 ing, Extent : Severe | 2032 ffected: 2042 a Affected Pumps N Affected Orives For | \$1,062,000 10% ** d: 15% Jot Holding : 10% r Pumps \$6,942,000 | | | |
| Distribution CW & CHW Wtr Pipe/Pump | Location Explana 10% R-22 Refri Location 100% Malfunction Location Not in Ser Location 80% Controller | n: Basemention: R123 igerant, Extention: Rooftop Now oning, Extentic: Valves A. vice, Extentic: Basement Now Not Worki. | t Mechanical Room Refrigerant ent : Light, Area A \$72,300 ent : Moderate, Area t Condenser Water t : Moderate, Area et Variable Speed L | 2032 ffected: 2042 a Affected Pumps N Affected Orives For | \$1,062,000 10% ** d: 15% Jot Holding : 10% r Pumps \$6,942,000 | | | |
| Distribution CW & CHW Wtr Pipe/Pump | Location Explana 10% R-22 Refri Location 100% Malfunction Location Not in Ser Location 80% Controller | n: Basemention: R123 igerant, Ext n: Rooftop Now oning, Extenti: Valves A vice, Extenti: Basement Now Not Workin: Controls | t Mechanical Room Refrigerant sent : Light, Area A \$72,300 int : Moderate, Area t Condenser Water t : Moderate, Area at Variable Speed L \$138,800 ing, Extent : Severe | 2032 ffected: 2042 a Affected Pumps N Affected Orives For | \$1,062,000 10% ** d: 15% Jot Holding : 10% r Pumps \$6,942,000 | | | |
| Distribution CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Cool/Ht | Location Explana 10% R-22 Refri Location 100% Malfunction Location Not in Ser Location Controller Location 20% | n: Basemention: R123 igerant, Extention: Rooftop Now oning, Extentic: Valves A. vice, Extentic: Basement Now Not Workin: Controls | t Mechanical Room Refrigerant sent : Light, Area A \$72,300 int : Moderate, Area t Condenser Water t : Moderate, Area at Variable Speed L \$138,800 ing, Extent : Severe | 2032 ffected: 2042 a Affected Pumps N Affected Drives For 2027 , Area Aff | \$1,062,000 10% ** d: 15% Jot Holding : 10% r Pumps \$6,942,000 Gected: 5% | 1 | \$200,900 | |
| Distribution CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Cool/Ht Induction Unit Heat Rejection Air Cooled Condenser | Location Explana 10% R-22 Refrictoration 100% Malfunction Location Not in Ser Location 80% Controller Location | n: Basemention: R123 igerant, Extention: Rooftop Now oning, Extentic: Valves A. vice, Extentic: Basement Now Not Workin: Controls | t Mechanical Room Refrigerant sent : Light, Area A \$72,300 int : Moderate, Area t Condenser Water t : Moderate, Area at Variable Speed L \$138,800 ing, Extent : Severe | 2032 ffected: 2042 a Affected Pumps N Affected Drives For 2027 , Area Aff | \$1,062,000 10% ** d: 15% Jot Holding : 10% r Pumps \$6,942,000 Gected: 5% | 1 | \$200,900 | |
| Distribution CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Cool/Ht Induction Unit Heat Rejection | Location Explana 10% R-22 Refri Location 100% Malfunction Location Not in Ser Location Controller Location 20% | is Basemention: R123 igerant, Extention: Rooftop Now oning, Extention: Basemention Now Now Now Not Workin: Controls | t Mechanical Room Refrigerant sent : Light, Area A \$72,300 int : Moderate, Area t Condenser Water t : Moderate, Area at Variable Speed L \$138,800 ing, Extent : Severe | 2032 ffected: 2042 a Affected Pumps N Affected Orives For 2027 Area Affected | \$1,062,000 10% ** d: 15% Vot Holding : 10% r Pumps \$6,942,000 Vected: 5% \$483,200 | 1 | \$200,900 \$29,200 | |

Ventilation

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

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

Asset #: 2049

| Mechanical | Current Repair | Future | Replacement | M | aintenance | | |
|----------------------------------|--|--------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Ventilation | | | | | | | |
| Distribution | | | | | ** | | |
| Ductwork/Diffusers | 100% | LIFE | * * | 2-5 | \$251,700 | | |
| Exhaust Fans | 1000/ | 2025 | #1 002 100 | 2 | #12 000 | | |
| Interior | 100% | 2027 | \$1,983,400 | 2 | \$13,800 | | |
| lumbing | | | | | | | |
| H/C Water Piping Brass/Copper | 100% | 2042 | * * | 1 | | | |
| Water Heater With Tanks | 100% | 2042 | | 1 | | | |
| Electric | 1% | 2030 | \$200 | 4 | | | |
| Electric | Other Observation, Extent: N/A, Area | | | 4 | | | |
| | Location: Sub-basement | Ајјестей . Т | 170 | | | | |
| | Explanation: 40 Gallons | | | | | | |
| No Common and | 99% | | | | | | |
| No Component | 99% | | | | | | |
| HW Heat Exchanger Steam Fired | 100% | 2042 | * * | 4 | \$44,600 | | |
| Steam Fired | Other Observation, Extent: N/A, Area | | | 4 | \$44,000 | | |
| | Location: Basement | Ајјестей . Т | 10/0 | | | | |
| | Explanation : Original Steam To Hot | Water Hea | t Evaluaran Abar | donad E | on A Nau | | |
| | Instantaneous Hot Water Heater Whi | | | шопец 1 | Of A New | | |
| Sanitary Piping | | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | | |
| Storm Drain Piping | | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | | |
| Sump Pump(s) | 1000/ | | . | | | | |
| Non-Submersible | 100% | 2032 | \$89,500 | 4 | \$14,300 | | |
| Sewage Ejector(s) | 1000/ | 2012 | di di | | 4.600 | | |
| Compressed Air | 100% | 2042 | * * | 4 | \$4,600 | | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | |
| Vertical Transport | | | | | | | |
| Elevators | 1000/ | LIEE | | | | | |
| Geared Traction | 100% | LIFE | ** | | | | |
| | Other Observation, Extent: Light, Area | | | . T. 12. | 1 51 1 | | |
| | Location: 6 Units From 1st To 12th F Freight Unit From Basement To 12th | | iits From Basemei | nt 10 12t | h Floor, I | | |
| | Explanation: 11 Units | 1.1001 | | | | | |
| ire Suppression | 1 | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | 2042 | * * | 1-5 | \$236,000 | | |
| Sprinkler | | | | | | | |
| - | 1000/ | 2022 | \$6,184,500 | 1-2 | \$126,400 | | |
| Generic | 100% | 2032 | \$0,164,500 | 1 4 | \$120,400 | | |
| Generic Fire Pump | 100% | 2032 | \$0,104,500 | 1 2 | \$120,400 | | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$3,283,500 | \$2,531,700 |
| Interior Architecture | \$4,219,500 | \$18,103,900 |
| Electrical | \$168,400 | \$25,100,600 |
| Mechanical | \$22,402,400 | \$10,363,600 |
| Total | \$30,073,800 | \$56,099,800 |
| Importance Code A | \$4,942,900 | \$2,531,700 |
| Importance Code B | \$23,675,600 | \$52,800,700 |
| Importance Code C | \$1,455,300 | \$767,400 |
| Total | \$30,073,800 | \$56,099,800 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-------------|
| Exterior Architecture | | | | |
| Interior Architecture | \$137,100 | | \$57,800 | \$194,100 |
| Electrical | \$221,100 | \$156,400 | \$160,400 | \$186,800 |
| Mechanical | \$129,300 | \$262,200 | \$383,800 | \$246,600 |
| Elevators/Escalators | \$390,800 | \$390,800 | \$390,800 | \$390,800 |
| Total | \$878,400 | \$809,500 | \$992,900 | \$1,018,300 |
| Importance Code A | | \$95,100 | \$95,100 | \$95,100 |
| Importance Code B | \$841,900 | \$714,300 | \$875,900 | \$923,200 |
| Importance Code C | \$36,500 | | \$21,900 | |
| Total | \$878,400 | \$809,500 | \$992,900 | \$1,018,300 |



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

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

Asset #: 2072

| Architecture | Cu | rrent Repair | Future | e Replacement | М | aintenance | | |
|---|--|---|-------------|-----------------------|----------------|------------------------------|----------|--|
| System Component Type | | Date Estimated Cost ears) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| kterior | | | | | | | | |
| Exterior Walls | - 00/ 3- | 40.400.000 | | de de | _ | 4 - - - - - - - - - - | | |
| Masonry: Limestone | 70% No | . , , | 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 | eddes Off Baxier Sireei | 1111a 110ga | n i iace. On sra, o | ın, 7ın, 1 | oin I toor 21na | | |
| | Staining/Disco | loring, Extent : Severe, 1 | Area Affect | ted : 50% | | | | |
| | Location: Th | - | | | | | | |
| | | ion, Extent : Severe, Are | ea Affected | 1: 10% | | | | |
| | Location : Fo | | | | | | | |
| Metal Panel | 15% No | | 2043 | * * | 5 | \$255,300 | | |
| | - | g Elements, Extent : Mo | | | | | | |
| | | entral Cooling Tower Ro | | | | | | |
| | | tion, Extent : N/A, Area entral Cooling Tower Ro | | | | | | |
| | | nirai Cooning Tower Ko This Actually Lead Coo | | • | | | | |
| Granite Panels | 15% | This Actually Leda Col | LIFE | ** | 5 | \$204,300 | | |
| Windows | 1370 | | LII L | | | Ψ204,300 | | |
| Aluminum | 97% | | 2049 | * * | 5 | \$203,700 | | |
| | Water Penetrat | ion, Extent : Moderate, | Area Affec | ted : 2% | | | | |
| | Location : Va | rious Locations | | | | | | |
| Metal Louvers | 3% | | 2042 | * * | 10 | \$39,400 | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 85% | | LIFE | * * | 5-10 | \$268,200 | | |
| Masonry: Limestone | 15% | | LIFE | * * | 5-10 | \$84,400 | | |
| Roof | 1000/ | | 2022 | #1.460.000 | 10 | #124 000 | | |
| Modified Bitumen | 100% | | 2033 | \$1,460,900 | 10 | \$134,900 | | |
| terior Floors | | | | | | | | |
| Carpet | 14% | | 2029 | \$3,527,800 | 3 | \$402,600 | | |
| Cast in Place Concrete | 10% 4 | + \$242,400 | LIFE | ** | 5 | \$314,500 | | |
| 0 11 1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | ion, Extent : Moderate, | | ted : 15% | C | φε1 .,ε σσ | | |
| | Location : Bo | iler Room | | | | | | |
| Ceramic Tile | 3% | | 2042 | * * | 5 | \$43,100 | | |
| Marble Panels | 5% | | LIFE | * * | 5 | \$107,800 | | |
| Quarry Tile | 3% No | w \$157,200 | 2038 | * * | 5 | \$32,400 | | |
| | | g Elements, Extent : Sev | ere, Area A | Affected : 5% | | | | |
| | Location : Su | b-basement | | | | | | |
| Terrazzo | 25% | | LIFE | * * | 5 | \$561,600 | | |
| Vinyl Tile | 40% No | | 2033 | \$15,743,700 | 3 | \$215,700 | | |
| | _ | g Elements, Extent : Sev | ere, Area A | 1ffected : 5% | | | | |
| | Location: 1st | Floor | | | | | | |

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

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

Asset #: 2072

| Architecture | | Current l | Repair | Future Replacement | | Maintenance | | |
|-----------------------------|---------------|----------------------|-----------------------|--------------------|-----------------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | | Now | \$109,900 | LIFE | * * | | | |
| | | | xtent : Severe, Area | | d : 10% | | | |
| | | | ement Foundation \ | Wall | | | | |
| Ceramic Tile | 3% | | | 2036 | * * | 5 | \$43,800 | |
| Gypsum Board | 5% | | | LIFE | * * | 5-10 | \$124,000 | |
| Masonry: Brick | 15% | | | LIFE | * * | 10 | \$65,700 | |
| Marble Panels | 15% | | | LIFE | * * | 10 | \$87,500 | |
| Plaster | 20% | Now | \$351,800 | LIFE | * * | 5 | \$87,500 | |
| | Cracking/ | Crumbling, | Extent: Moderate | , Area A <u>j</u> | fected : 5% | | | |
| | Location | i : Stairs E, | F At Penthouse | | | | | |
| | Water Pen | etration, E | xtent : Moderate, A | rea Affec | cted : 5% | | | |
| | Location | i : Stairs E, | F At Penthouse | | | | | |
| Plaster | 22% | | | LIFE | * * | 5-10 | \$272,800 | |
| SGFT/Glazed Masonry | 5% | | | LIFE | * * | 10 | \$36,500 | |
| Wood | 10% | | | LIFE | * * | 5 | \$1,167,200 | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 25% | | | 2038 | * * | 5 | \$359,400 | |
| AcousTileSusp.Lay-In | 5% | | | 2046 | * * | 5 | \$71,900 | |
| Exposed Struc: Concrete | 5% | | | LIFE | * * | 5-10 | \$89,900 | |
| Plaster | 2% | Now | \$173,300 | LIFE | * * | 5 | \$18,000 | |
| | Cracking/ | Crumbling, | Extent : Severe, Ar | rea Affec | ted : 20% | | | |
| | Location | i : Stairs E, | F At Penthouse | | | | | |
| | Water Pen | etration, E | xtent : Moderate, A | rea Affec | cted : 5% | | | |
| | Location | i : Stairs E, | F At Penthouse | | | | | |
| Plaster | 55% | | | LIFE | * * | 5-10 | \$1,359,100 | |
| Plaster | 8% | | | LIFE | * * | 5-10 | \$197,700 | |
| 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 Fail Date Estimated Cost Total (Years) | Year Estimated Co FY | St Cycle (Yrs) | Estimated Cost | Priority | |
| Under 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2043 * | * 5 | \$4,100 | | |
| | Other Observation, Extent : Light, Area | Affected: 100% | | | | |
| | Location : Electrical Room | | | | | |
| | Explanation: 4 Main Service Switche | s Rated At 4,000 Ampere | s Each | | | |

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

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

Asset #: 2072

| Electrical | Current Repair | | | Futu | e 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, Exte | nt : Moderate, Are | a Affecte | ed : 100% | | | |
| | Location | : Through | out The Building | | | | | |
| Thermoplastic | 90% | | | 2033 | \$1,515,700 | 1 | | |
| Motor Controllers | ,,,, | | | | ψ1,e1e,7 σ σ | | | |
| Locally Mounted | 80% | | | 2031 | | 5 | \$5,200 | |
| Motor Control Center | 10% | | | 2031 | \$216,300 | 5 | \$2,600 | |
| Variable Frequency | 10% | | | 2046 | ** | C | \$2,000 | |
| Drive | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$28,200 | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2031 | \$207,000 | 1 | \$295,500 | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2029 | | 1 | \$372,000 | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | | : Basemen | | | | | | |
| | Explana | tion : Emer | gency Generator R | ated At | 1250 Kilowatts | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2024 | \$2,400 | 5 | \$35,600 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2032 | \$12,700 | 5 | | |
| | | | Extent : Light, Area | Affected | : 100% | | | |
| | | : Generate | | | | | | |
| | | tion : 275 (| Gallon Capacity | | | | | |
| Main Tank | 50% | | | 2036 | * * | 5 | | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | | : Basemen | | | | | | |
| | Explana | tion : 75,00 | 0 Gallon Capacity | | | | | |

Lighting

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

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

Asset #: 2072

| Electrical | Current Repair | | Futur | e Replacement | Maintenance | | | | | |
|-----------------------------|--|---------------------|------------------------------------|---------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | | ail 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 : | Through | out The Building | | | | | | | |
| HID | 1% | | | 2028 | \$112,700 | 10 | \$300 | | | |
| Incandescent | 1% | | | 2028 | \$160,200 | 2 | \$200 | | | |
| LED | 1% | | | 2033 | \$160,200 | | | | | |
| | Other Obser | vation, E | xtent : Light, Area | Affected | : 100% | | | | | |
| | Location: | Chiller R | 200m | | | | | | | |
| | Explanatio | on : LED I | 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 | S . | | | | | | | |
| | Explanatio | on : CCTV | ⁷ Surveillance Can | eras | | | | | | |
| Fire/Smoke Detection | | | | | | | | | | |
| Generic, Digital | 100% | | | 2033 | \$2,455,400 | 1-3 | \$609,900 | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location: Throughout The Building | | | | | | | | | |
| | | | e Lights, Horns, M ouble Alarms | anual Pu | all Stations, Smoke | Detector | s, Alarm Bells | | | |

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

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

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

Asset #: 2072

| Mechanical | | Current l | Repair | Futur | e Replacement | М | aintenance | |
|---|---|--|--|--|----------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating Conversion Equipment Steam Boiler | | Now | \$1,659,400 Extent : Moderate, | 2038 Area At | ** Fected : 50% | 1 | \$856,200 | |
| | Location Not in Ser Location On Extend Location Other Obs | n: No.1 And vice, Exten n: 2 Of 4 B ded Life, Ex n: Basemer servation, E n: Sub-base | d No.2 Burners t : Severe, Area Aff oilers Are Out Of S tent : Moderate, An t. Boilers On Exten Extent : Light, Area ement | ected : 2. ervice In ea Affec ided Life | 5% Sub-basement ted : 100% | | | |
| Distribution Central Plant Steam Piping/Pmp | | tion : 4 Un Now | \$2,676,700 | 2043 | * * | 4 | \$47,300 | |
| 1 3 1 | Location Damaged Location Steam Tra | n : Condens , Extent : Se n : Condens | oderate, Area Affec ate Drain Pipe, Su evere, Area Affectec ate Surge Tank Nec Extent : Moderate, Locations | b-baseme l : 10% eds Repla | ent acement | | | |
| Terminal Devices Air Handler | 5% Malfuncti Location On Extend | Now oning, Exte 1: 18th Flo ded Life, Ex | \$895,700 nt : Severe, Area Aj or Fan Room tent : Light, Area A or Fan Room | | | 1 | \$26,700 | |
| Air Handler | 20% On Extend | 0-2 | \$3,582,600 tent : Severe, Area | 2043 Affected | **: 100% | 1 | \$106,900 | |
| Convector/Radiator Air Conditioning | 75% | | | 2031 | \$5,837,900 | 1 | \$232,700 | |
| Energy Source Electricity | 100% | | | 2041 | * * | 1 | | |
| Conversion Equipment Centrifugal, Elec Chiller | R-134a Re | | Extent : Light, Area | 2042 Affected | * * 1 : 35% | 1 | \$363,800 | |
| Exterior Pkg Unit - Cooling | - | | tent : Light, Area Ą | 2028 ffected : | \$521,900 5% | 2 | \$2,900 | |
| Window/Wall Unit No Component | 50% 10% | | л 1.00) | 2028 | \$1,803,100 | 1 | | |

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

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

Asset #: 2072

| Mechanical | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|---------------------------------|----------------------|--------------------------|------------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | | |
| Distribution | 250/ | 3.7 | Ф 2.4.2 00 | 20.42 | * * | 4 | Φ1.C. CO.O. | |
| CW & CHW Wtr Pipe/Pump | 35% | Now | \$24,200 | 2043 | * * | 4 | \$16,600 | |
| Tipe/Tump | Malfunctio | oning Exte | nt : Severe, Area A | ffected · | 30% | | | |
| | - | _ | lves, Various Locat | - | | | | |
| No Component | 65% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 35% | 0-2 | \$5,818,100 | 2043 | * * | 1 | \$187,100 | |
| | | | ng, Extent : Severe | | | | | |
| | | : Various I | Locations. 95 Perc | ent Of Th | ie Unit Variable Fr | requenct | Drive Is Not | |
| | Working On Extend | led Life Ex | tent : Moderate, A | rea Affec | ted · 100% | | | |
| | | : Fan Roo | | 24 11,500 | | | | |
| No Component | 65% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | | Now | \$151,500 | 2034 | * * | 2 | \$270,700 | |
| | | 0 | nt : Severe, Area A | | | | | |
| | | : Insufficie | ent Air Flow Causi | ng Water | Damage At Upper | Roof | | |
| No Component | 65% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution Ductwork/Diffusers | 100% | Now | \$2,090,400 | LIFE | * * | 2-5 | \$535,700 | |
| Ductwork/Diffusers | | | sz,090,400 evere, Area Affected | | | 2-3 | \$333,700 | |
| | _ | | e, 18th Floor Roof | | | | | |
| Exhaust Fans | | | <u> </u> | | | | | |
| Interior | 90% | | \$3,799,600 | 2043 | * * | 2 | \$21,200 | |
| | | - | tent : Moderate, A | rea Affec | ted : 100% | | | |
| | | : Penthou | | | | | | |
| Interior | | Now | \$422,200 | 2043 | ** | 2 | \$2,400 | |
| | - | - | nt : Severe, Area A or Fan Room | ffected : | 10% | | | |
| Plumbing | Locuiton | . 10th 1 to | or run Room | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 14% | Now | \$85,600 | 2033 | \$1,711,600 | 1 | | |
| | | | ing, Extent : Mode | | a Affected : 20% | | | |
| | Location | : 1 Of 2 P | umps Is Not Functi | oning | | | | |
| Brass/Copper | 86% | | | 2053 | * * | 1 | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | | Now | \$460,300 | 2043 | * * | 4 | \$95,000 | |
| | | Extent : Se : Basemen | evere, Area Affecteo et | 1:20% | | | | |
| Sanitary Piping | Locuiton | . Dusemen | | | | | | |
| Cast Iron | 100% | Now | \$599,600 | LIFE | * * | 1 | | |
| 2 427 11 011 | | | Extent : Severe, Are | | ed : 5% | • | | |
| | _ | | ement And Baseme | | | | | |

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

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

Asset #: 2072

| Mechanical | Current | Futur | e Replacement | M | | | |
|-----------------------------|--|-----------------------------|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | e 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 | |
| | | ent : Moderate, Ared | a Affected | d : 100% | | | |
| | Location : Baseme | ent | | | | | |
| Non-Submersible | 12% | | 2043 | * * | 4 | \$2,400 | |
| Sewage Ejector(s) | | | | | | | |
| Electric | 94% 0-2 | \$93,700 | 2043 | * * | 4 | \$35,900 | |
| | Malfunctioning, Ext Location : Baseme | ent : Moderate, Arec ent | a Affected | d : 100% | | | |
| | Other Observation, | Extent : Light, Area | Affected | : 100% | | | |
| | Location : Sub-ba | sement | | | | | |
| | Explanation: 3 D | uplex 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 Unit From Basement To Explanation : 22 U | | Floor, 1 | Unit From Baseme | nt To 17t | h Floor, 2 Units | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | 2043 | * * | 1-5 | \$484,300 | |
| Sprinkler | | | | | | | |
| No Component | 50% | | | | | | |
| Generic | 50% | | 2043 | * * | 1-2 | \$134,500 | |
| Fire Pump | | | | | | | |
| Generic | 100% | | 2042 | * * | 1 | \$179,400 | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 | | |
|-----------------------|----------------|----------------|--|--|
| Exterior Architecture | \$361,800 | \$1,323,100 | | |
| Interior Architecture | \$2,783,000 | \$958,700 | | |
| Electrical | \$54,700 | \$5,475,700 | | |
| Mechanical | \$115,600 | \$22,265,200 | | |
| Total | \$3,315,000 | \$30,022,700 | | |
| Importance Code A | \$361,800 | \$1,774,100 | | |
| Importance Code B | \$2,555,800 | \$28,075,900 | | |
| Importance Code C | \$397,500 | \$172,700 | | |
| Total | \$3,315,000 | \$30,022,700 | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$108,800 | | \$37,200 | |
| Interior Architecture | \$108,300 | | | \$99,900 |
| Electrical | \$88,600 | \$82,400 | \$99,600 | \$80,800 |
| Mechanical | \$293,900 | \$202,300 | \$237,400 | \$215,700 |
| Site Pavements | \$44,300 | | | |
| Elevators/Escalators | \$118,400 | \$118,400 | \$118,400 | \$118,400 |
| Total | \$762,400 | \$403,200 | \$492,600 | \$514,900 |
| Importance Code A | \$108,800 | | \$37,200 | |
| Importance Code B | \$570,700 | \$403,200 | \$455,400 | \$503,500 |
| Importance Code C | \$83,000 | | | \$11,400 |
| Total | \$762,400 | \$403,200 | \$492,600 | \$514,900 |



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

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

Asset #: 2048

| Architecture | Curre | nt Repair | Future Replacement | | Maintenance | | |
|------------------------------------|---------------------------------------|--|--------------------|---------------|----------------|----------------|----------|
| System Component Type | % of Fail Da Total (Years | te Estimated Cost | Year E | stimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| xterior | | | | | | | |
| Exterior Walls | | | | | | | |
| Cast in Place Concrete | | \$202,000 , Extent : Moderate, A dation At B Level, Gan | | | 5 | \$170,400 | |
| Cast in Place Concrete | 2% | | LIFE | * * | 5 | \$85,200 | |
| Metal Panel | 27% | | 2053 | * * | 5-10 | \$790,600 | |
| Metal Coiling Doors | 3% | | 2046 | * * | 5 | \$39,900 | |
| Granite Panels | 50% | | LIFE | * * | 5 | \$319,500 | |
| Window Wall | 10% | | 2053 | * * | 5 | \$159,700 | |
| Windows | | | | | | | |
| Aluminum | 95% | | 2049 | * * | 5 | \$38,800 | |
| Metal Louvers | 5% | | 2042 | * * | 10 | \$12,800 | |
| Parapets | 0.50/ | | 2052 | * * | _ | 024 400 | |
| Metal Panel | 85% | | 2053 | ** | 5 | \$34,400 | |
| Metal Rail | 15% | | 2046 | ~ ~ | 5-10 | \$28,400 | |
| Roof IRMA/Protected Membrane | 35% | | 2038 | * * | 10 | \$46,500 | |
| Modified Bitumen | Location : Outdo | n, Extent : Light, Area oor Balcony Areas ast Stone Paver Ballas \$46,800 | | ** | | | |
| Modified Bituilien | | , Extent : Light, Area | | | | | |
| Soffits | | | | | | | |
| Metal Panel | 100% | | 2053 | * * | 5-10 | | |
| terior | | | | | | | |
| Floors Cast in Place Concrete | Location : Loadi | O . | | | 5 | \$71,100 | |
| | Water Penetration Location : Loadi | , Extent : Moderate, A ng Dock | 1rea Affected | d : 15% | | | |
| | Other Observation Location: Loadi | , Extent : Severe, Are ng Dock | a Affected : | 100% | | | |
| | Explanation : Fl | oor Slab Is Pitched In | The Wrong | Direction. | | | |
| Cast in Place Concrete | 10% | | LIFE | * * | 5 | \$284,300 | |
| Ceramic Tile | 13% | | 2042 | * * | 5 | \$84,500 | |
| Panel/Paver: Cer/Brk | 10% | | 2049 | * * | 5 | \$146,200 | |
| Terrazzo | 5% | | LIFE | * * | 5 | \$50,800 | |
| Vinyl Tile | 57% 4+ | \$507,100 | 2038 | * * | 3 | \$138,900 | |
| | - | ng, Extent : Moderate | | ted : 2% | | | |
| | Location : Office | es And Waiting Areas | Throughout | | | | |

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

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

Asset #: 2048

| Architecture | | Current l | Repair | Futur | e Replacement | Maintenance | | | |
|-----------------------------|--|-----------------------------|---|--------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Interior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Cast in Place Concrete | | Now | \$71,900 | LIFE | * * | | | | |
| | | | xtent : Severe, Area ll In Basements | ı Affected | d : 20% | | | | |
| Ceramic Tile | 5% | | ii In Basements | 2042 | * * | 5 | \$22.700 | | |
| | | | ¢04.700 | 2042 LIFE | * * | 5 | \$22,700 | | |
| Concrete Masonry Unit | 10% | | \$84,700 tent : Moderate, Ar | | | 3 | \$18,200 | | |
| | | | | | | Panthous | o. | | |
| | Location : Various Basement Locations, 11th Floor Mechanical. Penthouse Loose Units, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | | us, Extent . n : Loading | | јестеа | 10/0 | | | | |
| | | _ | nt : Moderate, Ared | a Affaata | J . 50/ | | | | |
| | | | ni . Moderaie, Ared Area In Basement | і Ајјестес | u . 5/0 | | | | |
| | | | лген 111 диѕетет | TIPP | * * | | #10.200 | | |
| Concrete Masonry Unit | 5% | | | LIFE | | 5 | \$18,200 | | |
| Gypsum Board | 30% | | | LIFE | * * | 5-10 | \$231,800 | | |
| Marble Panels | 5% | | | LIFE | * * | 10 | \$9,100 | | |
| Travertine Panels | 15% | | | LIFE | * * | 10 | \$27,300 | | |
| Plaster | 15% | | | LIFE | * * | 5-10 | \$58,000 | | |
| Wood | 5% |) | | LIFE | * * | 5 | \$181,800 | | |
| Ceilings | 250/ | 4. | Ф1 2 0. 7 00 | 2046 | יי יי | - | #101.600 | | |
| AcousTileConcealSpLn | 25% | | \$129,500 | 2046 | ** | 5 | \$101,600 | | |
| | | _ | nents, Extent : Mode | erate, Ar | ea Affectea : 30% | | | | |
| | | n : Basemer | | 1.00 | . 1 250/ | | | | |
| | _ | _ | Extent : Severe, A | rea Affec | ted: 25% | | | | |
| | | n : Basemer | it | | | | | | |
| AcousTileSusp.Lay-In | 35% | | | 2046 | * * | 5 | \$227,500 | | |
| Exposed Struc: Concrete | | | | LIFE | * * | 5-10 | \$121,900 | | |
| Exposed Struc: Steel | 5% | | | LIFE | * * | 10 | \$65,000 | | |
| Gypsum Board | 5% | | | LIFE | * * | 5-10 | \$111,700 | | |
| | | | Extent : Light, Area | Affected | : 5% | | | | |
| | | | e Lobby Area | | | | | | |
| | Explana | ition : Stain | ing From Water Le | ak | | | | | |
| Plaster | 10% |) | | LIFE | * * | 5-10 | \$111,700 | | |
| Wood | 5% |) | | LIFE | * * | 5 | \$568,700 | | |
| Site Pavements | | | | | | | | | |
| Public Sidewalk | | | | | | | | | |
| Cast in Place Concrete | 100% | | \$44,300 | 2038 | * * | | | | |
| | | | Extent : Light, Are | | | | | | |
| <u></u> | Location | n : Southeas | st Corner On Lafay | ette Stree | et | | | | |
| On-Site Walkways | | | | | | | | | |
| Cast in Place Concrete | 20% | | | 2046 | * * | | | | |
| Masonry: Granite | 80% |) | | LIFE | * * | | | | |
| Parking/Driveway | | | | | | | | | |
| Cast in Place Concrete | 100% |) | | 2038 | * * | | | | |
| _ | | | | | | | | | |

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

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

Asset #: 2048

| Electrical | Current | Current Repair | | re Replacement | М | | | |
|-----------------------------|--|---------------------------------------|------------|-------------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Under 600 Volts | <u>'</u> | | | | | | 1 | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 70% | | 2033 | \$451,000 | 5 | \$1,800 | | |
| | Other Observation, | · · · · · · · · · · · · · · · · · · · | ffected : | 100% | | | | |
| | Location : Electric | | | | | | | |
| | Explanation: 2 M | ain Service Disconn | | | | | | |
| Fused Disc Sw | 30% | | 2043 | * * | 5 | \$600 | | |
| | Other Observation, | | ffected : | 100% | | | | |
| | Location : Electric | | | | | | | |
| | Explanation : Mai | n Service Disconnec | t Switch | Rated At 3,000 Am | peres. | | | |
| Transformers | 1000/ | | 2021 | 42 6 5 00 | _ | #1 000 | | |
| Dry Type | 100% | F N/A A | 2031 | \$26,500 | 5 | \$1,800 | | |
| | Other Observation, | | јјестеа : | 100% | | | | |
| | Location : Baseme | | 01/1/1 | 200/120 1/ | L C | 1 | | |
| Switchgear / Switchboard | Explanation: 30 F | Kilovolt Amperes, 48 | U Volts F | rımary, 208/120 ve | ous seco. | naary | | |
| Fused Disc Sw | 20% | | 2043 | * * | 5 | \$400 | | |
| Molded Case Bkrs | 80% | | 2043 | \$515,500 | 5 | \$10,300 | | |
| | 8070 | | 2033 | \$313,300 | 3 | \$10,300 | | |
| Raceway Conduit | 80% | | 2033 | \$543,000 | 1 | | | |
| Conduit | 20% | | 2053 | ** | 1 | | | |
| Panelboards | 2070 | | 2033 | | 1 | | | |
| Fused Disc Sw | 15% | | 2032 | \$106,800 | 5 | \$1,700 | | |
| Molded Case Bkrs | 65% | | 2041 | ** | 5 | \$8,400 | | |
| Molded Case Bkrs | 20% | | 2049 | * * | 5 | \$2,600 | | |
| Wiring | <u> </u> | | | | | · , | | |
| Thermoplastic | 80% | | 2043 | * * | 1 | | | |
| Thermoplastic | 20% | | 2053 | * * | 1 | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 10% | | 2038 | * * | 5 | \$300 | | |
| Motor Control Center | 80% | | 2031 | \$1,038,400 | 5 | \$10,700 | | |
| Variable Frequency | 10% | | 2050 | * * | | | | |
| Drive | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | LIFE | * * | 5 | \$14,400 | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | 500/ | | 2020 | * * | | 455.500 | | |
| Automatic | 50% | | 2038 | | 1 | \$75,500 | | |
| Automatic | 50% | | 2031 | \$51,700 | 1 | \$75,500 | | |
| Generators | 1000/ | | 2020 | \$20 <i>C 5</i> 00 | 1 | ¢100 100 | | |
| Diesel | 100% | Extant : N/A Auc ~ A | 2029 | \$206,500 | 1 | \$190,100 | | |
| | Other Observation, Extent : N/A, Area Affected : 100% Location : Generator Room | | | | | | | |
| | | ior Koom ergency Generator R | ated At | 250 Kilowatts | | | | |
| Batteries | влрининон . Ете | rgency Generalor K | ини АГ | 250 Knowans | | | | |
| Nickel Cadmium | 100% | | 2025 | \$2,400 | 5 | \$109,400 | | |
| THEREI Cadilliulli | 100/0 | | 2023 | Ψ2,π00 | 5 | Ψ107,700 | | |

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

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

Asset #: 2048

| Electrical | Current Repair | e Replacement | M | Maintenance | | |
|-----------------------------|--|---------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| tand-by Power | | | | | | |
| Fuel Storage | 2007 | 2022 | Φπ (00 | _ | | |
| Day Tank | 30% | 2032 | \$7,600 | 5 | | |
| | Other Observation, Extent : N/A, Area Location : Generator Room | Affectea : | 100% | | | |
| | Explanation: 275 Gallons Rated Ca | nacitu | | | | |
| Main Trade | | • | * * | | | |
| Main Tank | 70% Other Observation, Extent: N/A, Area | 2036 | | 5 | | |
| | Location : Basement | Ајјестеи . | 100/0 | | | |
| | Explanation: 400 Gallons Rated Ca | nacity | | | | |
| ighting | Explanation : 400 Gations Ratea Ca | Jucuy | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 2% | 2033 | \$148,100 | 10 | \$9,000 | |
| | Other Observation, Extent : N/A, Area | | · · | | . , | |
| | Location: Hallways | | | | | |
| | Explanation: Compact Fluorescent | Lights | | | | |
| Fluorescent | 17% | 2033 | \$1,258,500 | 10 | \$76,600 | |
| | Other Observation, Extent : N/A, Area | Affected : | | | | |
| | 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 | 4. | |
| Emergency, Battery | 5% | 2033 | \$40,800 * * | 10 | \$5,900 | |
| Exit, LED | 50% | 2061 | * * | 1 | | |
| Exterior Lighting | 200/ | 2041 | * * | | | |
| LED | 20% | 2041 | | | | |
| No Component | 80% | | | | | |
| larm Security System | | | | | | |
| Generic | 100% | 2033 | \$913,400 | 1 | \$183,400 | |
| Control | Other Observation, Extent : N/A, Area | | | | ψ105,400 | |
| | Location : Basement, Hallways, Lob | | | | | |
| | Explanation : CCTV Surveillance Co | - | | | | |
| 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 Static | ons, Alarm Bells, S | moke De | tectors, Horns | |

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

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

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

Asset #: 2048

| Mechanical | Current Rep | air | Future | Replacement | M | aintenance | |
|--------------------------------------|---|------------------|--------------------|---------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Es Total (Years) | timated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| leating | • | | • | | | | • |
| Energy Source | | | | | | | |
| Utility Steam | 100% | | 2043 | * * | 1 | | |
| | Other Observation, Exter | nt : N/A, Area A | Affected : 1 | 00% | | | |
| | Location: Throughout | | | | | | |
| | Explanation : Steam Fr | om Con Edisor | ı | | | | |
| Conversion Equipment | 1000/ | | | | | | |
| Under Construction | 100% | . 37/4 4 | 100 1 1 | 00/ | | | |
| | Other Observation, Exter Location: Sub-basemen | | <i>Пјестеа</i> : 0 | 1%0 | | | |
| | | | os Donlass | um out Is In Duo ou | ngg Ting l | Duand Nov. Hoat | |
| | Explanation : Pressure Exchangers Are In Place | | еѕ керіасе | meni is in Progre | ess. 1wo 1 | огана меж пеаі | |
| Distribution | Exercise Street in 1 tac | | | | | | |
| Hot Wtr Piping/Pump | 95% 0-2 | \$20,200 | 2041 | * * | 4 | \$23,000 | |
| 1 5 1 | Corroded, Extent : Mode | rate, Area Affe | cted : 10% | | | | |
| | Location: Basement | | | | | | |
| | Controller Not Working, | Extent : Moder | ate, Area A | Affected : 100% | | | |
| | Location : Building Ma | nagement Syst | em. | | | | |
| Steam Piping/Pump | 5% Now | \$9,700 | 2043 | * * | | | |
| 1 2 1 | Damaged, Extent : Mode | | | ó | | | |
| | Location : Valves In Ba | sement | | | | | |
| | Repairs In Progress, Exte | ent : N/A, Area | Affected : | 10% | | | |
| | Location : Steam Traps | | | | | | |
| Terminal Devices | | | | | | | |
| Air Handler | 11% Now | \$20,100 | 2028 | \$1,007,200 | 1 | \$30,100 | |
| | Damper(s) Malfunctioning | - | derate, Ar | ea Affected : 50% | , | | |
| | Location: Mechanical | Rooms | | | | | |
| Air Handler | 64% | | 2028 | \$5,859,800 | 1 | \$194,300 | |
| Convector/Radiator | 25% | | 2031 | \$994,600 | 1 | \$39,600 | |
| ir Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | 2041 | * * | 1 | | |
| Conversion Equipment | | | | | | | |
| Centrifugal, Elec Chiller | | | 2036 | * * | 1 | \$531,400 | |
| | R-134a Refrigerant, Exte | - | a Affected . | : 100% | | | |
| | Location : Sub-baseme | | | | | | |
| | Explanation: Three Un | iits | | | | | |
| Distribution | 700/ 0.3 | #11 000 | 20.42 | ملد رائ | 4 | 017.000 | |
| CW & CHW Wtr | 70% 0-2 | \$11,000 | 2043 | * * | 4 | \$16,900 | |
| Pipe/Pump | I ID | . 16.1 | 1 100 | . 1 50/ | | | |
| | Insul. Deteriorating, Extended | | | cted: 5% | | | |
| | Location: Roof And Va | | | 200/ | | | |
| | Malfunctioning, Extent: Location: Valves In Me | | 00 | : 20% | | | |
| CVVI 0 CVVIII | | eenanicai Koon | | a. • | | A | |
| CW & CHW Wtr | 30% | | 2043 | * * | 4 | \$7,300 | |
| Pipe/Pump | | | | | | | |
| Terminal Devices Air Handler/Cool/Ht | 100% | | 2028 | \$9,440,700 | 1 | \$303,600 | |
| | 1101/0 | | | .57 4441 /111 | | ふっしつ ひしけ | |

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

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

Asset #: 2048

| Mechanical | Current Repair | | | Futur | Future Replacement | | Maintenance | |
|----------------------------------|------------------------------|----------------------|---|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| ir Conditioning | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 50% Leak Evid Location | ent, Extent | \$24,600 : Moderate, Area A | 2031 Iffected : | \$1,228,800 5% | 2 | \$197,700 | |
| Water Cooling Tower | 50% | | | 2031 | \$1,228,800 | 2 | \$247,100 | |
| /entilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | _ | Extent : M | \$21,400 Toderate, Area Affe Lators In Basement | LIFE cted : 15 | ** | 2-5 | \$13,700 | |
| Ductwork/Diffusers | 95% | | | LIFE | * * | 2-5 | \$411,800 | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2033 | \$2,157,900 | 2 | \$15,000 | |
| Plumbing | | | | | | | | |
| H/C Water Piping Brass/Copper | | ted, Extent | \$1,300 : Moderate, Area A ain Valve And Pipi | 55 | | 1 | | |
| Brass/Copper | 99% | | | 2053 | * * | 1 | | |
| HW Heat Exchanger | | | | | | | | |
| Under Construction | Location | : Basemen | Extent : N/A, Area A t Exchanger Replac | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | | | \$6,900 : Moderate, Area A South Of Basement | LIFE Affected : | 2% | 1 | | |
| Cast Iron | 80% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2028 | \$97,400 | 4 | \$15,600 | |
| Sewage Ejector(s) Electric | _ | place Evide | ent, Extent : N/A, A | 2043 rea Affec | * * | 4 | \$19,500 | |
| Backflow Preventer | | | | | | | | |
| Generic | Location | : Basemen | Extent : N/A, Area A nt Installation. | 2043 Iffected : | ** | 1 | \$30,100 | |
| Fixtures | F | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |

Vertical Transport

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

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

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

Asset #: 2048

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

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 : 15-Nov-2018 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,7

Block : 160 Lot : 21 BIN : 1085748

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$4,770,200 | \$2,122,200 |
| Interior Architecture | \$1,799,100 | \$10,360,700 |
| Electrical | \$776,500 | \$1,513,800 |
| Mechanical | \$17,497,200 | \$6,422,500 |
| Site Pavements | \$107,500 | \$193,100 |
| Total | \$24,950,500 | \$20,612,300 |
| Importance Code A | \$4,770,200 | \$2,498,300 |
| Importance Code B | \$19,491,300 | \$17,575,700 |
| Importance Code C | \$689,000 | \$538,200 |
| Total | \$24,950,500 | \$20,612,300 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-----------|-----------|-----------|
| Exterior Architecture | \$42,700 | \$46,600 | | |
| Interior Architecture | \$2,760,600 | \$37,700 | | \$102,200 |
| Electrical | \$52,700 | \$54,500 | \$53,400 | \$48,000 |
| Mechanical | \$326,300 | \$120,300 | \$251,900 | \$125,000 |
| Site Pavements | \$3,900 | | | |
| Elevators/Escalators | \$82,900 | \$82,900 | \$82,900 | \$82,900 |
| Total | \$3,269,000 | \$341,900 | \$388,300 | \$358,200 |
| Importance Code A | \$42,700 | \$47,800 | | |
| Importance Code B | \$3,226,300 | \$294,100 | \$388,300 | \$358,200 |
| Total | \$3,269,000 | \$341,900 | \$388,300 | \$358,200 |



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

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

Asset #: 2051

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|---------------|-----------------------------|---|--------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| xterior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| Cast Stone/Terra Cotta | 2% | | | LIFE | * * | 5 | \$127,300 | | |
| Masonry: Brick | 30% | | | LIFE | * * | 5 | \$244,400 | | |
| Masonry: Granite | 65% | | \$1,359,000 | LIFE | ** | 5 | \$397,200 | | |
| | Location | n : Upper F | od, Extent : Moder loors, Pediment | | | | | | |
| | _ | _ | , Extent : Moderate et, Cornice, Throug | - | ffected : 25% | | | | |
| | Water Per | netration, E | xtent : Moderate, A nd Level East Side | | cted : 10% | | | | |
| Metal Panel | 3% | | | 2040 | * * | 5-10 | \$168,000 | | |
| | Location | | Extent : Light, Area tent Panels Betweer Panels | | | • | | | |
| Windows | | | | | | | | | |
| Bronze/Brass | | | \$443,500 Extent : Light, Area strance | 2038 a Affecte | * * d : 2% | 5 | \$143,400 | | |
| Metal Louvers | 5% |) | | 2039 | * * | 10 | \$57,400 | | |
| Steel | | /Rusting, E | \$524,400 Extent : Moderate, A | 2038 Irea Affe | * * cted : 10% | 5 | \$803,000 | | |
| | Water Per | | out xtent : Moderate, A r Corridor, Baseme | | | | | | |
| Parapets | | | | | | | | | |
| Masonry: Brick | 35% |) | | LIFE | * * | 5 | \$6,600 | | |
| Masonry: Granite | 53% | Now | \$217,300 | LIFE | * * | 5 | \$12,600 | | |
| • | Caulking | Deteriorate | ed, Extent : Severe, | Area Aff | ected : 100% | | | | |
| | | n : Coping | | | | | | | |
| | | netration, E n : Coping | xtent : Severe, Area | Affected | d : 20% | | | | |
| Metal Panel | 2% | | | 2050 | * * | 5 | \$1,500 | | |
| Metal Rail | 5% | 0-2 | \$3,500 | 2043 | * * | 5 | \$6,700 | | |
| | | ı/Rusting, E n : Through | Extent : Moderate, A out | lrea Affe | cted : 10% | | | | |
| Marble Panels | 5% | | | LIFE | * * | 5 | \$1,000 | | |

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

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

Asset #: 2051

| chitecture | Current Repair | Future Replacement | Maintenance | | |
|--------------------------------------|--|---|-------------|-----------------------|----------|
| stem Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cos FY | Cycle (Yrs) | Estimated Cost | Priority |
| erior | | | | | |
| Roof | 50/ 31 05.000 | 1100 * | | | |
| Cast in Place Concrete | 5% Now \$5,200 | LIFE | ক | | |
| | Water Penetration, Extent: Moderate, A Location: Throughout Areaways | Area Affected : 30% | | | |
| Copper/Terne | 35% Now \$34,100 | 2045 * | * | | |
| | Gut/DS Non Func/Miss, Extent: Moder | ate, Area Affected : 5% | | | |
| | Location : Portico | | | | |
| | Water Penetration, Extent : Light, Area Location : Rotunda | Affected: 5% | | | |
| Modified Bitumen | 45% Now \$911,100 | 2040 * | * | | 1 |
| | Blisters, Extent : Moderate, Area Affect Location : Throughout | ed : 30% | | | |
| | Ponding, Extent : Moderate, Area Affect Location : Throughout | ted : 10% | | | |
| | Water Penetration, Extent: Severe, Area | a Affected · 25% | | | |
| | Location: 6th Floor - Rooms 615, 62- | 00 | rarv. 2nd F | Floor Corridors | |
| | | | | | |
| | | Area Affected : 35% | | | |
| | Other Observation, Extent : Moderate, Location : 6th Floor Roof | Area Affected : 35% | | | |
| | Other Observation, Extent : Moderate, | | pet Walls | | |
| Skylight, Metal/Glass | Other Observation, Extent : Moderate, Location : 6th Floor Roof Explanation : Water Penetration At Ba | | | | |
| Skylight, Metal/Glass | Other Observation, Extent : Moderate, Location : 6th Floor Roof | racing Anchors For Para 2040 * | | | |
| Skylight, Metal/Glass | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Area | racing Anchors For Para 2040 * Area Affected : 10% | | | |
| Skylight, Metal/Glass | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Are Location: Throughout 6th Floor Water Penetration, Extent: Moderate, A | racing Anchors For Para, 2040 * Area Affected : 10% ea Affected : 50% | | | |
| | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Are Location: Throughout 6th Floor Water Penetration, Extent: Moderate, A Location: Throughout | racing Anchors For Para, 2040 * Area Affected : 10% ea Affected : 50% Area Affected : 50% | * | \$227,400 | |
| Skylight, Metal/Glass Sloped Glazing | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Are Location: Throughout 6th Floor Water Penetration, Extent: Moderate, A | racing Anchors For Para, 2040 * Area Affected : 10% ea Affected : 50% Area Affected : 50% LIFE * | * | \$227,400 | |
| | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Are Location: Throughout 6th Floor Water Penetration, Extent: Moderate, A Location: Throughout 10% Now \$924,500 Corrosion/Rusting, Extent: Moderate, A Location: Steel Supports For Glazing | racing Anchors For Para, 2040 * Area Affected : 10% Area Affected : 50% Area Affected : 50% LIFE * Area Affected : 15% | * | \$227,400 | |
| | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Are Location: Throughout 6th Floor Water Penetration, Extent: Moderate, A Location: Throughout 10% Now \$924,500 Corrosion/Rusting, Extent: Moderate, A Location: Steel Supports For Glazing Water Penetration, Extent: Severe, Area | racing Anchors For Para, 2040 * Area Affected : 10% Area Affected : 50% Area Affected : 50% LIFE * Area Affected : 15% | * | \$227,400 | |
| Sloped Glazing | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Are Location: Throughout 6th Floor Water Penetration, Extent: Moderate, A Location: Throughout 10% Now \$924,500 Corrosion/Rusting, Extent: Moderate, A Location: Steel Supports For Glazing | racing Anchors For Para, 2040 * Area Affected : 10% Area Affected : 50% Area Affected : 50% LIFE * Area Affected : 15% | * | \$227,400 | |
| | Other Observation, Extent: Moderate, Location: 6th Floor Roof Explanation: Water Penetration At Bit 5% Now \$390,400 Deformed/Dented, Extent: Moderate, A Location: Various Areas Unit Inoperable, Extent: Moderate, Are Location: Throughout 6th Floor Water Penetration, Extent: Moderate, A Location: Throughout 10% Now \$924,500 Corrosion/Rusting, Extent: Moderate, A Location: Steel Supports For Glazing Water Penetration, Extent: Severe, Area | racing Anchors For Para, 2040 * Area Affected : 10% Area Affected : 50% Area Affected : 50% LIFE * Area Affected : 15% | * 5 | \$227,400 | |

Interior

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

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

Asset #: 2051

| Architecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|-----------------------|---|---|---------------------------|--------------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | | ded, Extent | \$248,100 : Moderate, Area A Throughout 5th And | | | 3 | \$193,700 | |
| Cast in Place Concrete | _ | Crumbling, | \$159,100 Extent : Moderate out Sub-basement | LIFE , Area A <u>j</u> | * * Gected : 10% | 5 | \$188,300 | |
| Ceramic Tile | _ | Crumbling, | \$31,600 Extent : Moderate hroughout 5th And | | * | 5 | \$12,900 | |
| Cork Tile | 10% | | | 2040 | * * | 5 | \$75,300 | |
| Marble Panels | 13% | | | LIFE | * * | 5 | \$83,900 | |
| Terrazzo | | | \$244,800 Extent : Moderate et | LIFE , Area A <u>j</u> | * * Gected : 15% | 5 | \$94,200 | |
| Vinyl Tile | _ | _ | \$180,800 Extent : Light, Are It Basement Level | 2030 ea Affecte | \$9,041,700 ed:5% | 3 | \$113,000 | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | | | nt, Extent : N/A, Are nt And Sub-basemen | - | * * ed : 40% | | | |
| Masonry: Brick | | | nt, Extent : N/A, Are et And Sub-basemen | | * * ed : 40% | | | |
| Marble Panels | 10% | | | LIFE | * * | | | |
| Plaster | Location Water Pen | am Surface 1 : Corridon etration, E | \$581,400 c, Extent : Moderators, Stairs, Various C extent : Moderate, A cs, Stairs, Various C | Offices Al rea Affe | nd Lobbies cted : 10% | 5 | \$132,000 | |
| Wood | 15% | | , | LIFE | * * | 5 | \$406,200 | |

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

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

Asset #: 2051

| Architecture | Current | Repair | Futur | e Replacement | M | aintenance | |
|---|---|---------------------|---------------------------|---------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | |
| Ceilings | | | | | | | |
| | Cracking/Crumbling | sement Boiler Room | | | 5 | \$13,500 | |
| | Location : Throug | hout Sub-basement I | Mechanio | cal Rooms | | | |
| | Spalling, Extent : M | ** | | | | | |
| | Location : Throug | hout Sub-basement | Mechanio | cal Rooms | | | |
| Masonry: Infill Arch | 3% Other Observation, Location: Main E Explanation: Unc | ntrance | LIFE Affected | * * : 100% | | | |
| Macangu Marhla | 10% | erside Of 1 Ortico | LIFE | * * | 1 | | |
| Masonry: Marble Plaster | 15% | | LIFE | * * | 5 | \$80,700 | |
| Plaster | 62% Now | \$352,700 | LIFE | * * | 5 | \$333,600 | |
| | Location: Corrido | • | Affected . File Room | : 20% | ns 615, 6. | 24, 626, 629, 5th | |
| Site Enclosure | | | | | | | |
| Fence/Gates | 1000/ | | 2050 | * * | | | |
| Iron Picket | 100% | | 2050 | * * | | | |
| Free Standing Walls Masonry: Fieldstone | 100% Other Observation, Location : Throug Explanation : Mat | hout | 2040 Affected | **: 100% | | | |
| Retaining Walls | | | | | | | |
| Masonry: Fieldstone | 100% Other Observation, Location: Throug Explanation: Mat | hout | 2040 Affected | * * : 100% | | | |
| Site Pavements | • | | | | | | |
| Public Sidewalk | | | | | | | |
| Cast in Place Concrete | 90% | | 2043 | * * | | | |
| Pavers/Stone | 10% Now Cracking/Crumbling Location: West Si | - | 2033 , Area A <u>j</u> | \$193,100 fected : 15% | | | |

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

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

Asset #: 2051

| Architecture | Current Repa | air Futu | re Replacement | M | aintenance | | |
|-----------------------------|--|-------------------------|----------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Est Total (Years) | timated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Site Pavements | | | | | | | |
| On-Site Walkways | | | | | | | |
| Cast in Place Concrete | 50% | 2035 | * * | | | | |
| | Ponding, Extent : Modera Location : Courtyards A | , 33 | % | | | | |
| | Other Observation, Exten | | | | | | |
| | Location : Courtyards A | | | | | | |
| | Explanation : Poor Dra | iinage | | | | | |
| Masonry: Granite | 50% Now | \$107,500 LIFE | * * | | | | |
| • | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% | | | | | | |
| | Location : Main Entran | ce Stair | | | | | |

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

Location: Main Entrance Stair

| lectrical | Current Repair | | Future | Replacement | Ma | | | | |
|----------------------------|---|-----------------------|------------|----------------------|----------------|-----------------------|----------|--|--|
| vstem Component Type | % of Fail Date E Total (Years) | | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| nder 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Fused Disc Sw | 70% | 2 | 2040 | * * | 5 | \$1,700 | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Electrical Room | | | | | | | | |
| | Explanation: Rated A | t 4,000 Amperes | | | | | | | |
| Fused Disc Sw | 30% | 2 | 2050 | * * | 5 | \$700 | | | |
| | Other Observation, Ext | ent : Light, Area Aff | ected . | : 100% | | | | | |
| | Location : Electrical I | Room | | | | | | | |
| | Explanation : Rated A | t 4,000 Amperes | | | | | | | |
| Transformers | • | - | | | | | | | |
| Dry Type | 100% | 2 | 2050 | * * | 5 | \$2,100 | | | |
| | Other Observation, Exte | ent : Light, Area Aff | ected . | 100% | | | | | |
| | Location: Basement | | | | | | | | |
| | Explanation : New Tro | ansformer Installed | This Y | ear. It Is Associate | ed With T | he New Chiller. | | | |
| Switchgear / Switchboard | - | | | | | | | | |
| Fused Disc Sw | 70% | 2 | 2040 | * * | 5 | \$1,700 | | | |
| Fused Disc Sw | 30% | 2 | 2050 | * * | 5 | \$700 | | | |
| Raceway | | | | | | | | | |
| Conduit | 30% | 2 | 2050 | * * | 1 | | | | |
| Conduit | 70% | 2 | 2040 | * * | 1 | | | | |
| Panelboards | | | | | | | | | |
| Fused Disc Sw | 5% | 2 | 2046 | * * | 5 | \$700 | | | |
| Molded Case Bkrs | 30% | 2 | 2046 | * * | 5 | \$4,500 | | | |
| Molded Case Bkrs | 40% | 2 | 2038 | * * | 5 | \$6,100 | | | |
| Molded Case Bkrs | 25% | 2 | 2029 | \$195,100 | 5 | \$3,800 | | | |

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

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

Asset #: 2051

| Electrical | Current Repair | Future Rep | olacement | Maintenance | | | | |
|----------------------------------|--|------------------------------|-----------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Estim Total (Years) | ated Cost Year Esti FY | mated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | | 8110,800 2055 | * * | 1 | | | | |
| | Insulation Aged, Extent : Lig Location : Throughout | ht, Area Affected : 100% | | | | | | |
| Thermoplastic | 90% | 2050 | * * | 1 | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | 2043 | * * | 5 | \$800 | | | |
| Locally Mounted | 50% | 2035 | * * | 5 | \$1,900 | | | |
| Locally Mounted | 5% | 2028 | | 5 | \$200 | | | |
| Motor Control Center | 25% | 2035 | * * | 5 | \$3,900 | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$8,500 | | | |
| | Other Observation, Extent: | Light, Area Affected : 100 | % | | | | | |
| | Location : Basement | | | | | | | |
| | Explanation: Main Water | Pipe | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | 2043 | * * | 1 | \$177,000 | | | |
| Generators | | | | | | | | |
| Diesel | 100% | 2039 | ** | 1 | \$222,800 | | | |
| | Other Observation, Extent: | | 1% | | | | | |
| | Location : Generator Room | | | | | | | |
| - | Explanation: Genset Rated | d At 600 Kilowatts. It Is Ir | i Good Condi | ition. | | | | |
| Batteries | 1000/ | 2024 | Φ 2.7 00 | - | Ф1 2 0.200 | | | |
| Nickel Cadmium | 100% | 2024 | \$2,700 | 5 | \$128,200 | | | |
| Fuel Storage | 1000/ | 20.50 | * * | _ | | | | |
| Main Tank | 100% | 2058 | | 5 | | | | |
| | Other Observation, Extent: | Light, Area Affectea : 100 | 1% | | | | | |
| | Location: Basement | | | | | | | |
| r · 1 | Explanation: The Tank Ra | te Capacity Is 500 Gallon | S. | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 78% | 2035 | * * | 10 | \$411,500 | | | |
| Fluorescent | Other Observation, Extent: | | | 10 | \$411,300 | | | |
| | Location: Throughout The | | //0 | | | | | |
| | Explanation: T-8 And Con | | | | | | | |
| Elange | | <u> </u> | * * | | | | | |
| Fluorescent | | 3190,100 2040 | | | | | | |
| | Other Observation, Extent: | Lignī, Area Ajjectea : 100 | 1%0 | | | | | |
| | Location: Sub-basement | 12 Eintenne 1171 : 1 4 - 01 | 1 . 4 . | | | | | |
| _ | Explanation : There Are T- | | | | | | | |
| Incandescent | 5% | 2030 | \$525,800 | 2 | \$600 | | | |
| LED | 15% | 2040 | ** | | | | | |
| | Other Observation, Extent: Light, Area Affected: 100% | | | | | | | |
| | Location: Basement | | | | | | | |
| | Explanation : New LED Fi | xtures Installed This Year. | | | | | | |

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

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

Asset #: 2051

| Electrical | | Current F | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | Tail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Exit, LED | 100% | | | 2065 | * * | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 25% | | | 2030 | \$728,800 | 10 | \$400 | |
| No Component | 75% | | | | | | | |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 75% | | | | | | | |
| Generic, Digital | 25% | | | 2038 | * * | 1-3 | \$88,600 | |

| Mechanical | Current Repair | | Futur | e Replacement | М | aintenance | |
|-----------------------------|------------------------------|------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Da Total (Years | te Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | |
| Energy Source | | | | | | | |
| Utility Steam | 100% | | 2040 | * * | 1 | | |
| | | , Extent : Light, Area | Affected | : 100% | | | |
| | Location : Sub-bo | asement | | | | | |
| | Explanation : Ste | eam From Con Edisor | ! | | | | |
| Conversion Equipment | | | | | | | |
| Pres. Reducing Valve/LP | 100% | | 2033 | \$376,100 | 5 | \$34,200 | |
| Steam | | | | | | | |
| | Other Observation | , Extent : Light, Area | Affected | : 100% | | | |
| | Location: Basem | ient | | | | | |
| | Explanation: 2 F | Heating Exchangers F | or Hot V | Vater Heating Devi | ices | | |
| Distribution | | | | | | | |
| Central Plant Steam | 100% | | 2050 | * * | 4 | \$28,400 | |
| Piping/Pmp | | | | | | | |
| Terminal Devices | | | | | | | |
| Air Handler | 60% | | 2025 | \$7,054,400 | 1 | \$213,400 | |
| Convector/Radiator | 30% | | 2028 | \$1,532,700 | 1 | \$55,700 | |
| No Component | 10% | | | | | | |
| • | Other Observation | , Extent : Light, Area | Affected | : 0% | | | |
| | Location : Mecha | anical Rooms - Penth | ouse | | | | |
| | Explanation : Co | vered Under Air Con | ditioning | Section | | | |
| Air Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | 2038 | * * | 1 | | |

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

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

Asset #: 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 | | | | | | | | | |
| Conversion Equipment | | | | | | | | | |
| Centrifugal, Elec Chiller | | | | 2043 | ** | 1 | \$435,800 | | |
| | | | xtent : Light, Area | Affected | : 70% | | | | |
| | | : Basemen | | | | | | | |
| The Market | | tion : Kejrig | gerant R-13a | 2020 | Ф2.12. 5 00 | | #1.000 | | |
| Exterior Pkg Unit - Cooling | 5% | | | 2030 | \$342,500 | 2 | \$1,800 | | |
| | R-22 Refra | | ent : Light, Area A | ffected : . | 5% | | | | |
| Window/Wall Unit | 10% | | | 2025 | \$236,700 | 1 | | | |
| No Component | 15% | | | | | | | | |
| Distribution CW & CHW Wtr | 70% | | | 2056 | * * | 4 | \$29,800 | | |
| Pipe/Pump | 200/ | | | | | | | | |
| No Component | 30% | | | | | | | | |
| Terminal Devices Air Handler/Cool/Ht | 70% | | | 2025 | ¢7 212 100 | 1 | \$240,000 | | |
| | 30% | | | 2025 | \$7,213,100 | 1 | \$249,000 | | |
| No Component Heat Rejection | 3070 | | | | | | | | |
| Water Cooling Tower | 70% | | | 2034 | * * | 2 | \$405,200 | | |
| No Component | 30% | | | 2034 | | 2 | \$403,200 | | |
| Ventilation | 3070 | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$320,800 | | |
| Exhaust Fans | 10070 | | | | | | \$220,000 | | |
| Interior | 85% | | | 2025 | \$2,355,300 | 2 | \$15,000 | | |
| Roof | 15% | | | 2025 | \$181,800 | 2 | \$2,600 | | |
| Plumbing H/C Water Piping | | | | | | | | | |
| Brass/Copper | 90% | | | 2040 | * * | 1 | | | |
| Galvanized Steel | 10% | Now | \$39,900 | 2028 | \$797,600 | 1 | | | |
| | | | oderate, Area Affe t And Sub-baseme | | % | | | | |
| HW Heat Exchanger | | | | | | | | | |
| Steam Fired | 100% | | | 2040 | * * | 4 | \$85,300 | | |
| Sanitary Piping | . دخدو | | | | | | | | |
| Cast Iron | | Now | \$157,400 | LIFE | ** | 1 | | | |
| | | /Clogged, E 1 : Basemen | Extent : Moderate, . t | Area Affe | cted : 5% | | | | |
| Storm Drain Piping | | | | | | | | | |
| Cast Iron | Cracked, I | Now Extent : Mo 1 : Sub-base | \$44,100 derate, Area Affect | LIFE ted : 15% | * * | 1 | | | |
| | Damaged, | Extent : Li | mem ght, Area Affected t And Sub-baseme | | | | | | |
| Sump Pump(s) Non-Submersible | 100% | | | 2025 | \$125,100 | 4 | \$18,200 | | |

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

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

Asset #: 2051

| Mechanical | Current F | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|--|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | |
| Sewage Ejector(s) | | | | | | | |
| Electric | 100% 0-2 | \$98,100 | 2035 | * * | 4 | \$22,900 | |
| | Other Observation, E. | xtent : Severe, Ared | a Affecte | d : 10% | | | |
| | Location : Sub-base | ment | | | | | |
| | Explanation: 1 Of 2 | ? Pumps Broken | | | | | |
| Backflow Preventer | | | | | | | |
| Generic | 100% | | 2030 | \$279,000 | 1 | \$35,200 | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | LIFE | * * | | | |
| | Other Observation, E. | xtent : Light, Area | Affected | : 100% | | | |
| | Location: Ten Units One Unit From Mez Explanation: 12 Un | zanine To 6th Floo | | oor, One Unit Fron | n Basem | ent To 7th Floor, | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | 2030 | \$2,876,800 | 1-5 | \$300,800 | |
| Sprinkler | | | | | | • | |
| No Component | 90% | | | | | | |
| Generic | 10% | | 2040 | * * | 1-2 | \$16,100 | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Address : 851 GRAND CONCOURSE @E. 161 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 555,600 Project Type : REAL PROPERTY

Date of Survey : 30-Oct-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,8,9

Block : 2468 Lot : 1 BIN : 2002869

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$3,493,200 | \$835,500 |
| Interior Architecture | \$2,554,300 | \$12,242,600 |
| Electrical | \$3,692,600 | \$2,113,000 |
| Mechanical | \$2,894,000 | \$18,718,500 |
| Site Enclosure | \$97,800 | |
| Site Pavements | \$794,000 | |
| Total | \$13,525,900 | \$33,909,700 |
| Importance Code A | \$3,598,400 | \$835,500 |
| Importance Code B | \$8,147,900 | \$32,049,400 |
| Importance Code C | \$1,779,600 | \$1,024,800 |
| Total | \$13.525.900 | \$33,909,700 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | | | \$52,000 | \$22,800 |
| Interior Architecture | \$33,200 | | \$26,000 | \$69,600 |
| Electrical | \$103,600 | \$108,300 | \$127,400 | \$100,900 |
| Mechanical | \$207,600 | \$123,900 | \$250,200 | \$131,000 |
| Elevators/Escalators | \$177,600 | \$177,600 | \$177,600 | \$177,600 |
| Total | \$522,100 | \$409,800 | \$633,200 | \$501,800 |
| Importance Code A | | \$55,000 | \$108,500 | \$77,800 |
| Importance Code B | \$522,100 | \$354,800 | \$524,700 | \$424,000 |
| Total | \$522,100 | \$409,800 | \$633,200 | \$501,800 |



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

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

Asset #: 2057

| rchitecture | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|----------------------------|---------------|--------------------------------------|--|-------------------|-------------------------|----------------|-----------------------|--------|
| stem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priori |
| terior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 3% | | | 2051 | * * | 10 | \$51,300 | |
| Masonry: Brick | 30% | | | LIFE | * * | 5 | \$218,800 | |
| | | pair Evider 1 : Inner Co | nt, Extent : N/A, Ard purtyard | ea Affect | ed : 2% | | | |
| Masonry: Granite | Joint Mor | Now tar Miss/Er 1: Through | \$124,700 rod, Extent : Moder out | LIFE ate, Ared | * * a Affected : 20% | 5 | \$54,700 | |
| Masonry: Limestone | 11% | Now | \$686,100 | LIFE | * * | 5 | \$60,200 | |
| · | | tar Miss/Er 1 : Through | od, Extent : Light, out | Area Affo | ected : 10% | | | |
| Masonry: Limestone | 44% | | | LIFE | * * | 5 | \$240,600 | |
| Metal Coiling Doors | 2% | | | 2036 | * * | 5 | \$45,600 | |
| Windows | | | | | | | • | |
| Aluminum | 45% | | | 2047 | * * | 5 | \$45,500 | |
| Bronze/Brass | 50% | | | 2047 | * * | 5 | \$316,200 | |
| Steel | 5% | Now | \$247,800 | 2056 | * * | 5 | \$31,600 | |
| D | - | Inefficient, : Chiller I | , Extent : Moderate Room | , Area A | ffected : 100% | | | |
| Parapets | 4007 | 3.7 | Ф2.52.000 | LIDE | * * | - | #26700 | |
| Masonry: Brick | Spalling, I | Now Extent : Mo 1 : Interior . | \$252,000 derate, Area Affect Face | LIFE ed : 20% | | 5 | \$36,700 | |
| Masonry: Granite | 10% | | | LIFE | * * | 5 | \$11,500 | |
| Masonry: Limestone | 45% | | | LIFE | * * | 5 | \$51,900 | |
| Metal Panel | 5% | | | 2051 | * * | 5 | \$17,700 | |
| Roof | | | | | | | 4-1,700 | |
| Asphalt Shingle | 5% | | | 2040 | * * | 10 | \$1,700 | |
| IRMA/Protected Membrane | 10% | | | 2036 | * * | 10 | \$20,300 | |
| | | servation, E 1 : East Side | Extent : Moderate, 2 e | Area Affe | ected : 100% | | | |
| | Explana | tion : Greer | n Roof | | | | | |
| Modified Bitumen | 65% | Now | \$1,570,100 | 2041 | * * | | | |
| | | etration, E. 1 : Through | xtent : Moderate, A out | rea Affe | cted : 10% | | | |
| Plaza Roof: Stone Pane | Water Pen | Now netration, E. n : Over Ch | \$454,300 xtent : Moderate, A iller Room | 2041 rea Affe | * * cted : 30% | | | |
| Soffits | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | * * | 5 | | |
| erior | | | | | | | | |

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

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

Asset #: 2057

| Architecture | | Current | Repair | Futur | e Replacement | M | aintenance | |
|----------------------------|---------------|-----------------------------|--------------------------------|---------------------------|-----------------------|-------------|-----------------------|----------|
| ystem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | • | | | • | | | | • |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2030 | \$797,700 | 3 | \$83,100 | |
| Cast in Place Concrete | 5% | | | LIFE | * * | 5 | \$90,800 | |
| Ceramic Tile | 3% | | | 2034 | * * | 5 | \$24,900 | |
| Marble Panels | 15% | | | LIFE | * * | 5 | \$93,400 | |
| Terrazzo | 25% | | | LIFE | * * | 5 | \$162,200 | |
| Vinyl Tile | 42% | | \$209,300 | 2031 | \$10,466,500 | 3 | \$130,800 | |
| | _ | Crumbling, n : Through | , Extent : Light, Are out | ea Affecte | ed : 15% | | | |
| Vinyl Tile 9" X 9" | 5% | Now | \$398,000 | 2041 | * * | 3 | \$15,600 | |
| | _ | Crumbling, n : Through | , Extent : Moderate out | , Area A <u>j</u> | fected : 100% | | | |
| Interior Walls | | <u> </u> | | | | | | |
| Cast in Place Concrete | | Now | \$812,400 | LIFE | * * | | | |
| | _ | Crumbling, n : Through | Extent : Moderate out | , Area A <u>j</u> | fected : 20% | | | |
| | | netration, E n : Through | xtent : Moderate, A out | rea Affe | cted : 10% | | | |
| 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% | | \$303,300 | LIFE | * * | 5 | \$172,200 | |
| | - | Crumbling, n : Through | Extent : Light, Are out | ea Affecte | ed : 5% | | | |
| Wood | 10% | ı | | LIFE | * * | 5 | \$655,900 | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 5% | | | 2036 | * * | 5 | \$51,900 | |
| AcousTileSusp.Lay-In | 35% |) | | 2036 | * * | 5 | \$290,700 | |
| AcousTileSusp.Lay-In | 5% |) | | 2048 | * * | 5 | \$41,500 | |
| Exposed Struc: Concrete | | | | LIFE | * * | 5 | \$6,500 | |
| Plaster | _ | | \$685,900 Extent : Moderate | LIFE , Area A <u>j</u> | * * fected : 5% | 5 | \$259,500 | |
| te Enclosure | 20041101 | Imough | | | | | | |
| Free Standing Walls | | | | | | | | |
| Masonry: Fieldstone | 100% | 1 | | 2041 | * * | | | |
| Retaining Walls | 20070 | | | | | | | |
| Masonry: Fieldstone | 100% | Now | \$97,800 | 2041 | * * | | | |
| . Tierasterie | | | od, Extent : Light, | | ected : 10% | | | |
| | | | alls Along Perimete | | | | | |
| | | | Extent : Light, Ared | | d : 10% | | | |
| | | n : Through | | 33 100 | | | | |

Site Pavements

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

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

Asset #: 2057

| Architecture | | Current R | epair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|---|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 0-2 | \$130,200 | 2036 | * * | | | |
| | Cracking/0 | Crumbling, | Extent : Light, Are | a Affecte | ed : 20% | | | |
| | Location | : Througho | out | | | | | |
| On-Site Walkways | | | | | | | | |
| Masonry: Granite | 10% | Now | \$663,800 | LIFE | * * | | | |
| • | Cracking/0 | Crumbling, | Extent : Light, Are | a Affecte | ed : 5% | | | |
| | _ | : Througho | - C | 00 | | | | |
| | Joint Mort | Joint Mortar Miss/Erod, Extent: Light, Area Affected: 10% | | | | | | |
| | Location | : Througho | out | - | | | | |
| Masonry: Granite | 90% | | | LIFE | * * | | | |

| ectrical | Current Repair | Future F | Future Replacement | | Maintenance | | |
|---------------------------|--|-------------------|--------------------|----------------|-----------------------|---------|--|
| stem Component Type | % of Fail Date Estimated (Total (Years) | Cost Year E FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | |
| der 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Air Circuit Breaker | 100% | 2051 | * * | 5 | \$2,900 | | |
| | Other Observation, Extent : Light, | Area Affected : 1 | 100% | | | | |
| | Location : Electrical Room | | | | | | |
| | Explanation: Three 4,000 Ampe | re Main Services | And Nine 2,000 | Ampere i | Sub-service | | |
| | Disconnect Switches | | | | | | |
| Transformers | 5007 | ••• | | _ | 04.6 | | |
| Dry Type | 60% | 2044 | * * | 5 | \$1,200 | | |
| | Other Observation, Extent : Light, Location : Electrical Room | Area Affected : 1 | 100% | | | | |
| | Explanation: Three 200 Kilovoli | t-ampere 480/277 | 7 Primary - 208/ | 120 Seco | ndary | | |
| Dry Type | 40% | 2029 | \$11,600 | 5 | \$800 | | |
| 3 31 | Other Observation, Extent : Light, | Area Affected : 1 | | | · | | |
| | Location : Mechanical Room - P | enthouse | | | | | |
| | Explanation : Two 63 Kilovolt-ar | mpere 480/277voi | lt - 208/120volt | | | | |
| Switchgear / Switchboard | * | * | | | | | |
| Air Circuit Breaker | 10% | 2031 | \$70,600 | 5 | \$300 | | |
| Air Circuit Breaker | 70% | 2051 | * * | 5 | \$2,000 | | |
| Fused Disc Sw | 10% | 2031 | \$70,600 | 5 | \$200 | | |
| Molded Case Bkrs | 10% | 2031 | \$70,600 | 5 | \$1,500 | | |
| Raceway | | | - | | | | |
| Conduit | 80% | 2031 | \$595,200 | 1 | | | |
| Conduit | 20% | 2057 | * * | 1 | | | |
| Panelboards | | | | | | | |
| Fused Disc Sw | 8% | 2030 | \$62,400 | 5 | \$1,000 | | |
| Fused Disc Sw | 2% | 2053 | * * | 5 | \$300 | | |
| Molded Case Bkrs | 60% | 2030 | \$468,200 | 5 | \$8,800 | | |
| Molded Case Bkrs | 30% | 2053 | * * | 5 | \$4,400 | | |

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

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

Asset #: 2057

| Electrical | Current Rep | air Futur | Future Replacement | | Maintenance | |
|-----------------------------|--|---------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Es Total (Years) | timated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | • | • | | | | |
| Wiring | | | | | | |
| Braided Cloth | 40% | 2030 | \$443,000 | 1 | | |
| Thermoplastic | 30% | 2031 | \$332,300 | 1 | | |
| Thermoplastic | 30% | 2057 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 65% | 2029 | | 5 | \$2,400 | |
| Locally Mounted | 20% | 2044 | * * | 5 | \$700 | |
| Variable Frequency Drive | 15% | 2048 | * * | | | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 50% | LIFE | * * | 5 | \$4,100 | |
| Generic | 50% | LIFE | * * | 5 | \$4,100 | |
| Stand-by Power | | | | | | |
| Transfer Switches | | | | | | |
| Automatic | 100% | 2044 | * * | 1 | \$170,900 | |
| Generators | 1000/ | 20.10 | * * | | #215 200 | |
| Diesel | 100% | 2040 | * * | 1 | \$215,200 | |
| Batteries | 1000/ | 2025 | #2 5 00 | _ | #20 (00 | |
| Lead/Acid | 100% | 2025 | \$2,700 | 5 | \$20,600 | |
| Fuel Storage | 500/ | 2047 | * * | 5 | | |
| Day Tank | 50% | 2047 | | 5 | | |
| | Other Observation, Exter Location : Generator R | oom - Roof | : 100% | | | |
| | Explanation: One 275 | | | | | |
| Main Tank | 50% | 2059 | * * | 5 | | |
| | Other Observation, Exter | ıt : Light, Area Affected | : 100% | | | |
| | Location: Basement | | | | | |
| · | Explanation: One 20,0 | 00 Gallon | | | | |
| Lighting | | | | | | |
| Interior Lighting | 0.70/ | 2026 | *** | 1.0 | Ф.422.100 | |
| Fluorescent | 85% | 2036 | ** | 10 | \$433,100 | |
| | Other Observation, Exter | | : 100% | | | |
| | Location: Throughout | - | | | | |
| | Explanation: T-8 Lamp | | | | | |
| Fluorescent | 5% | 2036 | ** | 10 | \$25,500 | |
| | Other Observation, Exter | | : 100% | | | |
| | Location: Ground Floo | • | | | | |
| | Explanation : Compact | | | | | |
| LED | 10% | 2039 | * * | | | |
| Egress Lighting | 4007 | | | | | |
| 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 | 1000/ | 2026 | #2.22.4 .000 | 2 | 0000 | |
| Incandescent | 100% | 2026 | \$3,234,000 | 2 | \$900 | |

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

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

Asset #: 2057

| Electrical | Current Repair | Future Repla | cement | Ma | | |
|-----------------------------|--|--------------------------|-----------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimate Total (Years) | d Cost Year Estima FY | ated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Alarm | | | | | | |
| Security System | | | | | | |
| Generic | 100% | 2036 | * * | 1 | \$207,500 | |
| | Other Observation, Extent : Lig | ht, Area Affected : 100% | | | | |
| | Location : Throughout The Bu | ilding | | | | |
| | Explanation : CCTV Surveilla | nce Camera System | | | | |
| Fire/Smoke Detection | | | | | | |
| Generic, Digital | 100% | 2036 | * * | 1-3 | \$352,800 | |

| Mechanical | | Current R | epair | Future | Future Replacement | | aintenance | | |
|-----------------------------|---------------|----------------------|--------------------------------|--------------------|--------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year I | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| leating | • | | | | | | | • | |
| Energy Source | | | | | | | | | |
| Fuel Oil No 2 | 100% | | | 2051 | * * | 5 | \$172,100 | | |
| | Location | : Basement | | | ed : 100% | | | | |
| | Explana | tion : 2 Oil T | Tanks Each 20,000 |) Gallons | | | | | |
| Conversion Equipment | | | | | | | | | |
| Steam Boiler | Leak Evid | | \$105,200 Severe, Area Affe | 2036 cted : 30% | ** | 1 | \$495,200 | | |
| | Location | a : No.3 Boile | er Tubes | | | | | | |
| | Other Obs | ervation, Ex | tent : Moderate, A | 1rea Affect | ed : 100% | | | | |
| | Location | : Basement | Boiler Room | | | | | | |
| | Explana | tion : 3 Unit | S | | | | | | |
| Distribution | | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2041 | * * | | | | |
| Terminal Devices | | | | | | | | | |
| Convector/Radiator | 95% | | | 2029 | \$4,687,900 | 1 | \$170,500 | | |
| Unit Heater - Steam | 5% | | | 2031 | \$171,500 | 4 | \$2,500 | | |
| ir Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 100% | | | 2039 | * * | 1 | | | |
| Conversion Equipment | | | | | | | | | |
| Centrifugal, Elec Chille | er 50% | | | 2034 | * * | 1 | \$300,600 | | |
| | R-22 Refr | igerant, Exte | nt : Light, Area A | ffected : 50 | 0% | | | | |
| | Location | : Ground F | loor Air Conditio | ning Room | ! | | | | |
| Interior Pkg Unit - | 5% | | | 2025 | \$477,200 | 2 | \$1,700 | | |
| Cooling | 370 | | | 2020 | ψ.,,,200 | - | Ψ1,700 | | |
| Split Unit | 10% | | | 2036 | * * | | | | |
| Window/Wall Unit | 5% | | | 2026 | \$114,300 | 1 | | | |
| No Component | 30% | | | | Ψ11.,500 | • | | | |

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

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

Asset #: 2057

| Mechanical | Current Repair Future Replacement | | | M | | | | |
|--|-----------------------------------|----------------------|---|--------------------|-----------------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning Distribution CW & CHW Wtr Pipe/Pump | 50% | Now | \$204,900 | 2061 | * * | 4 | \$13,700 | |
| r ip v r samp | Location Leak Evide Location | : Through | : Severe, Area Affe | | % | | | |
| No Component | 50% | | | | | | | |
| Terminal Devices Fan Coil - 2 Pipe | Other Obs Location | : Various | | | | 1 | \$80,700 | |
| N. C. | | tion : Hose | Of Condensate Dr | ip Pan C | logged, Causing W | ater Lea | iks | |
| No Component Heat Rejection | 50% | | | | | | | |
| Water Cooling Tower | Damaged, | | \$106,700 evere, Area Affected he Unit On Roof | 2025 d : 25% | \$1,066,800 | 2 | \$223,700 | |
| No Component | 50% | | | | | | | |
| Ventilation Distribution Ductwork/Diffusers | Leak Evid | | \$530,100 : Light, Area Affec s And Throughout | LIFE ted: 15% | * * | 2-5 | \$309,800 | |
| Exhaust Fans | | | - | | | | | |
| Interior | 60% | | | 2031 | \$1,605,800 | 2 | \$10,200 | |
| Roof | 25% | | | 2036 | * * | 2 | \$4,300 | |
| No Component | 15% | | | | | | | |
| lumbing H/C Water Piping | | | | | | | | |
| Brass/Copper | 30% | | | 2041 | * * | 1 | | |
| Galvanized Steel | | Now | \$107,900 | 2029 | \$5,392,800 | 1 | | |
| | | | evere, Area Affected ain Valve In Basem | | | | | |
| Water Heater With Tanks Gas Fired | 100% | | | 2026 | \$18,600 | 2 | | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping Cast Iron | 100% Blockage | | \$42,600 Extent : Severe, Are Of Refrigeration Ro | LIFE va Affecte | | 1 | | |
| Sump Pump(s) Non-Submersible | 100% | | <i>y -y -g</i> | 2031 | \$120,800 | 4 | \$11,700 | |
| Fixtures Generic | 100% | | | | | | | |

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset #: 2057

| Mechanical | Current Repair | Future Replacement | Maintenance | |
|------------------------------------|---|---------------------------|----------------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle Estimated Cost (Yrs) | Priority |
| Vertical Transport | | | | |
| Elevators | | | | |
| Geared Traction | 100% | LIFE ** | | |
| | Other Observation, Extent: Light, Area Location: 8 Units From Basement To From 1st Floor To 4m To 6m Explanation: 20 Units | 00 | st To 8th Floor, 1 Unit | |
| Fire Suppression Standpipe Generic | 100% | 2041 ** | 1-5 \$280,100 | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : MIDTOWN COMMUNITY COURT Address : 314 W. 54 STREET @EIGHTH AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 36,000 Project Type : REAL PROPERTY

Date of Survey : 06-Nov-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6

Block : 1044 Lot : 22 BIN : 1025397

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | | \$81,900 |
| Interior Architecture | \$156,500 | \$435,500 |
| Electrical | \$11,900 | |
| Mechanical | \$50,200 | \$119,300 |
| Total | \$218,600 | \$636,600 |
| Importance Code A | | \$81,900 |
| Importance Code B | \$62,100 | \$554,700 |
| Importance Code C | \$156,500 | |
| Total | \$218,600 | \$636,600 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|-----------|
| Exterior Architecture | \$11,400 | | \$26,900 | \$3,500 |
| Interior Architecture | \$98,500 | \$1,800 | | \$174,200 |
| Electrical | \$1,200 | \$1,000 | \$1,700 | \$1,800 |
| Mechanical | \$63,700 | \$7,400 | \$40,900 | \$9,400 |
| Elevators/Escalators | \$5,900 | \$5,900 | \$5,900 | \$5,900 |
| Total | \$180,700 | \$16,100 | \$75,400 | \$194,700 |
| Importance Code A | \$13,200 | \$1,800 | \$28,700 | \$5,300 |
| Importance Code B | \$167,500 | \$14,300 | \$46,700 | \$189,400 |
| Importance Code C | | | | |
| Total | \$180,700 | \$16,100 | \$75,400 | \$194,700 |



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

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

Asset #: 13880

| rchitecture | (| Current R | Repair | Futur | e Replacement | Ma | aintenance | |
|----------------------------|-------------|---------------------|---------------------|------------|-----------------------|----------------|---------------------------------------|----------|
| estem Component Type | | ail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 15% | | | LIFE | * * | 5 | \$81,900 | |
| Masonry: Brick | 50% | | | LIFE | * * | 5 | \$34,900 | |
| Masonry: Granite | 10% | | | LIFE | * * | 5 | \$5,200 | |
| Metal Panel | 5% | | | 2051 | * * | 5-10 | \$24,000 | |
| Pre-Cast Concrete | 5% | | | LIFE | * * | 5 | \$11,400 | |
| Stucco Cement | 5% | | | 2036 | * * | 5 | \$8,700 | |
| Window Wall | 10% | | | 2051 | * * | 5 | \$26,200 | |
| Windows | | | | | | | | |
| Aluminum | 70% | | | 2047 | * * | 5 | \$6,900 | |
| Bronze/Brass | 30% | | | 2039 | * * | 5 | \$18,500 | |
| | Other Obser | vation, E. | xtent : Moderate, A | lrea Affe | cted : 100% | | | |
| | Location: | Through | out - Front Facade | | | | | |
| | Explanatio | n : Painte | ed Landmark Wind | ows Of V | Which Substantial 2 | Amount A | lre Peeling. | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | 0-2 | \$2,200 | LIFE | * * | 5 | \$1,700 | |
| | _ | _ | Extent : Light, Are | a Affecte | ed : 10% | | | |
| | Location: | Upper Ro | of | | | | | |
| 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 Obser | vation, E | xtent : Light, Area | Affected | : 20% | | | |
| | Location: | North An | d East Walls | | | | | |
| | Explanatio | n : Stucce | o Finish | | | | | |
| Metal Rail | 10% | | | 2048 | * * | 5-10 | \$8,000 | |
| Pre-Cast Concrete | 5% | | | LIFE | * * | 5 | \$1,400 | |
| Roof | | | | | | | · · · · · · · · · · · · · · · · · · · | |
| Copper/Terne | 10% | | | 2059 | * * | 10 | \$4,500 | |
| Modified Bitumen | 70% | | | 2039 | * * | 10 | \$12,600 | |
| Single Ply Membrane | 10% | | | 2036 | * * | 10 | \$1,800 | |
| Skylight, Metal/Glass | 10% | | | 2041 | * * | 10 | \$6,000 | |
| Soffits | | | | | | | | |
| Cement - Fiber Panel | 50% | | | 2036 | * * | 10 | | |
| Granite Panels | 50% | | | LIFE | * * | 5 | | |

Interior

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

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

Asset #: 13880

| Architecture | Current | Repair | Futu | e Replacement | M | aintenance | |
|-----------------------------|---|-----------------------------|-------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior | | | | | | | |
| Floors | | | | | | * | |
| Carpet | 15% 0-2 Staining/Discoloring Location: Through Worn/Eroded, Extent Location: Through | out : Moderate, Area A | | | 3 | \$13,100 | |
| Cast in Place Concrete | 5% | | LIFE | * * | 5 | \$6,300 | |
| | Paint Peeling, Extend Location : Basemen | | | % | | | |
| Ceramic Tile | 5% | | 2034 | * * | 5 | \$2,900 | |
| Marble Panels | 5% Now Broken/Missing Elem Location: Main Sta Cracking/Crumbling Location: Main Sta | air , Extent : Moderate | | | 5 | \$2,200 | |
| Quarry Tile | 10% Now Cracking/Crumbling Location: Ground | | 2036 , Area Aj | * * ffected : 10% | 5 | \$4,400 | |
| Vinyl Tile | 25% | | 2031 | \$435,500 | 3 | \$5,400 | |
| Vinyl Tile | 35% | | 2036 | * * | 3 | \$10,200 | |
| Interior Walls | | | | | | | |
| Ceramic Tile | 10% Now Cracking/Crumbling Location: Main Sta | | 2034 , Area Aj | * * ffected : 20% | 5 | \$7,400 | |
| Concrete Masonry Unit | 5% | | LIFE | * * | 5 | \$3,000 | |
| Gypsum Board | 40% | | LIFE | * * | 5 | \$35,400 | |
| Masonry: Brick | 10% | | LIFE | * * | | | |
| Plaster | 35% Now Cracking/Crumbling Location: Main Sta Water Penetration, E Location: Main Sta | air Extent : Moderate, A | | | 5 | \$15,500 | |
| Ceilings | | | | | _ | | |
| AcousTileSusp.Lay-In | 60% Staining/Discoloring Location: Through | | | * * ed : 2% | 5 | \$34,200 | |
| Glass: Susp Panels | 2% Other Observation, E Location: Over Ma Explanation: Deco | uin Stair | | | | | |
| Maganary Va-14 C4 4 | | ranve injui raneis | | ** | | | |
| Masonry: Vault Struct | 10% | | LIFE | * * | - | ¢10.000 | |
| Plaster | 28% Paint Peeling, Extend Location: Main Sta | | LIFE ted : 2% | | 5 | \$10,000 | |

Site Enclosure

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

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

Asset #: 13880

| Architecture | | Current F | Repair | Futur | re Replacement | M | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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 Re | pair Futu | re Replacement | Maintenance | | |
|-----------------------------|-----------------------------------|----------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date I Total (Years) | Estimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2057 | * * | 5 | \$200 | |
| | Other Observation, Ext | ent : Light, Area Affected | 1: 100% | | | |
| | Location: Electrical | Room | | | | |
| | Explanation: Main S | ervice Disconnect Switch | Rated At 2,000 Am | peres. | | |
| Switchgear / Switchboard | | | | | | |
| Molded Case Bkrs | 100% | 2057 | * * | 5 | \$900 | |
| Raceway | | | | | | |
| Conduit | 100% | 2057 | * * | 1 | | |
| Panelboards | | | | | | |
| Fused Disc Sw | 2% | 2053 | * * | 5 | | |
| Molded Case Bkrs | 98% | 2053 | * * | 5 | \$900 | |
| Wiring | | | | | | |
| Thermoplastic | 100% | 2057 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 20% | 2048 | * * | 5 | | |
| Variable Frequency | 80% | 2048 | * * | | | |
| Drive | | | | | | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$500 | |

Lighting

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

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

Asset #: 13880

| Electrical | | Current Repair | | Futur | re Replacement | M | | | |
|-----------------------------|---|--|--|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| ighting | | | | | | | | | |
| Interior Lighting | | | | | | | | | |
| Fluorescent | 96% | | | 2039 | * * | 10 | \$31,700 | | |
| | | | res, Extent : Light, out The Building | Area Aff | ected : 100% | | | | |
| Fluorescent | 2% | | | 2039 | * * | 10 | \$700 | | |
| | _ | Fluorescent 1 : Hallway | t Light, Extent : Lig s | ht, Area | Affected : 100% | | | | |
| Fluorescent | 2% | | | 2026 | \$11,900 | 10 | \$700 | | |
| | | os And Fixt 1 : Theatre | ures, Extent : Mode | erate, Ar | | | | | |
| Egress Lighting | | | | | | | | | |
| Emergency, Battery | 50% | | | 2039 | * * | 10 | \$4,300 | | |
| Exit, Service | 50% | | | 2039 | * * | 1 | | | |
| Exterior Lighting | | | | | | | | | |
| Fluorescent | 5% | | | 2039 | * * | 10 | \$200 | | |
| | Compact Location | | Light, Extent : Lig | ht, Area | Affected : 100% | | | | |
| HID | 10% | | | 2039 | * * | 10 | | | |
| No Component | 85% | | | | | | | | |
| larm | | | | | | | | | |
| 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 | | | | | | | |
| | Explana | tion : CCT | V Surveillance Syst | em. | | | | | |
| Fire/Smoke Detection | = 00.7 | | | | | | | | |
| No Component | 70% | | | 2020 | ماد دان ماد دان | 1.0 | # 6 000 | | |
| Generic, Analog | 30% | | | 2039 | ** | 1-3 | \$6,900 | | |
| | Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building | | | | | | | | |
| | | _ | 0 | <i>a</i> | LT V | | | | |
| | Explana | tion : Fire 2 | Alarm System Was | Complete | ed Iwo Years Ago. | | | | |

| Mechanical | Current Repair | Future Replacement | Maintenance | |
|-----------------------------|--|---------------------------|----------------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle Estimated Cost (Yrs) | Priority |
| Heating | | | | |
| Energy Source | | | | |
| Natural Gas | 100% | 2041 ** | 1 | |

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

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

Asset #: 13880

| Mechanical | Current Repair | Future Rep | olacement | M | | | | |
|--|---|----------------------------|--------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Estimated Co Total (Years) | st Year Esti FY | mated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Heating Conversion Equipment Furnace | 15% Other Observation, Extent : Light, An Location : Roof | 2036 rea Affected : 100 | ** | 1 | \$2,700 | | | |
| Hot Water Boiler | Explanation: 2 Rooftop Package U 85% Other Observation, Extent: Light, An Location: Basement Boiler Room Explanation: 2 Units | 2044 | ** | 1 | \$15,100 | | | |
| Distribution | 7 | | | | | | | |
| Hot Wtr Piping/Pump No Component | 85% 15% | 2047 | * * | 4 | \$1,500 | | | |
| Terminal Devices Convector/Radiator Fan Coil Unit/Heat | 10% 70% Other Observation, Extent: Light, An Location: Various | | | 1 | \$1,200 \$8,100 | | | |
| | Explanation: See 4-pipe Units Und | | | | | | | |
| Unit Heater - Hot Water No Component | 5% 15% | 2036 | * * | | | | | |
| air Conditioning Energy Source Electricity | 100% | 2047 | * * | 1 | | | | |
| Conversion Equipment Reciprocating Compr/Chiller | 70% | 2036 | * * | 1 | \$11,700 | | | |
| 1 | Other Observation, Extent: Light, An Location: Roof Explanation: 1 New Unit. R-410a. | rea Affected : 70% | ó | | | | | |
| Ext Pkg Unit - Heating/Cooling | 20% | 2036 | * * | 2 | \$400 | | | |
| c c | Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Rooftop Package Units. R-410a Refrigerant | | | | | | | |
| Split Unit | 5% R-134a Refrigerant, Extent : Light, A Location : Various | 2036 | * * | | | | | |
| Window/Wall Unit | 5% Other Observation, Extent: Light, An Location: Theaters Explanation: Tenant Provided | 2029 rea Affected : 100 | \$7,400 % | 1 | | | | |
| Distribution | вършнинон . тенин 1 гочией | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 70% | 2051 | * * | 4 | \$1,200 | | | |
| No Component | 30% | | | | | | | |

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

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

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 Fan Coil - 4 Pipe No Component | 10% 60% 30% | | | 2031 2036 | \$119,300 * * | 1 | \$1,200 \$7,000 | | |
| Ventilation Distribution Ductwork/Diffusers No Component | 40% 60% | | | LIFE | * * | 2-5 | \$8,000 | | |
| Exhaust Fans Interior Roof No Component | 10% 30% 60% | | | 2036 2036 | ** | 2 2 | \$100 \$300 | | |
| Plumbing H/C Water Piping Brass/Copper | | Extent : M | \$50,200 oderate, Area Affec Vault In Basement | | ** | 1 | | | |
| Water Heater With Tanks Electric | Location | | | 2026 Affected | \$5,100 : 100% | 4 | | | |
| Gas Fired | Location | | | 2026 Affected | \$14,800 : 100% | 2 | | | |
| Sanitary Piping Cast Iron | 100% Corroded, | 4+ Extent : M | \$49,300 oderate, Area Affec Vault In Basement | | ** | 1 | | | |
| Storm Drain Piping Cast Iron | | Extent : M | \$6,900 Toderate, Area Affec To Vault In Basement | | ** | 1 | | | |
| Sump Pump(s) Non-Submersible | 100% | | | 2026 | \$7,800 | 4 | \$800 | | |
| Fixtures Generic Vertical Transport | 100% | | | | | | | | |
| Elevators Geared Traction | Location | servation, E | extent : Light, Area rom Basement To 6 its | | | und To 6i | th Floor | | |
| Fire Suppression Standpipe Generic | 100% | | | 2051 | * * | 1-5 | \$18,800 | | |

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MIDTOWN COMMUNITY COURT

Asset #: 13880

| Mechanical | Current Repair | Future Repla | Future Replacement | | Maintenance | |
|-----------------------------|--|--------------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimate Total (Years) | d Cost Year Estima FY | ted Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Fire Suppression | | | | | | |
| Sprinkler | | | | | | |
| Generic | 100% | 2051 | * * | 1-2 | \$10,100 | |
| Fire Pump | | | | | | |
| Generic | 100% | 2040 | * * | 1 | \$6,700 | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : MUNICIPAL BUILDING Address : 1 CENTRE STREET

Area Sq Ft : 984,949 Project Type : REAL PROPERTY

Date of Survey : 29-Oct-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,17,24,25,36,38

Block : 121 Lot : 1 BIN : 1001394

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$3,017,800 | \$2,580,200 |
| Interior Architecture | \$3,096,400 | \$14,133,100 |
| Electrical | \$2,519,300 | \$19,352,100 |
| Mechanical | \$10,149,000 | \$42,368,200 |
| Site Pavements | \$142,400 | |
| Total | \$18,924,900 | \$78,433,500 |
| Importance Code A | \$3,661,800 | \$2,580,200 |
| Importance Code B | \$13,949,500 | \$75,575,300 |
| Importance Code C | \$1,313,600 | \$278,000 |
| Total | \$18,924,900 | \$78,433,500 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-------------|-------------|--------------|
| Exterior Architecture | \$85,200 | | \$29,800 | |
| Interior Architecture | \$221,100 | \$80,800 | | \$8,717,000 |
| Electrical | \$159,500 | \$161,400 | \$205,700 | \$160,100 |
| Mechanical | \$969,600 | \$155,200 | \$320,500 | \$152,200 |
| Site Pavements | \$41,700 | | | |
| Elevators/Escalators | \$1,162,700 | \$1,162,700 | \$1,162,700 | \$1,162,700 |
| Total | \$2,639,800 | \$1,560,100 | \$1,718,700 | \$10,192,000 |
| Importance Code A | \$98,100 | | \$31,900 | |
| Importance Code B | \$2,500,000 | \$1,545,600 | \$1,686,700 | \$10,192,000 |
| Importance Code C | \$41,700 | \$14,500 | | |
| Total | \$2,639,800 | \$1,560,100 | \$1,718,700 | \$10,192,000 |



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

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

Asset #: 2071

| rchitecture | Current | Repair | Future | Replacement | M | aintenance | |
|---------------------------|--|-----------------------|--------------|----------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year E FY | stimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Exterior Walls | | | | | | | |
| Bronze/Brass | 1% | | LIFE | * * | _ | **** | |
| Cast Stone/Terra Cotta | 2% | Ф2 227 000 | LIFE | * * | 5 | \$145,900 | |
| Masonry: Granite | 97% Now | \$2,325,000 | LIFE | | 5 | \$679,500 | |
| | Staining/Discoloring Location: West Fa | | | | 207011011 | | |
| | Vertical Cracks, Exte | | | | eezeway. | | |
| | Location: Tower W | | | | | | |
| | Water Penetration, E | | | | | | |
| | Location: 5th Floo | | | | | | |
| Windows | | | | | | | |
| Aluminum | 95% Now | \$550,900 | 2039 | * * | 5 | \$106,400 | |
| | Air Infiltration, Exte | nt : Moderate, Area | Affected: | 30% | | | |
| | Location : Through | out | | | | | |
| | Broken/Missing Elen | | | Affected : 1% | | | |
| | Location : 25th Flo | | | | | | |
| | Ctrwt/Balnc Not Fun | | | fected : 50% | | | |
| | Location : Various | - | | | | | |
| | Misaligned/Bulging, | | | ted : 20% | | | |
| | Location : Various | | | | | | |
| Bronze/Brass | 5% 0-2 | \$43,300 | 2039 | ** | 5 | \$35,000 | |
| | Broken/Missing Elen | | erate, Area | Affected: 1% | | | |
| | Location: Entry Ve Glazing Broken/Crae | | wata 1waa | Affactad : 10/ | | | |
| | Location: 1st Floo | | | Ајјества : 176 | | | |
| Parapets | Locuiton : 15t 1 too | , on two in Elevan | | | | | |
| Masonry: Brick Cavity | 35% | | LIFE | * * | 5 | \$14,600 | |
| Masonry: Granite | 65% | | LIFE | * * | 5 | \$34,000 | |
| Roof | | | | | | 42 1,000 | |
| Metal Panel | 15% | | 2036 | * * | 10 | \$29,800 | |
| | Other Observation, I | Extent : Moderate, 2 | Area Affecte | ed : 100% | | | |
| | Location : 26th Flo | oor | | | | | |
| | Explanation: Pain | ted Surface | | | | | |
| Modified Bitumen | 65% Now | \$41,900 | 2031 | \$837,300 | | | |
| | Blisters, Extent : Mo | | ed : 5% | | | | |
| | Location : 36th Flo | | | | | | |
| | Water Penetration, E | | lrea Affecte | d : 5% | | | |
| | Location: 36th Flo | | | -0. | | | |
| | Other Observation, I | | Affected: 3 | 0% | | | |
| | Location: 36th Flo | | l - Dl:-4 | | | | |
| D 1/D C /D1 | Explanation: Water | | | *** | | | |
| Panel/Paver: Cer/Brk | 20% Now | \$63,400 | 2041 | * * J. 200/ | | | |
| | Water Penetration, E Location : Over Ch | | | | n Vas.ls | | |
| | | | | | m vauit | | |
| | Worn/Eroded, Extens Location : Efflores | | | 170 | | | |
| | Locuiton . Efficies | tence - Eust I tuzu . | 11 Oraue | | | | |

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

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

Asset #: 2071

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|---|------------------------|---|---------------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Exterior | | | | | | | | | |
| Soffits | | | | | | | | | |
| Cast Stone/Terra Cotta | 1% | 4+ | \$78,500 | LIFE | * * | 5 | \$13,200 | | |
| | | - | ents, Extent : Mode | erate, Ar | ea Affected : 1% | | | | |
| | | | offit On 38th Floor | | | | | | |
| | Other Observation, Extent: N/A, Area Affected: 100% | | | | | | | | |
| | | : Various | 00 | | | | | | |
| | Explanat | ion : This | ls Actually A Guast | avino Te | | | | | |
| Cast Stone/Terra Cotta | 44% | | | LIFE | * * | 5 | \$578,900 | | |
| Masonry: Granite | 15% | | | LIFE | * * | 5 | \$18,900 | | |
| Pre-Cast Concrete | 40% | | | LIFE | * * | 5 | \$218,900 | | |
| nterior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | 30% | | | 2027 | \$8,495,900 | 3 | \$884,500 | | |
| Cast in Place Concrete | 10% | 4+ | \$272,400 | LIFE | * * | 5 | \$322,500 | | |
| | | _ | ents, Extent : Mode ement And 38th Flo | | ea Affected : 1% | | | | |
| | Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Pump Room, Old Subway Station | | | | | | | | |
| | Other Observation, Extent: Moderate, Area Affected: 10% | | | | | | | | |
| | Location : Sub-basement At Generator Room | | | | | | | | |
| | | | ing/discoloring | | | | | | |
| Ceramic Tile | 2% | | | 2040 | * * | 5 | \$29,500 | | |
| Mosaic Tile | 15% | | | 2036 | * * | 5 | \$552,800 | | |
| Wosale The | Horizontal | Cracks, E : Through | xtent : Moderate, A out | | cted : 15% | 3 | Ψ332,000 | | |
| Marble Panels | 3% | | | LIFE | * * | 5 | \$33,200 | | |
| Terrazzo | 10% | | | LIFE | * * | 5 | \$115,200 | | |
| Vinyl Tile | 28% | | | 2031 | \$12,385,500 | 3 | \$154,800 | | |
| No Component | 2% | | | 2031 | Ψ12,303,300 | 3 | Ψ15 1,000 | | |
| 110 Component | | ervation. F | xtent : N/A, Area A | ffected : | 0% | | | | |
| | | | ing Of 25th Floor | ,,, • | • | | | | |
| | | | r Construction | | | | | | |

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

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

^{**} 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 F | Current Repair Future Replacem | | | nent Maintenance | | | | | |
|------------------------------------|--|--------------------------------|--------------------|-----------------------|------------------|-----------------------|----------|--|--|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| nterior | | | | | | | | | | |
| Interior Walls | | | | | | | | | | |
| Cast in Place Concrete | 3% Now | \$478,200 | LIFE | * * | | | | | | |
| | Diagonal Cracks, Ex | | | ed : 10% | | | | | | |
| | Location: Pump Ro | | | | | | | | | |
| | Spalling, Extent: Sev | | | <i>C</i> | D | | | | | |
| | Location: Sub-base | | | | Room | | | | | |
| | Staining/Discoloring, | | e, Area A <u>j</u> | јестеа : 10% | | | | | | |
| | Location : Throughout Basement Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | | | |
| | Location : Sub-base | | | | Room | | | | | |
| C : T'1 | - | meni Ai Kejrigera | | ** | | #20 000 | | | | |
| Ceramic Tile | 3% | | 2040 | ** | 5 | \$29,000 | | | | |
| Concrete Masonry Unit | 5% Staining/Discoloring | Extant : Madagate | LIFE | | 5 | \$19,300 | | | | |
| | Staining/Discoloring, Extent: Moderate, Area Affected: 2% Location: Basement, Electircal Room | | | | | | | | | |
| Class C'asta Dass | | i, Liectireai Room | | * * | | ¢21.700 | | | | |
| Glass: Single Pane Gypsum Board | 3% 29% | | LIFE LIFE | * * | 5 5 | \$21,700 \$167,900 | | | | |
| Masonry: Brick | 5% Now | \$499,100 | LIFE | * * | 3 | \$107,900 | | | | |
| Masonry. Brick | Broken/Missing Elem | · · | | ea Affected · 1% | | | | | | |
| | Location: 36th To 3 | | Cr 41C, 217 | ea Hyperica : 170 | | | | | | |
| | Diagonal Cracks, Ex | | rea Affect | ed : 2% | | | | | | |
| | Location : Pump Ro | | | | | | | | | |
| | Efflorescence, Extent | | Affected : | 2% | | | | | | |
| | Location: 36th To 3 | | 55 | | | | | | | |
| | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% | | | | | | | | | |
| | Location : Through | out Basement | | | | | | | | |
| | Water Penetration, E. | ctent : Moderate, A | 1rea Affe | cted : 1% | | | | | | |
| | Location: 36th To 3 | 88th Floor Tower | | | | | | | | |
| Metal: Cage/Fence | 2% | | LIFE | * * | | | | | | |
| _ | Other Observation, E | xtent : Light, Area | Affected | : 100% | | | | | | |
| | Location : Elevator | Lobbies | | | | | | | | |
| | Explanation : Deco | rative Metal Grille | es . | | | | | | | |
| Marble Panels | 10% | | LIFE | * * | | | | | | |
| | Diagonal Cracks, Ext | | rea Affect | ed : 1% | | | | | | |
| | Location: 25th Floor | | | | | | | | | |
| | Worn/Eroded, Extent: Moderate, Area Affected: 3% | | | | | | | | | |
| | Location : 25th Flo | | | | | | | | | |
| Plaster | 38% Now | \$193,900 | LIFE | ** | 5 | \$110,000 | | | | |
| | Cracking/Crumbling, | | e, Area A <u>j</u> | fected: 1% | | | | | | |
| | Location: 38th Flo | | 1 10 | 2 . 1 200/ | | | | | | |
| | Deteriorated Finish, Extent : Moderate, Area Affected : 20% Location : Stair To 26 And 38th Floor | | | | | | | | | |
| | Water Penetration, E. | | | stad · 150/ | | | | | | |
| | | | теи Ајјес | леи . 15/0 | | | | | | |
| | Location : 38th Flo | or | | | | | | | | |

Maintenance \$ are aggregated over a 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 F | | | e Replacement | N | aintenance | | | |
|-----------------------------|---|--------------------|---------------------------------------|---------------|---|----------------|----------------|----------|--|
| System Component Type | | ail Date Years) | Estimated Cost | Year FY | Estimated Co | Cycle (Yrs) | Estimated Cost | Priority | |
| nterior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| No Component | 2% | | | | | | | | |
| | | | xtent : N/A, Area A | ffected : | 0% | | | | |
| | | | ing On 25th Floor | | | | | | |
| | Explanation | n : Unde | r Construction | | | | | | |
| Ceilings | | | | | | | ** | | |
| AcousTileConcealSpLn | 14% | | | 2036 | * | 5 | \$258,000 | | |
| AcousTileSusp.Lay-In | 35% | | | 2044 | * | 5 | \$516,000 | | |
| Exposed Struc: Concrete | | Now | \$599,800 | LIFE | * | * 5 | \$11,500 | | |
| | - | _ | Extent : Moderate | - | ffected : 10% | | | | |
| | | | Areas In Sub-basen | | | | | | |
| | | | ent, Extent : Moder | | Affected: 10% | | | | |
| | | | Areas In Sub-basen | | | | | | |
| | | | , Extent : Moderat | | lffected : 15% | | | | |
| | Location: Various Areas In Sub-basement | | | | | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 10% Location : Various Areas In Sub-basement | | | | | | | | |
| | Location: | Various 2 | Areas In Sub-basen | ient | | | | | |
| | Other Obser | vation, E | xtent : Severe, Ared | a Affecte | d : 5% | | | | |
| | Location: | Sub-base | ement Corridor Adj | acent To | Oil Tank Room | | | | |
| | Explanation | n : Spall | ing Concrete | | | | | | |
| Gypsum Board | 2% | | | LIFE | * | * 5 | \$36,900 | | |
| Masonry: Marble | 2% | | | LIFE | * | | | | |
| Plaster | 40% | Now | \$389,600 | LIFE | * | * 5 | \$368,500 | | |
| | Cracking/Cra | umbling, | Extent : Moderate | , Area A | ffected : 1% | | | | |
| | Location: 38th Floor | | | | | | | | |
| | Loose/Delam Surface, Extent : Moderate, Area Affected : 1% Location : 38th Floor | | | | | | | | |
| | | | Extent : Moderate | . Area A | ffected : 1% | | | | |
| | Location: | | | , | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | |
| No Component | 2% | | - | | | | | | |
| No Component | | vation E | rtant : N/A Area A | ffacted : | 00/ | | | | |
| | Other Observation, Extent: N/A, Area Affected: 0% | | | | | | | | |
| | Location : South Wing Of 25th Floor Explanation : Under Construction | | | | | | | | |
| ite Enclosure | Ехріанано | n . Onue | Construction | | | | | | |
| Fence/Gates | | | | | | | | | |
| Iron Picket | 100% | | | 2051 | * | * | | | |
| Free Standing Walls | 100/0 | | | 2031 | | | | | |
| Cast in Place Concrete | 15% | | | 2051 | * | * | | | |
| Cast III I lace Colletete | | vation E | Extent : N/A, Area A | | | | | | |
| | | | xieni . N/A, Area A de At Entrance | уестеи. | 100/0 | | | | |
| | | | ue Ai Entrance Is Actually Pre-cas | t Conon- | to At Column C | mitala | | | |
| N 20 11 11 | | n : 1nis . | is Actually Pre-cas | | | ** | | | |
| Masonry: Fieldstone | 85% | ,. - | 3.7/4.4 | 2041 | | • | | | |
| | | | Extent : N/A, Area A | ffected : | 100% | | | | |
| | | | de At Entrance | | | | | | |
| | Explanation | n : This I | s Actually Granite | | | | | | |

Si

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

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

Asset #: 2071

| Current Repair | | Futur | Future Replacement | | Maintenance | | | | |
|--|--|---|---|--|---|---|--|--|--|
| | | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| 100% | | 2036 | * * | | | | | | |
| | | | | | | | | | |
| 40% Nov | v \$41,700 | 2036 | * * | | | | | | |
| Cracking/Crumb | ling, Extent : Moderat | e, Area Aj | fected : 10% | | | | | | |
| Location: Sout | h Side Of Building By | Subway E | Entrance | | | | | | |
| 20% Nov | v \$75,800 | LIFE | * * | | | | | | |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2% | | | | | | | | | |
| Location: Entrance Steps On East Elevation | | | | | | | | | |
| | | | | | | | | | |
| - | - | | • | | | | | | |
| · | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | - | , 33 | | | | | | | |
| 40% Nov | v \$66,600 | 2034 | * * | | | | | | |
| Broken/Missing I | | | ea Affected : 5% | | | | | | |
| _ | | | 55 | | | | | | |
| | % of Fail D Total (Yea 100% 40% Nov Cracking/Crumb Location: Sout 20% Nov Broken/Missing I Location: West Joint Mortar Mis Location: Entr Misaligned/Bulge Location: West 40% Nov Broken/Missing I | % of Fail Date Estimated Cost Total (Years) 100% 40% Now \$41,700 Cracking/Crumbling, Extent: Moderat Location: South Side Of Building By 20% Now \$75,800 Broken/Missing Elements, Extent: Moderat Location: Entrance Steps On East Elements (Cracking/Crumbling, Extent: Moderat Location: West Entry Joint Mortar Miss/Erod, Extent: Moderate Location: West Entry 40% Now \$66,600 Broken/Missing Elements, Extent: Moderate Location: West Entry | % of Fail Date Estimated Cost Total (Years) 100% 2036 40% Now \$41,700 2036 Cracking/Crumbling, Extent: Moderate, Area Ay Location: South Side Of Building By Subway E 20% Now \$75,800 LIFE Broken/Missing Elements, Extent: Moderate, Area Ay Location: Entrance Steps On East Elevation Cracking/Crumbling, Extent: Moderate, Area Ay Location: West Entry Joint Mortar Miss/Erod, Extent: Moderate, Area Ay Location: Entrance Steps On East Elevation Misaligned/Bulging, Extent: Moderate, Area Aff Location: West Entry 40% Now \$66,600 2034 | % of Fail Date Estimated Cost Total (Years) 100% 2036 ** 40% Now \$41,700 2036 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: South Side Of Building By Subway Entrance 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 40% Now \$66,600 2034 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 5% | % of Total (Years) 100% 2036 ** 40% Now \$41,700 2036 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: South Side Of Building By Subway Entrance 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 40% Now \$66,600 2034 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 5% | Year Estimated Cost Year Estimated Cost Cycle (Yrs) | | | |

| lectrical | Current Repair | Future | Replacement | M | | | | | |
|----------------------------|---|--------------|-------------------|----------------|-----------------------|----------|--|--|--|
| vstem Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| der 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Fused Disc Sw | 100% | 2051 | * * | 5 | \$4,200 | | | | |
| | Other Observation, Extent : Light, Are Location : Electrical Room | a Affected : | 100% | | | | | | |
| · | Explanation : Three 6,000 Ampere B Ampere Bolted Pressure Main Disco | | ıre Switch Main L | Disconne | cts; Four 4,000 | | | | |
| Transformers | | | | | | | | | |
| Dry Type | 50% | 2029 | \$14,500 | 5 | \$1,800 | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location : Electrical Room | | | | | | | | |
| | Explanation: Three 1,000 Kilovolt-a | mpere, 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-amp | ere, 480/277 | 7/208 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 | | | | |

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

Note:

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

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

Asset #: 2071

| Electrical | | Current Repair Future Replacement Maintenance | | | aintenan <u>ce</u> | | | |
|----------------------|------------|---|--|--------------|-----------------------|--------|-----------------------|----------|
| System | % of | | Estimated Cost | | Estimated Cost | | Estimated Cost | Duionita |
| Component | Total | (Years) | Estillated Cost | FY | Estimated Cost | (Yrs) | Estillated Cost | ribrity |
| Туре | | () | | | | () | | |
| Under 600 Volts | | | | | | | | |
| Raceway | 50/ | | | 2026 | * * | 1 | | |
| Busway | 5% | | | 2036 | | 1 | | |
| Conduit Conduit | 40% 50% | | | 2031 2051 | \$799,700 * * | 1 | | |
| Conduit | 50% 5% | | \$100,000 | 2051 | * * | 1 1 | | |
| Conduit | | | \$100,000 evere, Area Affectea | | | 1 | | |
| | | | ewere, Areu Ajjected Ement Corridor (Di | | | | | |
| Panelboards | Locuitor | i . Suo ouse | ement corruor (Bi | eset turi | n III cu) | | | |
| Fused Disc Sw | 5% | | | 2047 | * * | 5 | \$1,100 | |
| Molded Case Bkrs | 45% | | | 2030 | \$809,600 | 5 | \$1,700 | |
| Molded Case Bkrs | 50% | | | 2047 | ** | 5 | \$13,000 | |
| Wiring | 2070 | | | 2017 | | | Ψ13,000 | |
| Braided Cloth | 15% | 2-4 | \$458,500 | 2056 | * * | 1 | | |
| | | | ent : Severe, Area A | | 100% | _ | | |
| | | _ | out The Building | ,,, | | | | |
| Busway | 5% | | | 2036 | * * | 1 | | |
| Thermoplastic | 25% | | | 2041 | * * | 1 | | |
| Thermoplastic | 55% | | | 2051 | * * | 1 | | |
| Motor Controllers | 2270 | | | 2001 | | | | |
| Locally Mounted | 10% | | | 2029 | \$5,100 | 5 | \$700 | |
| Locally Mounted | 50% | | | 2044 | ** | 5 | \$3,300 | |
| Motor Control Center | 20% | | | 2029 | \$407,600 | 5 | \$5,400 | |
| Variable Frequency | 10% | | | 2036 | * * | | , | |
| Drive | | | | | | | | |
| Variable Frequency | 5% | | | 2051 | * * | | | |
| Drive | | | | | | | | |
| | | - | ent : Light, Area A <u>j</u> | fected : . | 100% | | | |
| | Location | ı : Mechani | ical Room | | | | | |
| Variable Frequency | 5% | | | 2029 | \$2,500 | | | |
| Drive | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$14,500 | |
| | | | Extent : Light, Area | Affected | : 100% | | | |
| | | ı : Basemen | | | | | | |
| - | Explana | tion : Grou | nding System Insta | lled In 2 | 019. | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | 1000/ | | | 2011 | * * | 1 | ф202 000 | |
| Automatic | 100% | | | 2044 | * * | 1 | \$303,000 | |
| Generators Diesel | 100% | | | 2040 | * * | 1 | ¢201 400 | |
| Diesei | | | Extent : Light, Area | | | 1 | \$381,400 | |
| | | servation, E 1 : Generati | - | лујестеа | . 100/0 | | | |
| | | | or Room gency Generator R | ated At | 1352 Kilowatts | | | |
| Batteries | Елріини | uon . Emer | gency Generalor N | ши Ан | 222 IXIIOWUIIS | | | |
| Lead/Acid | 100% | | | 2025 | \$2,700 | 5 | \$36,500 | |
| Doug I told | 10070 | | | 2023 | Ψ2,700 | | Ψ50,500 | |

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

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

Asset #: 2071

| Electrical | Current Repair Future Replacement Maintenance | | | | | | |
|-----------------------------|---|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Stand-by Power | | | | | | | |
| Fuel Storage | 7 00 / | • • • • • | | _ | | | |
| Day Tank | 50% | 2047 | ** | 5 | | | |
| | Other Observation, Extent : Light, Area | | : 100% | | | | |
| | Location: Generator Room In Basem | ent | | | | | |
| N | Explanation: 550 Gallon Capacity | 2050 | * * | | | | |
| Main Tank | 50% | 2059 | | 5 | | | |
| | Other Observation, Extent : Light, Area Location : Basement | Ајјестеа | . 100% | | | | |
| | Explanation: 15,000 Gallons Rated (| anacity | | | | | |
| ighting | Explanation: 13,000 Gations Rated C | шрисну | | | | | |
| Interior Lighting | | | | | | | |
| Fluorescent | 70% | 2031 | \$12,777,600 | 10 | \$632,400 | | |
| | Other Observation, Extent : Light, Area | | | | , , | | |
| | Location : Throughout The Building | | | | | | |
| | Explanation: T-8 Lamps | | | | | | |
| Fluorescent | 10% | 2026 | \$1,825,400 | 10 | \$90,300 | | |
| | Other Observation, Extent : Light, Area | | | | . , | | |
| | Location: Throughout The Building | - | | | | | |
| | Explanation: T-12 Lamps | | | | | | |
| Fluorescent | 10% | 2031 | \$1,825,400 | 10 | \$90,300 | | |
| | Other Observation, Extent : Light, Area | Affected | | | | | |
| | Location: Corridors And Basement | | | | | | |
| | Explanation : Compact Fluorescent L | amps | | | | | |
| Fluorescent | 5% | 2036 | * * | 10 | \$45,200 | | |
| | T-5 Lamps And Fixtures, Extent : Light, | Area Aff | ected : 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 | | | | | | |
| Emergency, Battery | 10% | 2036 | * * | 10 | \$23,800 | | |
| Exit, Battery | 50% | 2036 | * * | 10 | \$33,200 | | |
| Exterior Lighting | 2007 | 2021 | 0000 100 | 4.0 | *** | | |
| HID | 20% | 2031 | \$998,400 * * | 10 | \$600 | | |
| LED | 10% | 2039 | * * | | | | |
| No Component | 70% | | | | | | |
| Alarm | | | | | | | |
| Security System | 70% | | | | | | |
| No Component Generic | 30% | 2036 | * * | 1 | \$110,400 | | |
| Generic | Other Observation, Extent : Light, Area | | | 1 | \$110,400 | | |
| | Location: Lobby And Corridors | 11,,0000 | . 100/0 | | | | |
| | | | | | | | |

Maintenance \$ are aggregated over a 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

| Electrical | Current Repair | Future | Replacement | M | | |
|-----------------------------|--|--------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Alarm | | | | | | |
| Fire/Smoke Detection | | | | | | |
| Generic, Digital | 100% | 2039 | * * | 1-3 | \$625,400 | |
| _ | Other Observation, Extent : Light, Area | a Affected : | 100% | | | |
| | Location: Throughout The Building | | | | | |
| | Explanation: Smoke Detectors, Alari | n Bells, Ma | anual Pull Station | s, Strobe | Lights And | |
| | Horns | | | | - | |

| /lechanical | | Current Repair | | | e Replacement | M | aintenance | | |
|--|--|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| system Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| eating | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Utility Steam | 100% | | | 2041 | * * | 1 | | | |
| | | | Extent : Light, Area | Affected | : 100% | | | | |
| | | | ement Steam Room | | | | | | |
| | Explana | tion : From | Con Edison | | | | | | |
| Conversion Equipment Pres. Reducing Valve/LP Steam | 100% | 0-2 | \$12,900 | 2027 | \$644,000 | 5 | \$29,200 | | |
| | | | ng, Extent : Severe, | Area Af | fected : 100% | | | | |
| | Location | i : Control | Valves In Basement | | | | | | |
| | Other Obs | servation, E | Extent : Light, Area | Affected | : 1% | | | | |
| | Location | ı : Basemer | ıt | | | | | | |
| | Explana | tion : 2 Un | its For Dual Termp | erature I | Loop Serving Adjac | ent Build | dings | | |
| Distribution | | | | | | | | | |
| Steam Piping/Pump | 100% | | \$1,713,300 | 2031 | \$8,566,700 | | | | |
| | Corroded, Extent : Severe, Area Affected : 10% | | | | | | | | |
| | Location: Piping In Basement | | | | | | | | |
| | On Extended Life, Extent : Severe, Area Affected : 5% | | | | | | | | |
| | | | Pumps In Basemen | | | | | | |
| | Steam Traps Faulty, Extent : Severe, Area Affected : 30% | | | | | | | | |
| | Location | ı : Basemen | ıt . | | | | | | |
| Terminal Devices | | | | | | | | | |
| Convector/Radiator | 100% | | | 2029 | \$8,747,900 | 1 | \$318,100 | | |
| | | | Extent : Light, Area | Affected | : 10% | | | | |
| | Location : Throughout | | | | | | | | |
| | Explanation: Some Air Handling Equipment Have The Capability To Provide Heating, But They Are Not Utilized For This Purpose. | | | | | | | | |
| ir Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 100% | | | 2039 | * * | 1 | | | |

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

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

Asset #: 2071

| Mechanical | | Current I | Repair | Futur | e Replacement | M | aintenance | | |
|--|--|------------------------------|--|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Air Conditioning | | | | | | | | | |
| Conversion Equipment Absorption Chiller/Steam/HW | 5% | ı | | 2034 | * * | 1 | \$53,300 | | |
| | | servation, E n : Sub-base | Extent : Light, Area ement | Affected | : 100% | | | | |
| | | tion: 3 Uni | | | | | | | |
| Centrifugal, Elec Chiller | | | | 2034 | * * | 1 | \$213,200 | | |
| Interior Pkg Unit - Cooling | 10% | | \$846,000 | 2025 | \$1,691,900 | 2 | \$4,800 | | |
| | Other Observation, Extent : Severe, Area Affected : 100% Location : Various Locations | | | | | | | | |
| | Explana | tion : End (| Of Useful Life | | | | | | |
| Interior Pkg Unit - Cooling | 20% | | | 2029 | \$3,383,900 | 2 | \$12,100 | | |
| Interior Pkg Unit - Cooling | 15% | ı | | 2025 | \$2,537,900 | 2 | \$9,000 | | |
| Reciprocating Compr/Chiller | 20% | ı | | 2031 | \$3,156,500 | 1 | \$91,400 | | |
| Split Unit | 5% | ı | | 2031 | \$1,270,200 | | | | |
| Window/Wall Unit | 5% | ı | | 2026 | \$202,600 | 1 | | | |
| Distribution | | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 45% | 1 | | 2041 | * * | 4 | \$32,800 | | |
| | Other Observation, Extent : Light, Area Affected : 100% Location : Throughout | | | | | | | | |
| | Explana | tion : Chille | ed And Condenser | Water Pı | ımps And Piping | | | | |
| No Component | 55% | ı | | | | | | | |
| Terminal Devices | | | | | | | | | |
| Fan Coil - 2 Pipe | 30% | | | 2031 | \$9,790,800 | 1 | \$95,400 | | |
| No Component | 70% | l | | | | | | | |
| Heat Rejection Water Cooling Tower | 45% | 0-2 | \$486,300 | 2029 | \$2,431,600 | 2 | \$356,900 | | |
| | | | : Severe, Area Affe Draft Cell Number | cted : 10 | | | 4000,200 | | |
| | Other Observation, Extent: Light, Area Affected: 100% Location: 26th Floor Of Roof | | | | | | | | |
| | Explana | tion : 2 Uni | its. 1 Forced Draft Draft Unit Serves | | • | ure Syste | m For Adjacent | | |
| No Component | 55% | ı | | | | | | | |
| Ventilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 90% | | | LIFE | * * | 2-5 | \$494,300 | | |
| No Component | 10% | 1 | | | | | | | |

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

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

Asset #: 2071

| echanical | Current Repair | Future Replacement | N | laintenance | | | | |
|----------------------------|--|------------------------------|----------------|--------------------------|--|--|--|--|
| stem Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost Priorit | | | | |
| ntilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 20% | 2031 \$948,900 | 2 | \$6,000 | | | | |
| No Component | 80% | 100 1 00/ | | | | | | |
| | Other Observation, Extent: Light, Area | | | | | | | |
| | Location: Throughout Mechanical R | | OCT | Tl.: D4 | | | | |
| mbing | Explanation: Component Accounted | For Under The Cooling Sec | iion Oj 1 | inis Kepori | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% 0-2 \$687,000 | 2041 ** | 1 | | | | | |
| Втазы соррег | Leak Evident, Extent : Severe, Area Aff | | | | | | | |
| | Location : Mains Rotting At North E | | | | | | | |
| Water Heater With Tanks | G | · | | | | | | |
| Electric | 35% | 2026 \$9,000 | 4 | | | | | |
| | Other Observation, Extent : Light, Area | · | | | | | | |
| | Location : Bathrooms Throughout | | | | | | | |
| | Explanation: Pipe Mounted Water H | leater At Sinks And Lavatori | es | | | | | |
| No Component | 65% | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 30% | 2031 \$1,551,900 | 4 | \$29,200 | | | | |
| | Other Observation, Extent : Light, Area | a Affected : 100% | | | | | | |
| | Location: Basement And 27th Floor | | | | | | | |
| | Explanation: Three 900 Gallon Store Basement Not In Use. | age Units Serving Low And I | ntermed | iate Zones In | | | | |
| Steam Fired | 35% | 2041 ** | 4 | \$51,100 | | | | |
| | Other Observation, Extent : Light, Area | a Affected : 100% | | | | | | |
| | Location: Basement | | | | | | | |
| | Explanation : Plate Heat Exchanger Back Up Replaces Steam Fired Shell Intermediate Zones | | | | | | | |
| No Component | 35% | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% 4+ \$1,347,600 | LIFE ** | 1 | | | | | |
| | On Extended Life, Extent : Moderate, A | 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) | 1000/ | | | h | | | | |
| Non-Submersible | 100% | 2031 \$214,200 | 4 | \$20,800 | | | | |
| Sewage Ejector(s) Electric | 100% | 2026 \$560,100 | 4 | \$39,200 | | | | |
| - | | * | | | | | | |

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

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

Asset #: 2071

| Mechanical | | Current Rep | oair | Futur | e Replacement | M | | | |
|-----------------------------|---|----------------------------|-------------------------------------|------------|---|----------------|-----------------------|----------|--|
| System Component Type | % of I Total | Fail Date E (Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Plumbing | | | | | | | | | |
| Backflow Preventer | | | | | | | | | |
| Generic | 100% | | | 2031 | \$477,800 | 1 | \$60,300 | | |
| | | | ent : Light, Area | Affected | : 100% | | | | |
| | | : Basement | | | | | | | |
| | Explanati | on : In Basen | nent | | | | | | |
| Fixtures | | | | | | | | | |
| Generic | 100% | | | | | | | | |
| Vertical Transport | | | | | | | | | |
| Elevators | | | | | | | | | |
| Geared Traction | 100% | _ | | LIFE | ** | | | | |
| | | | nt : Light, Area | | : 100% Units From 15th To | | | | |
| | 24th To 36 | 6th Floor on : Total 31 | | | a 1st To 25th Floor, ss, 1 Tower Elevato | | | | |
| Fire Suppression | | | | | | | | | |
| Standpipe | 1000/ | | | • • • • • | de de | | 4407 700 | | |
| Generic | 100% | | | 2041 | * * | 1-5 | \$496,600 | | |
| Sprinkler | 400/ | | | | | | | | |
| No Component | 40% | | 4-4 000 | • • • • • | 4.4 | | | | |
| Generic | 10% | 0-2 | \$74,000 | 2031 | \$1,479,400 | 1-2 | \$23,900 | | |
| | | | erate, Area Affe ing Near Filter | | | | | | |
| Generic | 50% | | | 2041 | * * | 1-2 | \$137,900 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | |
| | Location: Throughout | | | | | | | | |
| | Location . | : Throughout | | | | | | | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$136,400 | \$1,396,900 |
| Electrical | \$55,700 | |
| Mechanical | | \$262,200 |
| Total | \$192,200 | \$1,659,100 |
| Importance Code A | \$136,400 | \$1,396,900 |
| Importance Code B | \$55,700 | \$262,200 |
| Total | \$192,200 | \$1,659,100 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|----------|----------|-----------|----------|
| Exterior Architecture | \$27,900 | | \$33,800 | \$7,900 |
| Interior Architecture | \$39,200 | \$12,700 | \$15,200 | \$19,200 |
| Electrical | \$8,700 | \$7,600 | \$18,000 | \$8,900 |
| Mechanical | \$13,200 | \$14,900 | \$42,900 | \$14,600 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$96,800 | \$43,100 | \$117,600 | \$58,400 |
| Importance Code A | \$31,300 | \$3,300 | \$37,200 | \$11,200 |
| Importance Code B | \$65,600 | \$38,100 | \$80,400 | \$47,200 |
| Importance Code C | | \$1,700 | | |
| Total | \$96,800 | \$43,100 | \$117,600 | \$58,400 |



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset #: 14126

| Architecture | Cur | rent Repair | Future | Replacement | Maintenance | | | |
|-----------------------------|---|---------------------------------------|---------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Total (Ye | Date Estimated Cost ars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Metal, Corrugated | 10% | | 2051 | * * | 1 | # 4 000 | | |
| Metal/Glass Curt Wall | 5% | | LIFE | * * | 5 | \$4,800 | | |
| Metal Panel | 5% | e72 400 | 2051 | * * | 5-10 | \$17,700 | | |
| Panel: Limestone | 80% No | w \$73,400 bling, Extent : Moderat | LIFE | | 5 | \$30,800 | | |
| | Location : Loc | | е, Агеи Ајј | eciea . 1070 | | | | |
| | | ging, Extent : Moderate | Area Affe | ected · 10% | | | | |
| | - | ith Facade, East Facad | | . 1070 | | | | |
| 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 Observat | ion, Extent : N/A, Area | Affected: | 100% | | | | |
| | | conies - South Facade | | | | | | |
| | Explanation: | Actually Single Pane G | 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 | 100% No | w \$27,900 | 2031 | \$1,396,900 | | | | |
| Membrane | | * 1)= 1 | | ¥ 9===9=== | | | | |
| | 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 | | | | | | | |
| | | on, Extent : Moderate, | | | | | | |
| | | der Cooling Fans | 11.00.119,900 | . 10,0 | | | | |
| Soffits | | | | | | | | |
| Metal Panel | 60% | | 2051 | * * | 5-10 | | | |
| Stucco Cement | 40% | | 2044 | * * | 5 | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 30% | | 2030 | \$531,400 | 3 | \$60,600 | | |
| Cast in Place Concrete | 10% | _ | LIFE | * * | 5 | \$22,100 | | |
| | Other Observat Location : Thi | ion, Extent : Light, Ared oughout | a Affected . | 100% | | | | |
| | | Epoxy Coating | | | | | | |
| Ceramic Tile | 3% | 1 7 - 2 6 | 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 | \$16,200 | | |

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset #: 14126

| Architecture | | Current l | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2040 | * * | 5 | \$3,400 | |
| Glass: Single Pane | 10% | | | LIFE | * * | 5 | \$5,100 | |
| Gypsum Board | 75% | | | LIFE | * * | 5 | \$30,700 | |
| Granite Panels | 5% | | | LIFE | * * | | | |
| | | | Extent : N/A, Area A | ffected : | 100% | | | |
| | | ı : First Flo | • | | | | | |
| | Explana | tion: This | Component Is Actu | ally Slate | Panels | | | |
| Wood | 5% | | | LIFE | * * | 5 | \$13,700 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 60% | Now | \$20,000 | 2044 | * * | 5 | \$30,300 | |
| | Water Per | etration, E | xtent : Moderate, A | rea Affec | eted : 5% | | | |
| | Location | ı : Entrance | e To Command Cen | ter - 3rd | Floor | | | |
| Exposed Struc: Concrete | 25% | | | LIFE | * * | 5 | \$3,900 | |
| Gypsum Board | 15% | | | LIFE | * * | 5 | \$19,000 | |
| Site Enclosure | | | | | | | *, | |
| Fence/Gates | | | | | | | | |
| Aluminum Picket | 85% | | | 2051 | * * | | | |
| Aluminum Rail | 15% | | | 2044 | * * | 5-10 | | |
| Free Standing Walls | | | | | | | | |
| Masonry: Fieldstone | 100% | | | 2051 | * * | | | |
| | Other Ob. | servation, E | Extent : N/A, Area A | ffected : | 100% | | | |
| | | | Dock Area At Rear | | | | | |
| | | _ | ls Actually A Limes | | d Wall | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2066 | * * | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2044 | * * | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2044 | * * | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 75% | | | 2034 | * * | | | |
| Cast in Place Concrete | 25% | | | 2044 | * * | | | |

| Electrical | Current Repair | Future R | Replacement | M | aintenance | |
|-----------------------------|--|------------------------|------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimate Total (Years) | d Cost Year Es | stimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2051 | * * | 5 | \$300 | |
| | Other Observation, Extent : Lig | ht, Area Affected : 10 | 00% | | | |
| | Location : Electrical Room | | | | | |
| | Explanation : Two Main Servi | ce Disconnect Switc | hes Rated At 4,0 | 000 Amp | eres | |

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

^{**} 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 Rep | Current Repair Future Repl | | M | aintenance | |
|----------------------------------|--|--|--------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date E Total (Years) | stimated Cost Year Est FY | timated 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 | 1000/ | 2051 | * * | 1 | | |
| Conduit | 100% | 2051 | * * | 1 | | |
| Panelboards | 1000/ | 2047 | * * | _ | ¢1 000 | |
| Molded Case Bkrs | 100% | 2047 | 4- 4- | 5 | \$1,800 | |
| Wiring | 100% | 2051 | * * | 1 | | |
| Thermoplastic Motor Controllers | 100% | 2031 | | 1 | | |
| Locally Mounted | 20% | 2044 | * * | 5 | \$100 | |
| Motor Control Center | 70% | 2044 | * * | 5 | \$1,300 | |
| Variable Frequency | 10% | 2044 | * * | 3 | \$1,500 | |
| Drive | 1070 | 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 | |
| | | ent : Light, Area Affected : 10 | 0% | | | |
| | Location : Basement (| | | | | |
| | - | ncy Generator Rated At 1,400 Load Test Done On Weekly I | | ll Load T | est Done On | |
| Batteries | Moniniy Basis Ana Ivo | Loud Test Done On Weekly I | Jusis | | | |
| Nickel Cadmium | 100% | 2026 | \$2,400 | 5 | \$15,100 | |
| Fuel Storage | 10070 | 2020 | Ψ2,.00 | | Ψ12,100 | |
| Main Tank | 100% | 2059 | * * | 5 | | |
| | | ent : Light, Area Affected : 10 | 0% | | | |
| | Location: Basement | | | | | |
| | Explanation: 8,000 G | allons Rated Capacity | | | | |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 70% | 2036 | * * | 10 | \$43,400 | |
| | | ent : Light, Area Affected : 10 | 0% | | | |
| | Location : Throughout | | | | | |
| | Explanation: T-8 Lam | ps | | | | |
| Fluorescent | 10% | 2036 | * * | 10 | \$6,200 | |
| | | ent : Light, Area Affected : 10 | 0% | | | |
| | Location : Corridors | | | | | |
| | Explanation: T-5 Lam | | | | | |
| Fluorescent | 10% | 2036 | * * | 10 | \$6,200 | |
| | Compact Fluorescent Li Location : Corridors A | ght, Extent : Light, Area Affed And Stair Case | cted : 100% | | | |
| LED | 10% | 2036 | * * | | | |
| | 1070 | 2030 | | | | |

Maintenance \$ are aggregated over a 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

| Electrical | Cu | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------------|---|----------------------------|-------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | | Date Estimated Cost ears) | 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 | | | |
| | | tion, Extent : Light, Area | Affected | : 100% | | | | |
| | | utside Perimeter | | | | | | |
| | Explanation | : Operated Via Timer | | | | | | |
| No Component | 80% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 30% | | | | | | | |
| Generic | 70% | | 2036 | * * | 1 | \$17,700 | | |
| | | tion, Extent : Light, Area | 00 | : 100% | | | | |
| | | ıblic Spaces And Outside | | | | | | |
| | Explanation | : Surveillance Cameras | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 30% | | 2036 | ** | 1-3 | \$12,900 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | |
| | | roughout The Building | | | _ | | | |
| | Explanation . Detectors | Strobe Lights, Manual F | Pull Statio | ons, Alarm Bells, H | Iorns And | l Smoke | | |

| echanical | Current Repair | Future Replac | ement | M | | |
|--------------------------------|--|-----------------------------|----------|----------------|-----------------------|----------|
| vstem Component Type | % of Fail Date Estima Total (Years) | ted Cost Year Estima FY | ted Cost | Cycle (Yrs) | Estimated Cost | Priority |
| eating | | | | | | |
| Energy Source | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | 2057 | * * | 1 | | |
| | Other Observation, Extent: L | ight, Area Affected : 100% | | | | |
| | Location : Basement With Re | etaining Wall Around The To | ank | | | |
| | Explanation: One 8,000 Ga | llon Oil Tank | | | | |
| Conversion Equipment | | | | | | |
| Hot Water Boiler | 100% | 2048 | * * | 1 | \$33,400 | |
| | Other Observation, Extent: L | ight, Area Affected : 100% | | | | |
| | Location: Basement Boiler | Room | | | | |
| | Explanation: Two Dual Fue | l Hot Water Boilers | | | | |
| Distribution | | | | | | |
| Hot Wtr Piping/Pump | 100% | 2053 | * * | 4 | \$5,000 | |
| Terminal Devices | | | | | | |
| Air Handler | 70% | 2036 | * * | 1 | \$29,200 | |
| Convector/Radiator | 30% | 2044 | * * | 1 | \$6,500 | |

Air Conditioning

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

^{**} 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

| Mechanical | Current Repair Future Replacement Maintenance | | | | | |
|-----------------------------------|---|-------------|-----------------------|-------|-----------------------|----------|
| System | % of Fail Date Estimated Cos | st Year | Estimated Cost | Cvcle | Estimated Cost | Priority |
| Component Type | Total (Years) | FY | | (Yrs) | | |
| Air Conditioning | | • | | | | • |
| Energy Source | | | | | | |
| Electricity | 100% | 2053 | * * | 1 | | |
| Conversion Equipment | | | | | | |
| Interior Pkg Unit - Cooling | 5% | 2032 | \$52,900 | 2 | \$200 | |
| | Other Observation, Extent : Light, Ar | ea Affected | : 100% | | | |
| | Location: Computer Room | | | | | |
| | Explanation: 2 Units | | | | | |
| Ext Pkg Unit - Heating/Cooling | 90% | 2036 | * * | 2 | \$3,700 | |
| ricating, cooming | Other Observation, Extent : Light, Ar | ea Affected | : 100% | | | |
| | Location: Roof | 33 | | | | |
| | Explanation: 3 Units | | | | | |
| Split Unit | 5% | 2031 | \$79,500 | | | |
| ծրու Ծոււ | Other Observation, Extent : Light, Ar | | | | | |
| | Location : Audio Visual Rooms And | | . 100/0 | | | |
| | | - | 16 | | | |
| Distribution | Explanation: 2 Units Serve Audio V | rsuai Koom | is | | | |
| CW & CHW Wtr | 5% | 2051 | * * | 4 | \$200 | |
| | 370 | 2031 | | 4 | \$200 | |
| Pipe/Pump | Other Observation, Extent : Light, Ar | na Affantad | . 1000/ | | | |
| | Location: Basement | еи Ајјестеи | . 100/0 | | | |
| | | Anna sintad | With Day Cooley | | | |
| | Explanation: Glycol Water Pumps | Associatea | with Dry Cooler | | | |
| No Component | 95% | | | | | |
| Heat Rejection | | | | | | |
| Dry Cooler | 5% | 2031 | \$15,400 | 2 | \$2,400 | |
| No Component | 95% | | | | | |
| Ventilation | | | | | | |
| Distribution | | | | | | |
| Ductwork/Diffusers | 100% | LIFE | * * | 2-5 | \$37,700 | |
| Exhaust Fans | | | | | | |
| Roof | 100% | 2031 | \$129,800 | 2 | \$2,100 | |
| Plumbing | | | | | | |
| H/C Water Piping | | | | | | |
| Brass/Copper | 100% | 2051 | * * | 1 | | |
| Water Heater With Tanks | | | | | | |
| Gas Fired | 100% | 2026 | \$16,900 | 2 | | |
| | Other Observation, Extent : Light, Are | | | | | |
| | Location: Basement | •• | | | | |
| | Explanation: Two 150-gallon Units | S | | | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Backflow Preventer | | | | | | |
| Generic | 100% | 2036 | * * | 1 | \$4,100 | |
| Generie | 10070 | 2030 | | 1 | Ψ-1,100 | |

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset #: 14126

| Mechanical | Current Repair | Current Repair Future Replacement | | Maintenance | | |
|-----------------------------|---------------------------------------|-----------------------------------|----------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year Estin FY | | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| | Low Consumption Fixtures, | Extent : Light, Area Affecte | d : 100% | | | |
| | Location : Throughout | | | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Hydraulic | 100% | LIFE | * * | | | |
| · · | Other Observation, Extent: | Light, Area Affected: 100% | 6 | | | |
| | Location : Basement To 3r | d Floor | | | | |
| | Explanation: Two Units | | | | | |
| Fire Suppression | | | | | | |
| Standpipe | | | | | | |
| Generic | 100% | 2051 | * * | 1-5 | \$35,300 | |
| Sprinkler | | | | | | |
| Generic | 100% | 2051 | * * | 1-2 | \$18,900 | |
| Fire Pump | | | | | | |
| Generic | 100% | 2040 | * * | 1 | \$12,600 | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,252,500 | \$317,400 |
| Interior Architecture | \$96,600 | \$3,606,700 |
| Electrical | \$110,100 | \$96,600 |
| Mechanical | \$4,316,600 | \$6,136,100 |
| Site Pavements | \$428,200 | |
| Total | \$6,204,000 | \$10,156,800 |
| Importance Code A | \$1,252,500 | \$317,400 |
| Importance Code B | \$4,523,300 | \$9,752,200 |
| Importance Code C | \$428,200 | \$87,200 |
| Total | \$6,204,000 | \$10,156,800 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-------------|
| Exterior Architecture | \$9,000 | | \$19,400 | |
| Interior Architecture | \$83,600 | \$22,900 | | \$1,229,400 |
| Electrical | \$23,000 | \$16,100 | \$18,900 | \$18,300 |
| Mechanical | \$52,100 | \$60,700 | \$99,400 | \$64,400 |
| Site Enclosure | \$5,400 | | | |
| Site Pavements | \$21,900 | | | |
| Elevators/Escalators | \$26,600 | \$26,600 | \$26,600 | \$26,600 |
| Total | \$221,600 | \$126,400 | \$164,400 | \$1,338,800 |
| Importance Code A | \$9,000 | | \$19,800 | |
| Importance Code B | \$147,000 | \$119,100 | \$144,700 | \$1,338,800 |
| Importance Code C | \$65,700 | \$7,300 | | |
| Total | \$221,600 | \$126,400 | \$164,400 | \$1,338,800 |



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

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

Asset #: 4381

| Architecture | Current Repair | | Futur | Future Replacement | | Maintenance | | |
|--|--|------------------------------------|------------------|---|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Dat Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 20% Now Cracking/Crumblin | \$378,500 g, Extent : Moderate | LIFE Area At | ** Sected · 30% | 5 | \$46,400 | | |
| | Location : Throug | - | , 11, 00, 11, | , | | | | |
| | Sidewalk Shed in U. Location : West E | se, Extent : Light, Ar levation | ea Affect | ed : 30% | | | | |
| | | levation Ioderate, Area Affect | ad . 100/ | : | | | | |
| | | and South Elevation. | | | | | | |
| Metal/Glass Curt Wall | 73% | | LIFE | * * | 5 | \$317,400 | | |
| Metal Panel | 2% | | 2051 | * * | 5-10 | \$31,900 | | |
| | | Extent : Light, Area | Affected | : 100% | | | | |
| | Location : Pentho | | | | | | | |
| | | al Panel Cladding C | | | | | | |
| Marble Panels | 5% | | LIFE | * * | 5 | \$8,700 | | |
| Windows | 1000/ | | 2020 | * * | _ | #10.000 | | |
| 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 | | |
| | - | Extent : Moderate, Ai | rea Affect | ted : 20% | | | | |
| | Location : Main R | oof | | | | | | |
| Soffits | 100/ | | LIEE | * * | 1 | | | |
| Glass: Special Gauge | 10% | Extent : Light, Area | LIFE Affected | | 1 | | | |
| | Location : East E | | Пуссиси | . 100/0 | | | | |
| | | iing Over Entry Ared | ı | | | | | |
| Stucco Cement | 90% | | 2036 | * * | 5 | | | |
| Staces Comen | | Extent : Light, Area | | : 100% | J | | | |
| | Location: West Elevation | | | | | | | |
| | Explanation: Ext | erior Balcony Soffits | | | | | | |
| nterior | | | | | | | | |
| Floors | 2007 | | 2025 | 01.107.3 00 | 2 | Φ12 C 10 C | | |
| Carpet | 30% | | 2027 | \$1,195,300 * * | 3 | \$136,400 | | |
| Cast in Place Concrete Ceramic Tile | 10% | | LIFE | * * | 5 | \$49,700 | | |
| | 5% 55% | | 2034 | | 5 | \$11,400 \$46,000 | | |
| Vinyl Tile | JJ70 | | 2031 | \$3,422,900 | 3 | \$46,900 | | |

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

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

Asset #: 4381

| Architecture | | Current | Repair | Futur | e Replacement | M | aintenance | |
|---|---------------|----------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Interior Walls | 100/ | | 4.2 000 | | * * | | | |
| Cast in Place Concrete | | Now | \$43,800 | LIFE | | | | |
| | | | xtent : Moderate, A ll In Boiler Room | rea Affe | cted : 2% | | | |
| Ceramic Tile | 5% | | | 2040 | * * | 5 | \$14,500 | |
| Concrete Masonry Unit | 15% | | | LIFE | * * | 5 | \$17,400 | |
| | | | , Extent : Light, Are ls, Basement | ea Affecte | ed : 5% | | | |
| 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 | 10070 | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$5,400 | 2051 | * * | | | |
| - 110 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | | | , Extent : Moderate | | ffected : 10% | | | |
| | _ | _ | Walls At Parking A | - | | ator | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2036 | * * | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | | Now | \$21,900 | 2036 | * * | | | |
| | _ | - | , Extent : Moderate vation At Entry | , Area Aj | ffected : 10% | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | | Now | \$428,200 | 2046 | * * | | | |
| | Broken/M | issing Elen | ients, Extent : Mode | erate, Ar | ea Affected : 50% | | | |
| | | | rking Area And Rai | - | | | | |
| | | | oderate, Area Affec | | 6 | | | |
| | | | rking Area And Rai | - | | | | |
| | _ | _ | xtent : Moderate, A | | cted : 20% | | | |
| | Location | ı : Rear Pa | rking Area And Rai | np | | | | |

| Electrical | Current Re | epair | Futur | e Replacement | M | aintenance | |
|-----------------------------|-----------------------------------|----------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date 1 Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

Under 600 Volts

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

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

Asset #: 4381

| Electrical | | Current F | Repair | Futur | e Replacement | M | aintenance | |
|--------------------------------|-------------|----------------------|-----------------------|------------|-----------------|-------------|--------------------|----------|
| System Component Type | | 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 | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | Location : | | | | | | | |
| | Explanation | on : One 3 | 3,000 Ampere Mair | n Disconi | nect Switch | | | |
| Switchgear / Switchboard | | | | • • • • • | 4. 4 | _ | 4-00 | |
| Fused Disc Sw | 70% | | | 2051 | ** | 5 | \$500 | |
| Fused Disc Sw | 30% | | | 2031 | \$96,600 | 5 | \$200 | |
| Raceway | 900/ | | | 2051 | * * | . 1 | | |
| Conduit | 80% | | | 2051 | * * | 1 | | |
| Conduit | 20% | | | 2041 | | 1 | | |
| Panelboards Fused Disc Sw | 5% | | | 2039 | * * | 5 | \$200 | |
| Fused Disc Sw Fused Disc Sw | 5% | | | 2039 | \$14,800 | | \$200 \$200 | |
| Molded Case Bkrs | 3% | | | 2030 | \$14,800 * * | | \$1,200 | |
| Molded Case Bkrs | 60% | | | 2039 | * * | | \$1,200 \$2,400 | |
| Wiring | 0070 | | | 2047 | | 3 | \$2,400 | |
| Thermoplastic | 70% | | | 2051 | * * | 1 | | |
| Thermoplastic | 30% | | | 2041 | * * | | | |
| Motor Controllers | 3070 | | | 2041 | | | | |
| Locally Mounted | 20% | | | 2036 | * * | 5 | \$200 | |
| Motor Control Center | 70% | | | 2036 | * * | | \$2,900 | |
| Variable Frequency | 10% | | | 2044 | * * | | Ψ2,500 | |
| Drive | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2044 | * * | 1 | \$46,200 | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | Location : | | | | | | | |
| | Explanatio | on : Autor | natic Transfer Swit | ch | | | | |
| Generators | بنندو | | | • • • • | | | * - * · * · | |
| Diesel | 100% | | | 2040 | * * | 1 | \$58,100 | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | Location : | | 075 Wil " | | | | | |
| D-#: | Explanatio | on : One 2 | 275 Kilowatts | | | | | |
| Batteries | 1000/ | | | 2024 | ¢2.400 | | ¢5 600 | |
| Lead/Acid | 100% | | | 2024 | \$2,400 | 5 | \$5,600 | |
| Fuel Storage Not Accessible | 100% | | | | | | | |
| I ighting | 10070 | | | | | | | |

Lighting

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

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

Asset #: 4381

| Electrical | Current Repair | Future Rep | olacement | M | | |
|-----------------------------|---------------------------------------|-----------------------------|---------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estim Total (Years) | ated Cost Year Esti FY | mated 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 A | Affected: 100 | % | | |
| | Location : Lobby And Som | e Areas | | | | |
| LED | 20% | 2039 | * * | | | |
| 222 | Other Observation, Extent: | | % | | | |
| | Location: Looby, 8th And | | | | | |
| | Explanation : New LED Li | | | | | |
| 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 | \$38,100 | |

| echanical | | Current F | Repair | Futur | e Replacement | M | aintenance | |
|---------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| stem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nting | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2041 | * * | 1 | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | 2-4 | \$16,300 | 2047 | * * | 4 | \$7,400 | |
| | Corroded, | Extent: M | oderate, Area Affec | eted : 15% | % | | | |
| | Location | : Air Hand | dling System Pump | P-2. Base | ement | | | |
| | Other Obs | ervation, E | xtent : Light, Area | Affected | : 100% | | | |
| | Location | : Basemen | t | | | | | |
| | Explanat | tion : 3 Pun | np Sets For Air Ha | ndling U | nits And 3 Pump S | ets For F | Perimeter Heat. | |
| Terminal Devices | - | | - | - | - | | | |
| Air Handler | 40% | | | 2026 | \$1,118,900 | 1 | \$37,100 | |
| Convector/Radiator | 20% | | | 2029 | \$243,100 | 1 | \$9,700 | |
| Fan Coil Unit/Heat | 40% | | | 2026 | \$1,474,100 | 1 | \$19,400 | |
| | Other Obs | ervation, E | xtent : Light, Area | Affected | : 60% | | | |
| | | | erimeter Of Buildir | | | | | |
| | | | Temperature Fan (| _ | S | | | |

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

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

Asset #: 4381

| Mechanical | Current | Repair | Futur | e Replacement | М | aintenance | | | |
|---|---|-----------------------------|------------|-----------------------|----------------|-----------------------|----------|--|--|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 10% | | 2039 | * * | 1 | | | | |
| Natural Gas | 90% | | 2041 | * * | 1 | | | | |
| Conversion Equipment Absorption Chiller/Direct Fire | 90% 0-2 | \$73,500 | 2031 | \$3,677,300 | 1 | \$131,500 | | | |
| | Corroded, Extent : S | Severe, Area Affectea | d : 30% | | | | | | |
| | Location: Chilled | l And Hot Water Flan | nged Con | nections To Piping | At Units | s. Basement | | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement | | | | | | | | |
| | Explanation : Doi | ıble Effect Chiller - I | Heaters. | Unit No 1 Of 3 In 1 | Repair | | | | |
| Interior Pkg Unit - | 10% | | 2025 | \$235,100 | 2 | \$900 | | | |
| Cooling Distribution | | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 100% | | 2031 | \$240,300 | 4 | \$7,400 | | | |
| Terminal Devices | | | | | | | | | |
| No Component | 90% | | | | | | | | |
| | | Extent : Light, Area | Affected | : 0% | | | | | |
| | Location: Baseme | | | | | | | | |
| | Explanation : See | Heating Units | | | | | | | |
| No Component | 10% | | | | | | | | |
| Heat Rejection | | | | | | | | | |
| Dry Cooler | 10% | | 2026 | \$68,200 | 2 | \$10,400 | | | |
| Water Cooling Tower | 90% | | 2025 | \$675,700 | 2 | \$135,900 | | | |
| entilation | | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 100% | | LIFE | * * | 2-5 | \$83,600 | | | |
| Exhaust Fans | 202/ | | 2026 | # 502.200 | 2 | #4.100 | | | |
| Interior | 90% | | 2026 | \$593,300 | 2 | \$4,100 | | | |
| Roof | 10% | | 2026 | \$28,800 | 2 | \$500 | | | |
| lumbing | | | | | | | | | |
| H/C Water Piping Brass/Copper | 100% | | 2031 | \$1,909,000 | 1 | | | | |
| Water Heater With Tanks | 10070 | | 2031 | \$1,909,000 | 1 | | | | |
| Gas Fired | 100% | | 2024 | \$16,000 | 2 | | | | |
| Gas Filed | | Extent : Light, Area | | \$16,900 | 2 | | | | |
| | Location : Baseme | - | Ајјестеи | . 100/0 | | | | | |
| | | ent 20- Gallon And 1 12: | 5 Gallar | . I mit | | | | | |
| Conitomy Dining | Explanation : 1 10 | vo- Ganon Ana 1 123 | o- Gallon | ı Onu | | | | | |
| Sanitary Piping Cast Iron | 100% | | LIFE | * * | 1 | | | | |
| Storm Drain Piping | 100/0 | | LIFE | | 1 | | | | |
| Cast Iron | 100% | | LIFE | * * | 1 | | | | |
| Sewage Ejector(s) | 100/0 | | LILE | | 1 | | | | |
| Electric | 100% | | 2026 | \$77,800 | 4 | \$6,000 | | | |
| Backflow Preventer | 100/0 | | 2020 | \$77,000 | - | \$0,000 | | | |
| Generic | 100% | | 2031 | \$66,400 | 1 | \$9,200 | | | |
| Generic | 100/0 | | 2031 | \$00,400 | 1 | \$9,200 | | | |

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

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

Asset #: 4381

| Mechanical | Current F | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------------------------|---------------------|------------|-----------------------|----------------|-----------------------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | LIFE | * * | | | |
| | Other Observation, E. | xtent : Light, Area | Affected | : 100% | | | |
| | Location: 1 Unit Fr | rom Basement To 9 | th Floor, | 2 Units From 1st | To 9th F | loor | |
| | Explanation: 3 Uni | ts | | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | 2041 | * * | 1-5 | \$75,600 | |
| Sprinkler | | | | | • | | <u>. </u> |
| Generic | 100% | | 2041 | * * | 1-2 | \$42,000 | |
| Fire Pump | | | | | | | |
| Generic | 100% | | 2034 | * * | 1 | \$28,000 | |

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

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

Page: 300

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$792,800 | \$1,452,000 |
| Interior Architecture | \$6,265,600 | \$3,822,900 |
| Electrical | \$286,000 | \$3,377,100 |
| Mechanical | \$880,800 | \$9,539,500 |
| Site Pavements | \$166,900 | |
| Total | \$8,392,200 | \$18,191,400 |
| Importance Code A | \$792,800 | \$1,528,400 |
| Importance Code B | \$7,432,400 | \$16,486,400 |
| Importance Code C | \$166,900 | \$176,600 |
| Total | \$8,392,200 | \$18,191,400 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$16,500 | \$42,800 | \$4,100 | \$22,500 |
| Interior Architecture | \$4,500 | \$63,000 | \$33,600 | \$4,500 |
| Electrical | \$55,300 | \$28,300 | \$27,400 | \$62,600 |
| Mechanical | \$71,100 | \$98,200 | \$115,700 | \$127,500 |
| Site Enclosure | \$18,100 | | | |
| Site Pavements | \$27,300 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$200,700 | \$240,300 | \$188,700 | \$225,000 |
| Importance Code A | \$42,300 | \$68,600 | \$29,900 | \$48,900 |
| Importance Code B | \$121,600 | \$171,700 | \$158,800 | \$176,100 |
| Importance Code C | \$36,800 | | | |
| Total | \$200,700 | \$240,300 | \$188,700 | \$225,000 |



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

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

Asset #: 2039

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | | |
|----------------------------|----------------|---------------------------|-------------------------------|--------------------|-----------------------|----------------|-----------------------|----------|--|
| ystem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| xterior | | | | | | | | | |
| Exterior Walls | | | | | | _ | | | |
| Fiberglass Panel | 1% | | | 2041 | * * | 5 | \$8,200 | | |
| Masonry: Brick | 86% | 3.7 | Ø150 400 | LIFE | * * | 5 | \$187,700 | | |
| Masonry: Limestone | | Now | \$170,400 | LIFE | * * | 5 | \$16,400 | | |
| | | | derate, Area Affect | ed: 5% | | | | | |
| | | : Main En | trance , Extent : Moderate | 1400 1 | Gastad . 100/ | | | | |
| | U | nscoioring. e: Main En | | e, Area Aj | jeciea : 10% | | | | |
| Granite Panels | 3% | i : Main En | ігансе | LIFE | * * | 5 | \$4,900 | | |
| Windows | 370 | | | LIFE | | | \$4,900 | | |
| Aluminum | 100% | | | 2048 | * * | 5 | \$71,600 | | |
| Parapets | 10070 | | | | | | Ψ,1,000 | | |
| Masonry: Brick | 83% | Now | \$559,200 | LIFE | * * | 5 | \$22,300 | | |
| ž | Horizonta | l Cracks, E | xtent : Moderate, A | Area Affe | cted : 40% | | | | |
| | Location | : Through | out | | | | | | |
| | Painted Si | ırfaces, Ex | tent : Light, Area A | ffected : | 50% | | | | |
| | Location | : Interior | Face | | | | | | |
| | Spalling, E | Extent : Mo | derate, Area Affect | ed : 25% | | | | | |
| | Location | : Interior | Face | | | | | | |
| Masonry: Limestone | 10% | Now | \$16,500 | LIFE | * * | 5 | \$3,400 | | |
| , | | | od, Extent : Moder | | Affected : 25% | - | | | |
| | | : Coping | | | | | | | |
| | Caulking 1 | Deteriorate | ed, Extent : Modera | te, Area | Affected : 50% | | | | |
| | Location | : Coping | | | | | | | |
| Metal Rail | 5% | | | 2037 | * * | 5-10 | \$24,300 | | |
| Granite Panels | 2% | | | LIFE | * * | 5 | \$600 | | |
| Roof | | | | | | | | | |
| Metal Panel | 15% | | | 2045 | * * | 10 | \$42,800 | | |
| Modified Bitumen | 75% | Now | \$63,200 | 2032 | \$1,264,300 | | | | |
| | Miss/Dam | aged Flash | ings, Extent : Mod | erate, Ar | ea Affected : 40% | | | | |
| | Location | : Through | out | | | | | | |
| Single Ply Membrane | 5% | | | 2037 | * * | 10 | \$7,800 | | |
| Skylight, Metal/Glass | 5% | | | 2052 | * * | 10 | \$25,900 | | |
| Soffits | | | | | | | · | | |
| Glass: Special Gauge | 25% | | | LIFE | * * | 1 | | | |
| Masonry: Limestone | 75% | | | LIFE | * * | 5 | | | |
| terior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | 10% | | | 2028 | \$627,900 | 3 | \$53,700 | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$78,400 | | |
| Ceramic Tile | 10% | | | 2041 | * * | 5 | \$35,800 | | |
| Marble Panels | 10% | | | LIFE | * * | 5 | \$26,900 | | |
| Terrazzo | 15% | | | LIFE | * * | 5 | \$42,000 | | |
| Vinyl Tile | 35% | | | 2032 | \$3,432,500 | 3 | \$47,000 | | |
| Vinyl Tile 9" X 9" | 10% | | | 2027 | \$6,265,600 | 3 | \$17,900 | | |

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

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

Asset #: 2039

| Architecture | | Current I | Repair | Futur | e Replacement | Maintenance | | | |
|-----------------------------|---------------|----------------------|---|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| nterior | - | | | - | | | | • | |
| Interior Walls | | | | | | | | | |
| 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% | ı | | LIFE | * * | 5 | \$125,000 | | |
| Ceilings | | | | | di di | _ | | | |
| AcousTileSusp.Lay-In | 25% | | | 2045 | * * | 5 | \$90,300 | | |
| Exposed Struc: Concrete | | | | 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 | * * | | | | |
| | | | Extent : N/A, Area A | | | | | | |
| | | | xiem . WA, Areu A or Enclosure | ујестеи . | 100/0 | | | | |
| | | tion : Gates | | | | | | | |
| Iron Picket | 98% | | \$9,500 | 2052 | * * | | | | |
| | | | \$9,300 ents, Extent : Mod | | | | | | |
| | | - | enis, Extent . Mod st Corner Of Build | | eu Affecteu . 176 | | | | |
| | | | st Corner Of Butta xtent : Moderate, A | _ | atad · 25% | | | | |
| | | n : Through | | пеи Ајје | neu . 2570 | | | | |
| Free Standing Walls | Locuitor | i . Inrough | <i>Jui</i> | | | | | | |
| Cast in Place Concrete | 50% | | | 2067 | * * | | | | |
| | | | Extent : N/A, Area A | | 100% | | | | |
| | | n : Rear Of | | ујесней. | 100/0 | | | | |
| | | | rator Enclosure | | | | | | |
| Maganmu Driak | 50% | | rator Enctosure | 2052 | * * | | | | |
| Masonry: Brick | | | Extent : N/A, Area A | | 100% | | | | |
| | | n : Rear Of | | ујесней. | 10070 | | | | |
| | | | rator Enclosure | | | | | | |
| Retaining Walls | Бъргини | Gene | ator Enclosure | | | | | | |
| Cast in Place Concrete | 10% | , | | 2052 | * * | | | | |
| Masonry: Brick | 65% | | \$5,700 | 2042 | * * | | | | |
| indicately. Direct | | | Extent : Moderate | | fected : 5% | | | | |
| | _ | _ | alls At Various Rai | | | | | | |
| | | | od, Extent : Moder | _ | - | | | | |
| | | | alls At Various Rai | | 00 | | | | |
| Masonry: Fieldstone | 25% | | \$2,900 | 2042 | ** | | | | |
| • | | | od, Extent : Moder | | Affected : 5% | | | | |
| | | | alls At Various Rai | | 00 | | | | |
| | | | Extent : N/A, Area A | | | | | | |
| | | | Talls At Various Rai | | | | | | |
| | | | | | | | | | |

Site Pavements

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

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

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

Asset #: 2039

| Architecture | | Current I | Repair | Futu | e Replacement | M | aintenance | | | |
|-----------------------------|---|----------------------|-----------------------|------------|-----------------------|----------------|----------------|----------|--|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| ite Pavements | | | | | | | | | | |
| Public Sidewalk | | | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2037 | * * | | | | | |
| On-Site Walkways | | | | | | | | | | |
| Asphalt | 25% | 0-2 | \$7,800 | 2035 | * * | | | | | |
| | Cracking/ | Crumbling, | Extent: Moderate | , Area Aj | ffected : 5% | | | | | |
| | Location | : Rear Of | Building | | | | | | | |
| Cast in Place Concrete | 45% | | | 2037 | * * | | | | | |
| Masonry: Granite | 5% | | | LIFE | * * | | | | | |
| Pavers/Stone | 25% | Now | \$19,500 | 2035 | * * | | | | | |
| | Broken/Missing Elements, Extent: Severe, Area Affected: 10% | | | | | | | | | |
| | Location | : Front En | itrance Area | | | | | | | |
| Parking/Driveway | | | | | | | | | | |
| Asphalt | 100% | Now | \$166,900 | 2035 | * * | | | | | |
| 1 | Broken/M | issing Elem | ents, Extent : Mode | erate, Ar | ea Affected : 5% | | | | | |
| | | : Through | | | | | | | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% | | | | | | | | | |
| | _ | : Through | | | V | | | | | |
| | | _ | Extent : Moderate, | Area Afi | fected : 5% | | | | | |
| | _ | | Dock Area | | | | | | | |

| Electrical | Current | Current Repair | | e Replacement | M | aintenance | |
|-----------------------------|---------------------------------|----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Inder 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 30% | | 2032 | \$76,400 | 5 | \$300 | |
| Fused Disc Sw | 70% | | 2052 | * * | 5 | \$800 | |
| | Other Observation, | Extent : N/A, Area A | ffected : | 100% | | | |
| | Location : New El | ectrical Room | | | | | |
| | Explanation : Mai | n Service Switch Rat | ed At 4,0 | 000 Amperes | | | |
| Switchgear / Switchboard | | | | | | | |
| Fused Disc Sw | 60% | | 2052 | * * | 5 | \$700 | |
| Molded Case Bkrs | 40% | | 2052 | * * | 5 | \$2,700 | |
| Raceway | | | | | | | |
| Conduit | 80% | | 2032 | \$583,700 | 1 | | |
| Conduit | 20% | | 2052 | * * | 1 | | |
| Panelboards | | | | | | | |
| Fused Disc Sw | 5% | | 2031 | \$31,600 | 5 | \$300 | |
| Molded Case Bkrs | 25% | | 2031 | \$158,200 | 5 | \$1,700 | |
| Molded Case Bkrs | 30% | | 2040 | * * | 5 | \$2,100 | |
| Molded Case Bkrs | 40% | | 2048 | * * | 5 | \$2,700 | |

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

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

Asset #: 2039

| Electrical | Current Repair | Future | Future Replacement | | aintenance | |
|------------------------------------|--|------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated C Total (Years) | ost Year I FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | |
| Wiring | | | | | | |
| Braided Cloth | 10% 2-4 \$111,50 | | ** | 1 | | |
| | Insulation Aged, Extent : Moderate, Location : Old Section | , Area Affected | : 100% | | | |
| Thermoplastic | 50% | 2052 | * * | 1 | | |
| Thermoplastic | 40% | 2042 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 30% | 2030 | \$13,900 | 5 | \$500 | |
| Locally Mounted | 70% | 2045 | * * | 5 | \$1,200 | |
| Ground | | | | | | |
| Grounding Devices | | _ | | | | |
| Generic | 100% | LIFE | * * | 5 | \$3,800 | |
| | Other Observation, Extent : N/A, An | | 00% | | | |
| | Location : Sub-basement In The B | Boiler Room | | | | |
| | Explanation : Metal Water Pipe | | | | | |
| Stand-by Power | | | | | | |
| Transfer Switches | 1000/ | 2045 | * * | | 400.200 | |
| Automatic | 100% | 2045 | * * | 1 | \$80,300 | |
| Generators | 1000/ | 2041 | * * | | Ø101 100 | |
| Diesel | 100% | 2041 | | 1 | \$101,100 | |
| | Other Observation, Extent: N/A, An | rea Affectea : 1 | 00% | | | |
| | Location : Outside The Building Explanation : 810 Kilowatts Diese | al Canavatan | | | | |
| Batteries | Explanation . 810 Kilowatis Diese | ei Generator | | | | |
| Nickel Cadmium | 100% | 2027 | \$2,400 | 5 | \$58,200 | |
| | 10070 | 2027 | \$2,400 | | \$38,200 | |
| Fuel Storage Main Tank | 100% | 2060 | * * | 5 | | |
| Main Tank | Other Observation, Extent: N/A, A | | | 3 | | |
| | Location: Outside | eu zijjecieu . T | 0070 | | | |
| | Explanation: 4800 Gallon Capac | eitv | | | | |
| Lighting | Empirimenton : 1000 Guiton Cupuc | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 55% | 2032 | \$2,427,100 | 10 | \$131,700 | |
| 1 1001 200 2110 | T-12 Lamps And Fixtures, Extent : I | | | 10 | ψ101,700 | |
| | Location : Throughout The Buildi | | | | | |
| Fluorescent | 40% | 2037 | * * | 10 | \$95,800 | |
| Tuorescent | T-8 Lamps And Fixtures, Extent : Li | | ted · 100% | 10 | \$75,000 | |
| | Location: Hallways And New Add | 0 00 | . 10070 | | | |
| Fluoroscent | 5% | 2037 | * * | 10 | \$12,000 | |
| Fluorescent | 5% Other Observation, Extent : Modera | | | 10 | \$12,000 | |
| | | ме, Агеа Ајјесі | еи . 10070 | | | |
| | Location : Hallways Explanation : Compact Fluoresce | nt Light Einter | 25 | | | |
| Earnaga Lighting | Explanation . Compact Fluoresce | nı Ligni Fixiure | <u>်</u> | | | |
| Egress Lighting Emergency, Service | 50% | 2037 | * * | 1 | | |
| Exit, Service | 50% | 2037 | * * | 1 | | |
| EAII, SCIVICE | JU / 0 | 2037 | | 1 | | |

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

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

Asset #: 2039

| Electrical | C | urrent Repa | ir | Futur | e Replacement | М | aintenance | | |
|-----------------------------|---|------------------------|-----------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | ,,,,, | nil Date Est Years) | imated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Lighting | | | | | | | | | |
| Exterior Lighting | | | | | | | | | |
| HID | 30% | | \$36,200 | 2037 | ** | | | | |
| | - | - | Moderate, Ared | ı Affected | d : 10% | | | | |
| | Location : I | Building Exte | erior | | | | | | |
| 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 | n : CCTV Sui | veillance Can | ieras | | | | | |
| Fire/Smoke Detection | | | | | | | | | |
| No Component | 50% | | | | | | | | |
| Generic, Analog | 50% | Now | \$66,700 | 2040 | * * | 1-3 | \$73,100 | | |
| | Other Observ | vation, Exten | t : Moderate, 2 | Area Affe | cted : 100% | | | | |
| | Location: Throughout The Building | | | | | | | | |
| | | | | | yed 12 Trouble Ald | arms And | Ground Default. | | |
| | Strobe Ligh | ts, Horns, M | anual Pull Sta | tıons, Alc | ırm Bells | | | | |

| echanical | Current R | epair Futu | re Replacement | M | aintenance | |
|---|-----------------------------------|---|-----------------------|----------------|-----------------------|---------|
| rstem Component Type | % of Fail Date Total (Years) | Estimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| ating | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | 2042 | * * | 1 | | |
| Conversion Equipment | | | | | | |
| Steam Boiler | 100% | 2037 | * * | 1 | \$258,500 | |
| | Other Observation, Ex | ctent : N/A, Area Affected : | 100% | | | |
| | Detention Explanation : 3 Larg | riminal Court, District Att te High Pressure Steam Un Other Nearby City Buildin | nits And 1 Small Un | | · | |
| Distribution | | | | | | |
| Hot Wtr Piping/Pump | 10% | 2040 | * * | 4 | \$1,900 | |
| Central Plant Steam Piping/Pmp | 90% | 2042 | * * | 4 | \$11,600 | |
| Terminal Devices | | | | | | |
| Air Handler | 20% | 2032 | \$973,400 | 1 | \$32,300 | |
| Convector/Radiator | 70% | 2037 | * * | 1 | \$59,000 | |
| Fan Coil Unit/Heat | 10% | 2032 | \$641,200 | 1 | \$8,400 | |
| r Conditioning | | | | | | |
| Energy Source | | | | | | |
| Energy Source | | | | | | |
| Electricity | 80% | 2040 | * * | 1 | | |

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

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

Asset #: 2039

| Mechanical | | Current l | Repair | Futu | e Replacement | M | aintenance | |
|--------------------------------|----------|---------------------------------------|-----------------------------|-------------------|-----------------------|--------|-----------------------|----------|
| System | % of | Fail Date | Estimated Cost | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
| Component | Total | (Years) | | FY | | (Yrs) | | |
| Type | | | | | | | | |
| ir Conditioning | | | | | | | | |
| Conversion Equipment | 1.00/ | | | 2025 | * * | 1 | ¢20,200 | |
| Centrifugal, Elec Chiller | | | ¢114.500 | 2035 | | 1 1 | \$28,200 | |
| Reciprocating Compr/Chiller | 30% | Now | \$114,500 | 2032 | \$1,144,700 | 1 | \$32,700 | |
| | | | ere, Area Affected : | 20% | | | | |
| | | - | nits In Penthouse | | | | | |
| | | igerant, Ex n : Basemer | tent : Light, Area A् ıt | ffected : | 40% | | | |
| | | | Extent : N/A, Area A | Iffected : | 40% | | | |
| | | n : Basemer | | 55 | | | | |
| | Explana | tion : Rotai | ry Screw Compress | ors | | | | |
| Ext Pkg Unit - | 20% | | \$521,400 | 2042 | * * | 2 | \$2,600 | |
| Heating/Cooling | - | _ | nt : Severe, Area A | ffected : | 100% | | | |
| | | n : Lower Ro | - | | | | | |
| | | | Extent: Moderate, | , Area A <u>f</u> | fected : 100% | | | |
| | | n : Lower Ro | • | | | | | |
| | | | Extent : N/A, Area A | !ffected : | 100% | | | |
| | | n : Lower Ro | · | | | | | |
| | Explana | tion : Two | 40 Ton Units | | | | | |
| Split Unit | 15% | | | 2032 | \$921,200 | | | |
| | | | tent : Light, Area A | ffected : | 15% | | | |
| | Location | - | | | | | | |
| | | | Extent : Light, Area | | : 100% | | | |
| | | | In Rear Yard And R | | | | | |
| | | | it On Rooftop, 2 Ur | | | | | |
| Window/Wall Unit | 25% | 1 | | 2027 | \$244,900 | 1 | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr | 75% | | | 2042 | * * | 4 | \$9,600 | |
| Pipe/Pump | | | | | | | | |
| No Component | 25% | <u> </u> | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 75% | | | 2032 | \$3,763,800 | 1 | \$121,100 | |
| No Component | 25% | l | | | | | | |
| Heat Rejection | 4 = 0 / | | | | | _ | 00-000 | |
| Air Cooled Condenser | 15% | | | 2032 | \$112,300 | 2 | \$27,300 | |
| Unit | 600/ | | | 2022 | Φ 7 02 000 | 2 | Ø1.77.600 | |
| Water Cooling Tower | 60% | | | 2033 | \$783,800 | 2 | \$157,600 | |
| No Component | 25% | · | | | | | | |
| Tentilation | | | | | | | | |
| Distribution | 10007 | | | TIPE | * * | 2.5 | ¢145.500 | |
| Ductwork/Diffusers | 100% | · · · · · · · · · · · · · · · · · · · | | LIFE | ν · · | 2-5 | \$145,500 | |
| Exhaust Fans | 0007 | | | 2022 | Ф1 0 22 400 | 2 | Ф 7.0 00 | |
| Interior | 90% | | | 2032 | \$1,032,400 | 2 | \$7,200 | |
| Roof | 10% | | | 2032 | \$50,200 | 2 | \$800 | |

Plumbing

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

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

Asset #: 2039

| Mechanical | Current Repa | ir Future | Replacement | M | | |
|-----------------------------|-------------------------------------|-----------------------------|----------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Est Total (Years) | imated Cost Year F 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 | \$25,800 | |
| 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 | \$8,300 | |
| Backflow Preventer | | | | | | |
| No Component | 90% | | | | | |
| Generic | 10% | 2037 | * * | 1 | \$1,600 | |
| | Other Observation, Exten | t : N/A, Area Affected : 10 | 00% | | | |
| | Location: Basement | | | | | |
| | Explanation : Serving C | ooling Equipment | | | | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 50% | LIFE | * * | | | |
| | Other Observation, Exten | | 00% | | | |
| | Location: Basement To | 3rd Floor | | | | |
| | Explanation : One Freig | ht Unit | | | | |
| Hydraulic | 50% | LIFE | * * | | | |
| 3 | Other Observation, Exten | t : N/A, Area Affected : 10 | 00% | | | |
| | Location : Basement To | | | | | |
| | Explanation : One Passe | enger Unit | | | | |
| Fire Suppression | 4 | <u> </u> | | | | |
| Standpipe | | | | | | |
| Generic | 100% | 2052 | * * | 1-5 | \$131,600 | |
| Sprinkler | | | | | | |
| No Component | 50% | | | | | |
| Generic | 50% | 2042 | * * | 1-2 | \$36,600 | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$2,545,600 | \$2,426,600 |
| Interior Architecture | \$1,051,600 | \$3,968,800 |
| Electrical | \$902,300 | \$4,461,500 |
| Mechanical | \$11,388,500 | \$3,693,000 |
| Site Pavements | \$242,800 | |
| Total | \$16,130,800 | \$14,550,000 |
| Importance Code A | \$2,545,600 | \$5,450,900 |
| Importance Code B | \$13,285,200 | \$5,639,500 |
| Importance Code C | \$300,000 | \$3,459,600 |
| Total | \$16,130,800 | \$14,550,000 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$28,600 | | \$66,100 | |
| Interior Architecture | \$141,700 | \$11,900 | | \$62,100 |
| Electrical | \$66,700 | \$44,800 | \$56,400 | \$44,800 |
| Mechanical | \$94,400 | \$75,200 | \$156,400 | \$89,100 |
| Site Enclosure | \$6,900 | | | |
| Site Pavements | \$21,000 | | | |
| Elevators/Escalators | \$54,300 | \$54,300 | \$54,300 | \$54,300 |
| Total | \$413,500 | \$186,200 | \$333,200 | \$250,300 |
| Importance Code A | \$42,800 | \$14,600 | \$80,900 | \$22,900 |
| Importance Code B | \$347,400 | \$171,600 | \$252,300 | \$221,600 |
| Importance Code C | \$23,300 | | | \$5,800 |
| Total | \$413,500 | \$186,200 | \$333,200 | \$250,300 |



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

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

Asset #: 4375

| rchitecture | Current | Repair | Futur | e Replacement | M | aintenance | | | | |
|----------------------------|--|----------------------|------------|-----------------------|----------------|-----------------------|----------|--|--|--|
| ystem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| kterior | | | | | | | | | | |
| Exterior Walls | | | | | _ | | | | | |
| Masonry: Brick | 5% | 0.10.7.000 | LIFE | ** | 5 | \$11,900 | | | | |
| Masonry: Granite | 10% Now | \$185,300 | LIFE | ** | 5 | \$17,800 | | | | |
| | Joint Mortar Miss/E Location : South A | | ate, Area | Affected: 5% | | | | | | |
| | | | ag Affaati | ad · 50/ | | | | | | |
| | Recent Repair Evident, Extent: N/A, Area Affected: 5% Location: Throughout | | | | | | | | | |
| | Water Penetration, Extent: Severe, Area Affected: 5% | | | | | | | | | |
| | | Level 1 Garage At S | | | | | | | | |
| Metal/Glass Curt Wall | 12% Now | \$237,900 | LIFE | * * | 5 | \$53,400 | | | | |
| Wictal/Glass Curt Wall | Water Penetration, I | | | eted · 15% | 3 | \$55,400 | | | | |
| | Location: 1st Floo | | 119900 | | | | | | | |
| Metal/Glass Curt Wall | 13% | | LIFE | * * | 5 | \$57,900 | | | | |
| Metal Panel | 10% | | 2051 | * * | 5-10 | \$163,300 | | | | |
| ivietai i tiitei | Other Observation, | Extent : Light, Area | | : 100% | 5 10 | Ψ105,500 | | | | |
| | Location : Mechan | 0 | 33 | | | | | | | |
| | Explanation : Meta | al Louvers | | | | | | | | |
| Metal Coiling Doors | 5% | | 2036 | * * | 5 | \$37,100 | | | | |
| 2 | Corrosion/Rusting, I | Extent : Light, Area | Affected . | : 5% | | | | | | |
| | Location: South Side Along 90th Avenue | | | | | | | | | |
| Panel: Limestone | 9% Now | \$572,400 | LIFE | * * | 5 | \$16,000 | | | | |
| | Joint Mortar Miss/E | rod, Extent : Moder | ate, Area | Affected : 15% | | | | | | |
| | Location : Various | Locations Through | out | | | | | | | |
| | Water Penetration, I | Extent : Moderate, A | lrea Affec | eted : 5% | | | | | | |
| | Location: Stair G | - Grade Level And | Lower Le | evel 1 | | | | | | |
| Panel: Limestone | 36% | | LIFE | * * | 5 | \$64,100 | | | | |
| Windows | | | | | | | | | | |
| Aluminum | 80% Now | \$14,300 | 2047 | * * | 5 | \$7,500 | | | | |
| | Water Penetration, I | | lrea Affec | eted : 5% | | | | | | |
| | Location: 5th Floo | or, Room 506 | | | | | | | | |
| Glass Block | 10% | | LIFE | * * | 5 | \$1,200 | | | | |
| Metal Louvers | 10% | | 2040 | * * | 10 | \$11,800 | | | | |

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

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

Asset #: 4375

| chitecture | | Current l | Repair | Futur | e Replacement | M | aintenance | |
|----------------------------|---------------|---------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| stem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| erior | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Granite | 10% | | | LIFE | * * | 5 | \$1,400 | |
| Metal Panel | 10% | | \$4,600 | 2041 | * * | 5 | \$2,200 | |
| | | issing Elem : Penthous | ents, Extent : Mod se Roof | erate, Ar | ea Affected : 5% | | | |
| Metal Rail | 10% | 4+ | \$3,800 | 2044 | * * | 5 | \$8,200 | |
| | | /Rusting, E : Through | xtent : Moderate, A out | lrea Affe | cted : 30% | | | |
| Panel: Limestone | 30% | Now | \$228,600 | LIFE | * * | 5 | \$3,800 | |
| | Location | : Through | ed, Extent : Modera out | | | | , | |
| | _ | nscoloring : Coping I | Extent : Moderate | e, Area Aj | ijeciea : 35% | | | |
| Damal, I : | | . Coping | none | LIEE | * * | - | ΦA 400 | |
| Panel: Limestone | 35% | 4.1 | \$5,000 | LIFE | * * | 5 | \$4,400 | |
| Weathering Steel | 5% | 4+ | \$5,900 | LIFE | | 1 | | |
| | | | Extent : Light, Area | | | | | |
| | | • | pports - Mechanica osion Of Non-weati | | | | | |
| Roof | Ехрини | non . Corre | sion Of Non-wear | iering si | eei | | | |
| IRMA/Protected | 27% | Now | \$166,800 | 2031 | \$833,900 | | | |
| Membrane | 2770 | 11011 | Ψ100,000 | 2031 | ψ033,700 | | | |
| | | ad/Misposn : Penthous | , Extent : Moderate se Roof | e, Area Ą | ffected : 25% | | | |
| | Miss/Dam | aged Flash | ings, Extent : Mod | erate, Ar | ea Affected : 15% | | | |
| | Location | : Penthou | se | | | | | |
| | | etration, E : Stair B | xtent : Moderate, A | rea Affe | cted : 5% | | | |
| IRMA/Protected Membrane | 33% | | | 2031 | \$1,019,200 | 10 | \$43,500 | |
| Plaza Roof: Stone Panel | s 25% | Now | \$503,100 | 2061 | * * | | | |
| | | | xtent : Severe, Area | | | | | |
| | | : Over Ba Courtyard | sement Parking Ga | rage - W | est And South Face | ades, Ma | in Entrance And | |
| Sloped Glazing | 15% | Now | \$651,500 | LIFE | * * | 5 | \$263,400 | |
| | Gut/DS No | on Func/M | iss, Extent : Severe, | Area Af | fected : 25% | | | |
| | Location | : Atrium | | | | | | |
| | Water Pen | etration, E | xtent : Moderate, A | rea Affe | cted : 25% | | | |
| | Location | : Atrium | | | | | | |
| Soffits | | | | | | | | |
| Masonry: Limestone | 75% | | | LIFE | * * | 5 | \$3,600 | |
| Metal Panel | 25% | | | 2051 | * * | 5-10 | \$10,900 | |

Interior

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

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

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

Asset #: 4375

| Architecture | | Current I | Repair | Futur | e Replacement | M | aintenance | | |
|-----------------------------|--|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | | Now | \$124,700 | 2030 | \$1,247,100 | 3 | \$106,700 | | |
| | | | : Moderate, Area A | | 10% | | | | |
| | Location | : 3rd Floo | r Offices And Thro | ughout | | | | | |
| Cast in Place Concrete | | Now | \$159,900 | LIFE | * * | 5 | \$207,500 | | |
| | Cracking/Crumbling, Extent: Moderate, Area Affected: 15% | | | | | | | | |
| | | : Boiler R | | | | | | | |
| | Water Pen | etration, E | xtent : Severe, Area | Affected | l : 10% | | | | |
| | Location | : North Ed | ast Corner At Sub-b | pasement | | | | | |
| Ceramic Tile | 5% | | | 2040 | * * | 5 | \$23,700 | | |
| Cork Tile | 10% | 0-2 | \$94,800 | 2051 | * * | 5 | \$20,800 | | |
| | Worn/Erod | ded, Extent | : Moderate, Area A | Iffected : | 15% | | | | |
| | Location | : Courtro | om 301 | | | | | | |
| Terrazzo | 15% | | | LIFE | * * | 5 | \$55,600 | | |
| Vinyl Tile | 35% | Now | \$90,900 | 2036 | * * | 3 | \$62,300 | | |
| | Worn/Ero | ded, Extent | : Severe, Area Affe | cted : 40 | % | | | | |
| | Location | : Lower L | evels 1 And 2 And 0 | Court Ro | oms Behind Bench | : | | | |
| Interior Walls | | | | | | | | | |
| Concrete Masonry Unit | | Now | \$57,200 | LIFE | * * | 5 | \$12,300 | | |
| | _ | _ | Extent: Moderate | , Area Af | fected : 10% | | | | |
| | | : Boiler R | | | | | | | |
| | | | xtent : Severe, Area | | l : 10% | | | | |
| | Location | i : Basemer | it And Sub-basemer | ıt | | | | | |
| Fabric on Framing | 15% | | | 2032 | \$3,459,600 | 5 | \$11,500 | | |
| Glass: Single Pane | 5% | | | LIFE | * * | 5 | \$5,800 | | |
| Gypsum Board | 40% | | \$17,000 | LIFE | * * | 5 | \$36,800 | | |
| | | | xtent : Moderate, A | rea Affec | eted : 5% | | | | |
| | Location | : 1st And. | 3rd Floor Offices | | | | | | |
| Granite Panels | 5% | | | LIFE | * * | | | | |
| Marble Panels | 10% | | | LIFE | * * | | | | |
| Wood | 5% | | | LIFE | * * | 5 | \$30,700 | | |

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

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

Asset #: 4375

| Architecture | | Current | Repair | Future Replacement | | M | Maintenance | |
|---|-------------------------------------|--------------------------------|--|-----------------------|-----------------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Ceilings AcousTileConcealSpLn | Staining/L | _ | \$189,100 , Extent : Moderate om Ceilings And Th | | | 5 | \$74,100 | |
| AcousTileSusp.Lay-In | Staining/L Location Water Pen | ı: 5th Floo | xtent : Moderate, A | | | 5 | \$83,000 | |
| Exposed Struc: Concrete | Cracking/ Location Water Per | n : Basemer netration, E | \$281,700 Extent : Light, Are at And Sub-basemen extent : Moderate, A nt And Sub-basemen | ıt, Garaş rea Affe | ges cted : 15% | 5 | \$14,800 | |
| Exposed Struc: Steel Gypsum Board | Location Water Pen | Now Crumbling 1: Atrium, | xtent : Severe, Area | · | | 5 | \$88,900 | |
| Site Enclosure Fence/Gates Iron Picket | | | \$3,800 Extent : Light, Area out | 2066 Affected | * * | | | |
| Retaining Walls Cast in Place Concrete | Cracking/ Location Water Per | n : Ramp To netration, E | \$3,100 Extent : Moderate Lower Garage xtent : Moderate, A Lower Garage | · | | | | |
| Site Pavements Public Sidewalk Cast in Place Concrete | _ | | \$18,500 Extent : Light, Are | 2044 va Affecto | * * ed : 5% | | | |

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

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

Asset #: 4375

| Architecture | Current Re | pair | Future | Replacement | Ma | aintenance | |
|---|--|--|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date I Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Pavements On-Site Walkways | | | | | | | |
| Cast in Place Concrete | 25% Now Cracking/Crumbling, E Location : Stair At 90 | | 2044 , Area Aff | * * Cected : 10% | | | |
| Masonry: Granite | 75% Now Loose Units, Extent: M Location: Along Sutp Misaligned/Bulging, Ex Location: Along Sutp Sinking/Subsiding, Exte Location: Along Sutp | ohin Boulevard xtent : Moderate, ohin Boulevard ent : Light, Area A | Area Affe | ected : 5% | | | |
| Parking/Driveway Cast in Place Concrete | 100% 0-2 Cracking/Crumbling, E Location : Garage En | _ | 2044 a Affected | * * d : 10% | | | |

| lectrical | Current Repair | Future Repla | cement | М | aintenance | | | | | |
|----------------------------|--|---------------------|------------|----------------|-----------------------|----------|--|--|--|--|
| vstem Component Type | % of Fail Date Estimated Co Total (Years) | st Year Estim FY | ated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | | |
| nder 600 Volts | | | | | | | | | | |
| Service Equipment | | | | | | | | | | |
| Fused Disc Sw | 100% | 2041 | * * | 5 | \$1,400 | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location : Electrical Room | | | | | | | | | |
| | Explanation : Thre Electrical Servio Indicated That The Switchgear Is H Evaluate This Issue. | | • | | | | | | | |
| Transformers | | | | | | | | | | |
| Dry Type | 100% | 2036 | * * | 5 | \$1,200 | | | | | |
| | Other Observation, Extent : Light, Ar | ea Affected : 100% | | | | | | | | |
| | Location : Electrical Room, Genera | ator Room, Boiler R | ?oom | | | | | | | |
| | Explanation: Three 45 Kilovolt-am | pere, Two 30 Kilov | olt-ampere | 480/208 | 8/120 Volts | | | | | |
| Switchgear / Switchboard | | | | | | | | | | |
| Air Circuit Breaker | 100% | 2041 | * * | 5 | \$1,700 | | | | | |
| Raceway | | | | | | | | | | |
| Conduit | 100% | 2041 | * * | 1 | | | | | | |
| Panelboards | | | | | | | | | | |
| Fused Disc Sw | 10% | 2039 | * * | 5 | \$700 | | | | | |
| Molded Case Bkrs | 90% | 2039 | * * | 5 | \$7,600 | | | | | |
| Wiring | | | | | ` | | | | | |
| Thermoplastic | 100% | 2041 | * * | 1 | | | | | | |

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

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

Asset #: 4375

| Electrical | Cı | urrent F | Repair | Futur | e Replacement | М | aintenance | | | |
|----------------------------------|--|-------------------|-------------------------------|------------|-----------------------|----------------|-----------------------|---------|--|--|
| System Component Type | | il Date Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | | |
| Under 600 Volts | | | | | | | | | | |
| Motor Controllers | | | | | | | | | | |
| Locally Mounted | 5% | | | 2036 | * * | 5 | \$100 | | | |
| Motor Control Center | 80% | | | 2036 | * * | 5 | \$7,000 | | | |
| Variable Frequency Drive | 10% N | low | \$86,500 | 2051 | * * | | | | | |
| | Not Functioni | ng, Exte | ent : Severe, Area A | Affected : | 100% | | | | | |
| | Location : M | 1echani | cal Rooms | | | | | | | |
| Variable Frequency Drive | 5% | | | 2029 | \$43,300 | | | | | |
| Ground Ground | | | | | | | | | | |
| Grounding Devices | | | | | | | | | | |
| Generic | 100% | E | | LIFE | ** | 5 | \$4,700 | | | |
| | Location : W | | xtent: Light, Area | Ајјестеа | : 100% | | | | | |
| | | | eier Room Water Mains With | Eine Co | manata Cuanad Ca | | ~ | | | |
| Stand by Davian | Explanation | : rive- | water mains with | rive- se | parate Grouna Co. | nnections | y | | | |
| Stand-by Power Transfer Switches | | | | | | | | | | |
| Automatic | 90% | | | 2036 | * * | 1 | \$88,400 | | | |
| Automatic | 10% N | Jow | \$10,300 | 2051 | * * | 1 | \$8,800 | | | |
| Tatomane | Other Observation, Extent : Severe, Area Affected : 100% | | | | | | | | | |
| | | | ic Transfer Switch . | | | chanical | Room | | | |
| | | | natic Transfer Swit | | | | | | | |
| Generators | | | | | | | | | | |
| Diesel | 100% | | | 2034 | * * | 1 | \$123,600 | | | |
| | Other Observe | ation, E. | xtent : Light, Area | Affected | : 100% | | | | | |
| | Location: Re | oof | | | | | | | | |
| | Explanation | : Emerg | gency Generator R | ated At I | 1400 Kilowatts | | | | | |
| Batteries | | | | | | _ | | | | |
| Lead/Acid | 100% | | | 2024 | \$2,400 | 5 | \$11,800 | | | |
| Fuel Storage | | | | | | | | | | |
| Day Tank | 50% | | | 2039 | * * | 5 | | | | |
| | | | xtent : Light, Area | Affected | : 100% | | | | | |
| | Location : C | | | | | | | | | |
| | | : 250 G | Gallons Rated Capa | icity | | | | | | |
| Main Tank | 50% | | | 2046 | * * | 5 | | | | |
| | | | xtent : Light, Area | Affected | : 100% | | | | | |
| | Location : B | | | | | | | | | |
| | Explanation | : 4.500 | Gallon Capacity | | | | | | | |

Lighting

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

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

Asset #: 4375

| Electrical | Current Repair | Futur | e Replacement | M | | | |
|-----------------------------|---|------------|-----------------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| ighting | | | | | | | |
| Interior Lighting | -00/ | • • • • • | 00000000 | 4.0 | 0001000 | | |
| Fluorescent | 70% | 2031 | \$3,368,100 | 10 | \$204,900 | | |
| | Other Observation, Extent: Light, Are | a Affected | : 100% | | | | |
| | Location: Throughout The Building | | | | | | |
| 771 | Explanation: T-8 Lamps | | | | | | |
| Fluorescent | 10% | 2031 | \$481,200 | 10 | \$29,300 | | |
| | Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways | | | | | | |
| | • | | | | | | |
| LED | Explanation : Compact Fluorescent | - | * * | | | | |
| LED | 20% | 2039 | | | | | |
| | Other Observation, Extent: Light, Are | | | | | | |
| | Location: Garage, 1st, 2nd, 5th Floo | | | | | | |
| Egress Lighting | Explanation : LED Fixtures Installed | 2 Tears A | .go. | | | | |
| Emergency, Service | 50% | 2031 | \$97,400 | 1 | | | |
| Exit, LED | 50% | 2046 | \$97, 4 00 ** | 1 | | | |
| Exterior Lighting | 3070 | 2040 | | | | | |
| LED | 20% | 2036 | * * | | | | |
| 222 | Other Observation, Extent : Light, Are | | : 100% | | | | |
| | Location: Building Exterior | 33 | | | | | |
| | Explanation : LED Fixtures Installed | 3 Years A | go. | | | | |
| No Component | 80% | | | | | | |
| Marm | | | | | | | |
| Security System | | | | | | | |
| No Component | 60% | | | | | | |
| Generic | 40% | 2031 | \$237,500 | 1 | \$47,700 | | |
| | Other Observation, Extent: Light, Are | | : 100% | | | | |
| | Location: Public Spaces And Outside | | | | | | |
| F' (0 1 D : .' | Explanation : CCTV Surveillance Co | amera Sys | tems | | | | |
| Fire/Smoke Detection | 100% | 2026 | ¢015 700 | 1.2 | ¢106 700 | | |
| Generic, Digital | 100% Other Observation, Extent : Light, Are | | \$815,700 | 1-3 | \$196,700 | | |
| | Location: Throughout The Building | и Ајјестеа | . 10070 | | | | |
| | Explanation: Strobe Lights, Alarm B | olls Mam | ual Pull Stations | lmoka Da | tectors Horns | | |
| | System Is Being Assessed To Be Repl | | iai i uii Siaiions, S | токе Де | ieciors, 110rns. | | |

| Mechanical | | 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% 2041

Fuel

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

Location: Lower Level 2

Explanation: One 5,000 Gallon Oil Tank

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

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

Asset #: 4375

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | | | |
|-----------------------------|--|--|---------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | | l Date E ears) | 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 I | Boilers | | | | | |
| HTHW/HW Exchanger | 10% | | | 2027 | \$8,300 | 2 | \$2,000 | | |
| 8 | Other Observa | Other Observation, Extent : Moderate, Area Affected : 100% | | | | | | | |
| | Location : Fifth Floor Penthouse | | | | | | | | |
| | | | | it Servin | g 2 Rooftop Air Co | nditionin | ng Units. | | |
| Distribution | | | | | 3 0 1 | | <u> </u> | | |
| Hot Wtr Piping/Pump | 95% 0 |)-2 | \$65,700 | 2039 | * * | 4 | \$14,900 | | |
| 1 8 1 | | | tent : Moderate, | | fected : 5% | | , , , | | |
| | Location : De | amage Fr | rom Leaks Above | . Sub-ba | sement | | | | |
| No Component | 5% | | | | | | | | |
| Terminal Devices | | | | | | | | | |
| Convector/Radiator | 49% | | | 2036 | * * | 1 | \$50,500 | | |
| Convector/Radiator | 1% N | ow | \$15,500 | 2051 | * * | 1 | \$900 | | |
| | Leak Evident, | Extent : N | Moderate, Area A | ffected : | 100% | | | | |
| | Location: First Floor, Ruptured Base Board Radiator Piping | | | | | | | | |
| No Component | 50% | | | | | | | | |
| r to compenent | Other Observation, Extent: Light, Area Affected: 0% | | | | | | | | |
| | Location : Ro | | em . Eig.ii, iii eu | 11,500000 | . 0,0 | | | | |
| | | | Conditioning Un | iits | | | | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | | | | | | | | | |
| Electricity | 100% | | | 2039 | * * | 1 | | | |

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

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

Asset #: 4375

| 70% R-22 Refrige Location: Other Obser Location: Explanation 5% Malfunction | erant, Exten Refrigerativation, Exte Refrigeration: 3 Scroll 0-2 | t: Light, Area A on Room ent: Light, Area on Room, Basem Compressor Ch \$250,100 | Affected ent illers | | Cycle (Yrs) | Estimated Cost \$241,800 | Priority | | |
|---|--|--|--|---|--|--|---|--|--|
| R-22 Refrige Location: Other Obser Location: Explanation 5% Malfunction | Refrigeration, Externation, Externation and the Refrigeration is a Scroll 0-2 | on Room ent : Light, Area on Room, Basem Compressor Ch | ffected : Affected eent illers | 70% | 1 | \$241,800 | | | |
| R-22 Refrige Location: Other Obser Location: Explanation 5% Malfunction | Refrigeration, Externation, Externation and the Refrigeration is a Scroll 0-2 | on Room ent : Light, Area on Room, Basem Compressor Ch | ffected : Affected eent illers | 70% | 1 | \$241,800 | | | |
| R-22 Refrige Location: Other Obser Location: Explanation 5% Malfunction | Refrigeration, Externation, Externation and the Refrigeration is a Scroll 0-2 | on Room ent : Light, Area on Room, Basem Compressor Ch | ffected : Affected eent illers | 70% | 1 | \$241,800 | | | |
| Location: Other Obser Location: Explanation 5% Malfunction | Refrigeration, Externation, Externation and the Refrigeration is a Scroll 0-2 | on Room ent : Light, Area on Room, Basem Compressor Ch | Affected ent illers | | | | | | |
| Other Obser Location: Explanatio 5% Malfunction | vation, Exte Refrigeration: 3 Scroll 0-2 | ent : Light, Area on Room, Basem Compressor Ch | ent illers | : 70% | | | | | |
| Location: Explanation 5% Malfunction | Refrigeration: 3 Scroll 0-2 | on Room, Basem Compressor Ch | ent illers | : 70% | | | | | |
| Explanation 5% Malfunction | 0-2 | Compressor Ch | illers | | | | | | |
| 5% Malfunction | 0-2 | | | | | | | | |
| Malfunction | | \$250,100 | | | | | | | |
| - | | | 2036 | * * | 2 | \$800 | | | |
| Location : | Malfunctioning, Extent: Moderate, Area Affected: 100% | | | | | | | | |
| Location: Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5 | | | | | | | | | |
| 5% | | | 2025 | \$250,100 | 2 | \$1,000 | | | |
| 5% | | | 2026 | \$265,700 | 2 | \$1,000 | | | |
| Location: | Penthouse I | Roof | | | | | | | |
| | | - | Affected | : 10% | | | | | |
| | | | | | | | | | |
| | n : I Roofte | op Package Unit | | | | | | | |
| | | | | | 2 | \$1,000 | | | |
| | | tent : Light, Are | a Affecte | d : 100% | | | | | |
| 1% | 0-2 | \$200 | 2024 | \$12,000 | 1 | | | | |
| Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement | | | | | | | | | |
| | | | Car 11 E | Equipment Room. U | Init Freez | es; Appears Not | | | |
| 9% | | | | | | | | | |
| | | | | | | | | | |
| 70% | | | 2031 | \$325,700 | 4 | \$11,000 | | | |
| | | | | | | | | | |
| 30% | | | | | | | | | |
| | | | | | | | | | |
| 40% | | | 2026 | \$2,233,600 | 1 | \$78,900 | | | |
| | | | | | 1 | \$17,800 | | | |
| | | | | | | | | | |
| | - | - | | | | | | | |
| Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Various Locations, Supply Or Return Fans With Defective Variable Frequency | | | | | | | | | |
| | | | 2026 | \$1,094,600 | 1 | \$10,300 | | | |
| | | | 2020 | Ψ1,077,000 | 1 | Ψ10,500 | | | |
| | 5% R-22 Refrige Location: Other Obser Location: Explanation 5% Abandoned Location: 1% Other Obser Location: Explanation 70% 30% 40% 10% Damaged, E Location: Malfunction | 70% Abandoned in Place, Extenducation: Rooft Explanation: Rooft Solution: Roof 1% 0-2 Other Observation, Extenducation: Roof 1% 0-2 Other Observation, Extenducation: Basement Explanation: AC - 3 S To Be Suited For Year 9% 70% 30% 40% 10% 0-2 Damaged, Extent: Model Location: Roof, Damaged, Extent: Location: Roof, Damaged, Extent: Location: Various Location: Note that Location: Various Locati | 70% Suited For Year Round Cooling 9% Abandoned in Place, Extent: Moderate, Area Round Cooling 99% Abandoned For Year Round Cooling 99% Abandoned in Place, Extent: Moderate, Area Affection: Roof, Damaged Duct Insula Malfunctioning, Extent: Moderate, Area Location: Various Locations, Supply Colorives 10% | 5% 2026 R-22 Refrigerant, Extent: Light, Area Affected: Location: Penthouse Roof Other Observation, Extent: Light, Area Affected Location: Penthouse Roof Explanation: 1 Rooftop Package Unit 5% 2026 Abandoned in Place, Extent: Light, Area Affected Location: Roof 1% 0-2 \$200 2024 Other Observation, Extent: Moderate, Area Affected Location: Basement Explanation: AC - 3 Serving Elevator Car 11 E To Be Suited For Year Round Cooling 9% 70% 2031 30% 40% 2026 Location: Roof, Damaged Duct Insulation On Malfunctioning, Extent: Moderate, Area Affected: Location: Various Locations, Supply Or Return Drives 10% 2026 | 8-22 Refrigerant, Extent: Light, Area Affected: 10% Location: Penthouse Roof Other Observation, Extent: Light, Area Affected: 10% Location: Penthouse Roof Explanation: 1 Rooftop Package Unit 5% 2026 \$265,700 Abandoned in Place, Extent: Light, Area Affected: 100% Location: Roof 1% 0-2 \$200 2024 \$12,000 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: AC - 3 Serving Elevator Car 11 Equipment Room. UTO Be Suited For Year Round Cooling 9% 70% 2026 \$2,233,600 10% 0-2 \$335,000 2041 ** 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 Defect Drives 10% 2026 \$1,094,600 | 5% 2026 \$265,700 2 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 5% 2026 \$265,700 2 Abandoned in Place, Extent: Light, Area Affected: 100% Location: Roof 1% 0-2 \$200 2024 \$12,000 1 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: AC - 3 Serving Elevator Car 11 Equipment Room. Unit Freez To Be Suited For Year Round Cooling 9% 70% 2031 \$325,700 4 30% 40% 2026 \$2,233,600 1 10% 0-2 \$335,000 2041 ** 1 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 Varia Drives 10% 2026 \$1,094,600 1 | 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 5% 2026 \$265,700 2 \$1,000 Abandoned in Place, Extent: Light, Area Affected: 100% Location: Roof 1% 0-2 \$200 2024 \$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 9% 70% 2031 \$325,700 4 \$11,000 30% 40% 2026 \$2,233,600 1 \$78,900 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 10% 2026 \$1,094,600 1 \$10,300 | | |

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

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

Asset #: 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 | Location | : Roof | \$872,200 evere, Area Affected | | * * | 2 | \$154,200 | |
| | Location | : Roof | xtent : Severe, Ared | a Affected | d : 50% | | | |
| | | | riorating Baffles | | | | | |
| Water Cooling Tower | | | \$145,400 evere, Area Affected | 2036 d : 50% | * * | 2 | \$25,700 | |
| | Location Other Obs Location | ervation, E | xtent : Severe, Ared | a Affecte | d : 50% | | | |
| | | - | iorating Baffles | | | | | |
| No Component | 30% | | | | | | | |
| Ventilation | 2070 | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | | _ | \$277,800 Extent : Moderate, Due To Weather. B | | * * Cected : 5% | 2-5 | \$178,000 | |
| Exhaust Fans | | | | | | | | |
| Roof | 20% | | | 2031 | \$122,700 | 2 | \$2,000 | |
| No Component | 80% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | 0.50/ | | | 20.41 | * * | | | |
| Brass/Copper | 95% | 0.2 | #121 000 | 2041 | * * | 1 | | |
| Brass/Copper | 5% | 0-2 | \$121,800 evere, Area Affected | 2061 | * * | 1 | | |
| | | | evere, Area Affected at, Corroded 5 Inch | | ilva Train | | | |
| | Pump(s) M | <i>lalfunction</i> | ing, Extent : Mode egulating Valve At | rate, Are | a Affected : 30% | | | |
| Water Heater With Tanks Gas Fired | | | ent, Extent : N/A, A | 2030 rea Affec | \$16,900 ted : 100% | 2 | | |
| | Other Obs Location | ervation, E : Basemen | xtent : Light, Area | Affected | : 100% | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping Cast Iron | | 0-2 Extent : M | \$55,800 oderate, Area Affec ement | LIFE cted : 209 | ** | 1 | | |

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

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

Asset #: 4375

| Mechanical | Current Repair | Future | Replacement | M | aintenance | | | | |
|---------------------------------|--|-----------------------------|--------------------------|----------------|-----------------------|----------|--|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| Plumbing | | | | | | | | | |
| Sump Pump(s) Non-Submersible | 100% Now \$63,300 Broken, Extent: Severe, Area Affected Location: One Pump Failed. Sub-ba Corroded, Extent: Severe, Area Affect Location: Tank Basin. Sub-basement | : 50% sement ed : 50% | * * | 4 | \$6,700 | | | | |
| Sewage Ejector(s) | | | | | | | | | |
| Electric | 100% Now \$99,300 Broken, Extent : Severe, Area Affected Location : One Pump Failed. Sub-ba Corroded, Extent : Severe, Area Affect Location : Tank Basin. Sub-basement | : 50% sement ed : 50% | ** | 4 | \$12,700 | | | | |
| Backflow Preventer | | | | | | | | | |
| Generic | 100% | 2031 | \$141,200 | 1 | \$19,500 | | | | |
| Fixtures | | | | | | | | | |
| Generic | 100% | | | | | | | | |
| Vertical Transport Elevators | | | | | | | | | |
| Geared Traction | 75% Other Observation, Extent : Light, Are Location : 1st To 5th Floor Explanation : 8 Units | LIFE a Affected : | ** 75% | | | | | | |
| Hydraulic | 25% | LIFE | * * | | | | | | |
| · | Other Observation, Extent: Light, Area Affected: 25% Location: I 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 Corroded, Extent : Moderate, Area Aff Location : Dry Pipe System Piping In | | * * Farage. Sub-basen | 1-2 nent | \$77,500 | | | | |
| Fire Pump | , I , I , I | | | | | | | | |
| Generic | 100% | 2040 | * * | 1 | \$59,600 | | | | |

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 | | |
|-----------------------|----------------|----------------|--|--|
| Exterior Architecture | \$5,151,300 | \$5,054,800 | | |
| Interior Architecture | \$38,373,100 | \$13,444,300 | | |
| Electrical | \$5,404,300 | \$4,445,700 | | |
| Mechanical | \$3,489,400 | \$26,356,000 | | |
| Total | \$52,418,100 | \$49,300,800 | | |
| Importance Code A | \$5,151,300 | \$5,473,600 | | |
| Importance Code B | \$46,915,500 | \$43,498,100 | | |
| Importance Code C | \$351,300 | \$329,100 | | |
| Total | \$52,418,100 | \$49,300,800 | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-------------|-----------|-----------|-----------|
| Exterior Architecture | \$142,300 | | \$24,300 | |
| Interior Architecture | \$2,642,700 | | \$10,100 | \$157,100 |
| Electrical | \$62,300 | \$58,500 | \$62,600 | \$56,400 |
| Mechanical | \$672,600 | \$226,900 | \$321,900 | \$193,400 |
| Site Enclosure | \$1,800 | | | |
| Site Pavements | \$42,800 | | | |
| Elevators/Escalators | \$150,000 | \$150,000 | \$150,000 | \$150,000 |
| Total | \$3,714,500 | \$435,400 | \$568,800 | \$556,900 |
| Importance Code A | \$163,100 | \$6,100 | \$31,900 | \$6,100 |
| Importance Code B | \$3,526,300 | \$429,200 | \$536,900 | \$550,700 |
| Importance Code C | \$25,100 | | | |
| Total | \$3,714,500 | \$435,400 | \$568,800 | \$556,900 |



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset #: 2764

| rchitecture | Current Repair Future Replacement | | | | Maintenance | | |
|----------------------------------|---|---|--------------------------------|-----------------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail D Total (Yea | ate Estimated Cos rs) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Exterior Walls | | | | | | | |
| Masonry: Brick | Location : Thro Diagonal Cracks Location : Thro | ling, Extent : Moderd ughout . Extent : Moderate, ughout s/Erod, Extent : Mod | ate, Area Aff Area Affecte | ed : 75% | 5 | \$231,400 | |
| Masonry: Granite | 2% Nov Joint Mortar Mis Location: Thro | s/Erod, Extent : Ligh | | * * cted : 10% | 5 | \$11,600 | |
| Masonry: Limestone | 55% Staining/Discolor Location: 1961 | ring, Extent : Moderd Wing | LIFE ate, Area Afj | * * fected : 20% | 5 | \$318,100 | |
| Metal Panel | 5% | | 2051 | * * | 5-10 | \$265,100 | |
| Metal Coiling Doors | 2% | | 2029 | \$1,632,400 | 5 | \$48,200 | |
| Window Wall | 6% | | 2051 | ** | 5 | \$173,500 | |
| Windows | *** | | | | | 4-,-,- | |
| Aluminum | Location : Thro Hardware Missin Location : Thro | Funct, Extent : Mode ughout g, Extent : Moderate ughout n, Extent : Moderate | erate, Area A e, Area Affec | eted : 30% | 5 | \$81,700 | |
| Glass Block | 3% Nov | y \$27,700 | LIFE | * * | 5 | \$3,200 | |
| 2000 2000 | | Elements, Extent : Lig | | fected : 10% | - | 70,-00 | |
| Metal Louvers | 2% | | 2040 | * * | 10 | \$21,500 | |
| Parapets | | | | | | | |
| Concrete Masonry Unit | Location : Thro | ling, Extent : Light, A ughout s/Erod, Extent : Ligh | Area Affecte | | 5 | \$9,400 | |
| Masonry: Brick | Location: Thro | ling, Extent : Moderd | ate, Area Aff | | 5 | \$16,700 | |
| | Location : Thro | ughout n, Extent : Moderate | | | | | |
| Maganau I int | 30% | | TIPE | * * | 5 | ¢15 700 | |
| Masonry: Limestone Metal Rail | | | LIFE | ** | 5 | \$15,700 | |
| iviciai Kali | 10% | | 2044 | | 5-10 | \$75,300 | |

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset #: 2764

| Architecture | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|---|----------------------|---------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % 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 | | | |
| | | - | face, Extent : Ligh | t, Area A | Affected : 15% | | | |
| | Location | ı: 3rd Floor | Roof | | | | | |
| | Water Pen | etration, Ex | tent : Moderate, A | rea Affe | cted : 10% | | | |
| | Location | i : Througho | ut | | | | | |
| Modified Bitumen | 65% | 2-4 | \$105,100 | 2031 | \$2,101,700 | | | |
| | Ponding, | Extent : Ligh | t, Area Affected : | 15% | | | | |
| | Location | a: 3rd Floor | Roof | | | | | |
| Plaza Roof: Stone Panels | 20% | Now | \$152,000 | 2041 | * * | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location | ı : Annex | | 55 | | | | |
| Skylight, Metal/Glass | 5% | Now | \$83,100 | 2051 | * * | | | |
| Shylight, Wetar Class | Broken/Missing Elements, Extent: Moderate, Area Affected: 20% | | | | | | | |
| | | ı : 3rd Floor | | , | | | | |
| Soffits | | | | | | | | |
| Metal Panel | 100% | | | 2051 | * * | 5-10 | \$89,000 | |

Interior

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset #: 2764

| Architecture | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|--|------------------------------------|--------------------|------------------------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| nterior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% 0-2 Punct/Tear/Impact Da Location : Througho | _ | 2033 oderate, 2 | \$2,642,700 Area Affected : 409 | 3 | \$226,200 | | |
| Cast in Place Concrete | 7% 0-2 | \$118,600 | LIFE | * * | 5 | \$153,900 | | |
| | Cracking/Crumbling, Location: Througho Paint Peeling, Extent Location: Througho | ut Basement : Light, Area Affec | | | | | | |
| Ceramic Tile | 3% Now | \$84,200 | 2040 | * * | 5 | \$15,100 | | |
| | Cracking/Crumbling, Location: Toilets Th | roughout | | | | | | |
| | Patching Evident, Exte Location: Toilets Th | - | ffected : | 10% | | | | |
| 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, Location: Througho | _ | a Affecte | ed : 10% | | | | |
| Vinyl Tile | 45% Now | \$247,700 | 2031 | \$12,383,300 | 3 | \$169,600 | | |
| · | Cracking/Crumbling, | Extent : Moderate | , Area A <u>f</u> | fected : 30% | | | | |
| | Location : Throughout Corridors, 5th And 8th Floors | | | | | | | |
| | Patching Evident, Exte | ent : Light, Area Ą | ffected : | 15% | | | | |
| | Location : Througho | out Corridors, 5th | And 8th | Floors | | | | |
| Vinyl Tile 9" X 9" | 20% Now | \$703,200 | 2026 | \$35,162,100 | 3 | \$75,400 | | |
| • | Cracking/Crumbling, Extent: Moderate, Area Affected: 40% | | | | | | | |
| | Location: 3rd, 5th, 8 | 8th Floor Through | out | | | | | |

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset #: 2764

| Architecture | | Current l | Repair | Futur | e Replacement | М | aintenance | | |
|-----------------------------|---------------|---|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| interior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Ceramic Tile | 5% | 0-2 | \$100,600 | 2040 | * * | 5 | \$18,400 | | |
| | - | _ | Extent : Light, Are | a Affecte | ed : 10% | | | | |
| | Location | : Through | out | | | | | | |
| Concrete Masonry Unit | 5% | | | LIFE | * * | 5 | \$14,800 | | |
| Gypsum Board | 15% | | | LIFE | * * | 5 | \$66,400 | | |
| Masonry: Brick | 5% | | | LIFE | * * | | | | |
| Granite Panels | 3% | | | LIFE | * * | | | | |
| Marble Panels | 5% | | | LIFE | * * | | | | |
| Plaster | 52% | | \$185,000 | LIFE | * * | 5 | \$115,100 | | |
| | | Water Penetration, Extent : Moderate, Area Affected : 10% | | | | | | | |
| | Location | : 8th Floo | r Room 812 And Th | ıroughoı | ıt | | | | |
| SGFT/Glazed Masonry | 5% | 2-4 | \$65,700 | LIFE | * * | | | | |
| | Cracking/ | Crumbling, | Extent : Moderate | , Area Aj | ffected : 10% | | | | |
| | Location | : Through | out | | | | | | |
| Wood | 5% | | | LIFE | * * | 5 | \$147,600 | | |
| | _ | ted Finish, | Extent : Light, Area | | d : 25% | | 4-1,,000 | | |
| | | : Through | - | 55 | | | | | |
| Ceilings | | | | | | | | | |
| AcousTile,Adhered | 3% | 0-2 | \$192,400 | 2036 | * * | 5 | \$15,100 | | |
| ŕ | Cracking/ | Crumbling, | Extent : Moderate | , Area Aj | ffected : 60% | | | | |
| | Location | : Through | out | | | | | | |
| AcousTile,Adhered | 2% | | | 2036 | * * | 5 | \$20,100 | | |
| AcousTileConcealSpLn | | | | 2044 | * * | 5 | \$590,600 | | |
| Exposed Struc: Steel | 3% | Now | \$359,100 | LIFE | * * | | 4 | | |
| 1 | | | xtent : Moderate, A | | cted : 10% | | | | |
| | | | ical Room Penthous | | | | | | |
| Exposed Struc: Steel | 2% | | | LIFE | * * | | | | |
| Glass: Susp Panels | 3% | | | LIFE | * * | | | | |
| Gypsum Board | 5% | | | LIFE | * * | 5 | \$62,800 | | |
| Plaster | 17% | | | LIFE | * * | 5 | \$106,800 | | |
| Plaster | 18% | | \$545,300 | LIFE | * * | 5 | \$113,100 | | |
| 1 100001 | | | Extent : Light, Are | | ed : 20% | | Ψ110,100 | | |
| | | | 00, 825, 856, 812 Ai | | | | | | |
| | | | xtent : Moderate, A | | - | | | | |
| | | | 90, 825, 856, 812 | 33 | | | | | |
| Site Enclosure | | | | | | | | | |
| Fence/Gates | | | | | | | | | |
| Chain Link | 10% | | | 2051 | * * | | | | |
| Iron Picket | 90% | | | 2051 | * * | | | | |

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

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

Asset #: 2764

| Architecture | | Current I | Repair | Futu | re Replacement | М | aintenance | | | |
|-----------------------------|---|--|----------------------------|------------|-----------------------|----------------|----------------|----------|--|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | |
| ite Enclosure | | | | | | | | | | |
| Free Standing Walls | | | | | | | | | | |
| Cast in Place Concrete | 70% | | | 2066 | * * | | | | | |
| Masonry: Brick | 30% | | \$1,800 | 2041 | * * | | | | | |
| | 0 | Cracking/Crumbling, Extent: Moderate, Area Affected: 10% | | | | | | | | |
| | | | de Parking Lot | | | | | | | |
| | | | od, Extent : Moder | ate, Ared | a Affected : 10% | | | | | |
| | Location | ı : South Si | de Parking Lot | | | | | | | |
| Retaining Walls | | | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2066 | * * | | | | | |
| site Pavements | | | | | | | | | | |
| Public Sidewalk | | | | | | | | | | |
| Cast in Place Concrete | 100% | - | \$19,500 | 2044 | * * | | | | | |
| | U | Crumbling, 1 : Through | Extent : Light, Are out | ea Affecto | ed : 5% | | | | | |
| On-Site Walkways | | | | | | | | | | |
| Cast in Place Concrete | 90% | 0-2 | \$11,600 | 2044 | * * | | | | | |
| | Cracking/ | Crumbling, | Extent: Light, Are | ea Affect | ed : 10% | | | | | |
| | Location | ı : South Er | trance And Throug | ghout | | | | | | |
| Masonry: Granite | 10% | 4+ | \$11,700 | LIFE | * * | | | | | |
| • | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% | | | | | | | | | |
| | Location | ı : Main En | trance Stair | | | | | | | |
| Parking/Driveway | | | | | | | | | | |
| Asphalt | 100% | | | 2034 | * * | | | | | |

| Electrical | Current Repair | Futu | re Replacement | M | aintenance | | | | | |
|-----------------------------|---|------------|-----------------------|----------------|-----------------------|----------|--|--|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | | |
| Under 600 Volts | | | | | | | | | | |
| Service Equipment | | | | | | | | | | |
| Air Circuit Breaker | 50% | 5 | \$1,600 | | | | | | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location: Electrical Room 1 | | | | | | | | | |
| | Explanation: Two 4,000 Ampere Main | Discon | nect 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 | Discon | nect Switches | | | | | | | |
| Transformers | | | | | | | | | | |
| Dry Type | 100% | 2044 | * * | 5 | \$2,300 | | | | | |
| _ | Other Observation, Extent : Light, Area Affected : 100% | | | | | | | | | |
| | Location : Electrical Room 2 | | | | | | | | | |
| | Explanation: 150 Kilovolt-ampere, 48 | 80/208/12 | 20 Volts | | | | | | | |

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

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

Asset #: 2764

| Electrical | | Current | Repair | Futu | re Replacement | Maintenance | | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | <u> </u> | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 65% | | | 2031 | \$544,500 | 5 | \$2,100 | |
| Air Circuit Breaker | 20% | | | 2051 | * * | 5 | \$600 | |
| Fused Disc Sw | 5% | | | 2051 | * * | 5 | \$100 | |
| Molded Case Bkrs | 10% | | | 2051 | * * | 5 | \$1,600 | |
| Raceway | | | | | | | | |
| Conduit | 25% | | | 2051 | * * | 1 | | |
| Conduit | 75% | | | 2031 | \$678,800 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 3% | | | 2047 | * * | 5 | \$400 | |
| Fused Disc Sw | 7% | | | 2030 | \$66,500 | 5 | \$1,000 | |
| Molded Case Bkrs | 70% | | | 2030 | \$664,500 | 5 | \$11,400 | |
| Molded Case Bkrs | 20% | | | 2047 | * * | 5 | \$3,300 | |
| Wiring | | | | | | | | |
| Braided Cloth | 15% | 2-4 | \$202,100 | 2056 | * * | 1 | | |
| | Insulation | Aged, Exte | ent : Moderate, Are | a Affecte | ed : 100% | | | |
| | Location | ı : Old Secı | tions | | | | | |
| Thermoplastic | 65% | | | 2031 | \$875,700 | 1 | | |
| Thermoplastic | 20% | | | 2051 | ** | 1 | | |
| Motor Controllers | 2070 | | | 2001 | | - | | |
| Locally Mounted | 5% | | | 2044 | * * | 5 | \$200 | |
| Locally Mounted | 15% | | | 2029 | | 5 | \$600 | |
| Motor Control Center | 20% | | | 2044 | * * | 5 | \$3,400 | |
| Motor Control Center | 50% | | | 2029 | \$865,300 | 5 | \$8,400 | |
| Variable Frequency | 7% | | | 2044 | ** | 5 | ψο, 100 | |
| Drive | 770 | | | 2011 | | | | |
| Variable Frequency | 3% | Now | \$51,900 | 2051 | * * | | | |
| Drive | 570 | 11011 | ψ31,500 | 2001 | | | | |
| 211.0 | Other Obs | servation, E | Extent : Light, Area | Affected | ' : 100% | | | |
| | | ı : 5th Floo | - | 55 | | | | |
| | Explana | tion : Five | Variable Frequency | y Drives | Are Not Operation | al | | |
| Ground | | | | | * | | | |
| Grounding Devices | | | | | | | | |
| Generic | 50% | | | LIFE | * * | 5 | \$4,500 | |
| Generic | 50% | | | LIFE | * * | 5 | \$4,500 | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2044 | * * | 1 | \$190,400 | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2040 | * * | 1 | \$239,700 | |
| | Other Obs | servation, E | Extent : Light, Area | Affected | ' : 100% | | • | |
| | Location | ı : Generat | or Room - Penthou | se | | | | |
| | Explana | tion : One | 400 Kilowatts | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2026 | \$2,400 | 5 | \$138,000 | |
| | 10070 | | | | \$ - ,.50 | | 4-20,000 | - |

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

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

Asset #: 2764

| Electrical | Current Repair | Future | Replacement | Ma | | | |
|-----------------------------|--|---|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Stand-by Power | | | | | | | |
| Fuel Storage | | | | | | | |
| Day Tank | 50% | 2047 | * * | 5 | | | |
| | Other Observation, Extent : Light, Are | | 100% | | | | |
| | Location: Generator Room - Pentho | use | | | | | |
| | Explanation : One 300 Gallon | | | | | | |
| Main Tank | 50% | 2059 | * * | 5 | | | |
| | Other Observation, Extent : Light, Are | a Affected : | 100% | | | | |
| | Location: Basement | | | | | | |
| | Explanation: 10,000 Gallon | | | | | | |
| Lighting | | | | | | | |
| Interior Lighting | 2007 | 2026 | # 2 7 00 000 | 1.0 | Ø170 200 | | |
| Fluorescent | 30% | 2026 | \$2,799,800 | 10 | \$170,300 | | |
| | Other Observation, Extent: Light, Are | a Affected : | 100% | | | | |
| | Location: Throughout The Building | | | | | | |
| | Explanation: T-12 Lamps | | | | | | |
| Fluorescent | 5% | 2036 | ** | 10 | \$28,400 | | |
| | | Other Observation, Extent: Light, Area Affected: 100% | | | | | |
| | Location: New Sections | | | | | | |
| | Explanation: Compact Fluorescent I | | | | | | |
| Fluorescent | 10% | 2039 | * * | 10 | \$56,800 | | |
| | T-8 Lamps And Fixtures, Extent: Mode | erate, Area | Affected: 100% | | | | |
| | Location: Throughout The Building | | | | | | |
| HID | 10% | 2036 | * * | 10 | \$2,000 | | |
| Incandescent | 10% | 2036 | * * | 2 | \$1,400 | | |
| LED | 35% | 2039 | * * | | | | |
| Egress Lighting | | | | | | | |
| Emergency, Service | 10% | 2039 | * * | 1 | | | |
| Emergency, Battery | 20% | 2031 | \$205,900 | 10 | \$29,900 | | |
| Exit, LED | 40% | 2059 | * * | 1 | | | |
| Exit, Service | 30% | 2026 | \$79,300 | 1 | | | |
| Exterior Lighting | | | | | | | |
| HID | 70% | 2026 | \$2,003,500 | 10 | \$1,300 | | |
| HID | 30% | 2036 | * * | 10 | \$600 | | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| No Component | 90% | | | | | | |
| Generic | 10% | 2036 | * * | 1 | \$23,100 | | |
| Fire/Smoke Detection | | | | | | | |
| No Component | 80% | | | | | | |
| Generic, Analog | 20% | 2036 | * * | 1-3 | \$78,600 | | |

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

Heating

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

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

Asset #: 2764

| Mechanical | Curr | ent Repair | Futur | e Replacement | М | | | | | |
|-----------------------------------|---|--|------------|-----------------------|----------------|-----------------------|----------|--|--|--|
| System Component Type | % of Fail I Total (Yea | Date Estimated Cost ars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| Heating | | | | | | | | | | |
| Energy Source | | | | | | | | | | |
| Plant Campus Steam / PRV | 80% No | w \$6,800 | 2041 | * * | 1 | | | | | |
| | | ctent : Severe, Area Affe h Pressure Condensate | | | urt And I | Borough Hall. | | | | |
| | Other Observation | on, Extent : Light, Area | Affected | : 80% | | C | | | | |
| | Location : Base | ement | | | | | | | | |
| | Explanation : S | Steam Supply From Boi | ough Ha | ll. | | | | | | |
| Interruptible Gas/Dual Fuel | 20% | | 2041 | * * | 1 | | | | | |
| 1 461 | 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 | on, Extent : Light, Area | Affected | : 20% | | • | | | | |
| | Location: Q1 | Mechanical Room | | | | | | | | |
| | Explanation: 2 | 2 Units | | | | | | | | |
| Pres. Reducing Valve/LP | 80% | | 2034 | * * | 5 | \$29,400 | | | | |
| Steam | | | | | | | | | | |
| Distribution | | | | | | | | | | |
| Hot Wtr Piping/Pump | 20% | | 2039 | * * | 4 | \$6,100 | | | | |
| | | on, Extent : Light, Area | Affected | : 100% | | | | | | |
| | Location : Med | | | | | | | | | |
| | Explanation : Q | Q1 Annex | | | | | | | | |
| Central Plant Steam Piping/Pmp | 80% | | 2041 | * * | 4 | \$36,600 | | | | |
| Terminal Devices | | | | | | | | | | |
| Air Handler | 70% | | 2031 | \$8,080,000 | 1 | \$268,000 | | | | |
| Convector/Radiator | 10% | | 2036 | * * | 1 | \$20,000 | | | | |
| Fan Coil Unit/Heat | 20% | | 2031 | \$3,041,600 | 1 | \$40,000 | | | | |
| Air Conditioning | | | | | | | | | | |
| Energy Source | | | | | | | | | | |
| Electricity | 100% | | 2047 | * * | 1 | | | | | |

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

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

Asset #: 2764

| Current Repair | | | | e Replacement | M | Maintenance | |
|----------------|---|---|--|--|--|--|--|
| % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| | | | | | | | |
| 000/ | | | 2024 | | | Ф.52.5.000 | |
| | | Sytant : Light Ayaa | | | 1 | \$535,900 | |
| | | - | | | on Roon | 1 | |
| Explana | tion : Refrig | gerant No.123. Two | | | | | |
| 10% | | | 2026 | \$672,500 | 2 | \$3,800 | |
| | | tent : Light, Area A | ffected : | 10% | | | |
| | | \$134,500 | 2031 | \$672,500 | 2 | \$3,000 | |
| | | | ected : 1 | 00% | | | |
| | | - | Affected | : 100% | | | |
| | | · · | | | | | |
| Explana | tion : Glyce | ol Air Cooled Chill | er With F | Pump Serving Lobb | y Roofto | p Unit. | |
| 200/ | | | 2041 | * * | 4 | \$26,600 | |
| 80% | | | 2041 | * * | 4 | \$30,000 | |
| 20% | | | | | | | |
| 2070 | | | | | | | |
| 80% | | | 2031 | \$9,521,500 | 1 | \$306,200 | |
| 10% | | | 2031 | \$1,190,200 | 1 | \$38,300 | |
| | | | Affected | : 100% | | | |
| Explana | tion : Rooft | op Cooling Only U | Init Servi | ng Lobby | | | |
| 10% | | | | | | | |
| | | | | | | | |
| 20% | | | | \$563,000 | 2 | \$86,200 | |
| | | | | \$2,478,600 | 2 | \$398,700 | |
| | | ** | ı: 00% | | | | |
| | | - | Affected | : 100% | | | |
| | | | JJ 1000 | | | | |
| | - | its. One At Main Bi | uilding A | nd One At Q1 Anno | ex. | | |
| | | | | | | | |
| | | | | | | | |
| 100% | | | LIFE | * * | 2-5 | \$345,200 | |
| | | | | | | | |
| | | | | | | | |
| 10% | | | 2031 | \$119,000 | 2 | \$1,900 | |
| | | | | | | | |
| | | | | | | | |
| | R-22 Refrictions Location Total R-22 Refrictions Location 10% Not in Ser Location Other Obs Location Explana 80% 20% 80% 10% Other Obs Location Explana 10% Corroded, Location Other Obs Location Explana 10% 80% 90% | 80% Other Observation, E Location: Main Bu Explanation: Refrig Units For Q1 Annex 10% R-22 Refrigerant, Ext Location: Various 10% Now Not in Service, Extent Location: 3rd Floor Other Observation, E Location: Glyco 80% 20% 80% 10% Other Observation, E Location: 3rd Floor Explanation: Rooft 10% 20% 80% Now Corroded, Extent: Se Location: Shell Bac Other Observation, E Location: Roof | **Read Solution of the content of th | Total (Years) 2034 Other Observation, Extent: Light, Area Affected Location: Main Building Refrigeration Room Explanation: Refrigerant No.123. Two 325 Ton Units For Q1 Annex. 10% 2026 R-22 Refrigerant, Extent: Light, Area Affected: Location: Various 10% Now \$134,500 2031 Not in Service, Extent: Severe, Area Affected: Location: 3rd Floor Roof Other Observation, Extent: Light, Area Affected Location: Glycol Air Cooled Chiller With H 80% 2041 20% 80% 2031 Other Observation, Extent: Light, Area Affected Location: 3rd Floor Roof Explanation: Glycol Air Cooled Chiller With H 20% 80% 2031 Other Observation, Extent: Light, Area Affected Location: 3rd Floor Roof Explanation: Rooftop Cooling Only Unit Servitory 10% 20% 2031 80% Now \$495,700 2025 Corroded, Extent: Severe, Area Affected: 60% Location: Shell Badly Corroded Other Observation, Extent: Light, Area Affected Location: Roof Explanation: 2 Units. One At Main Building A 100% LIFE 90% 2031 | Total (Years) 2034 ** Other Observation, Extent: Light, Area Affected: 80% Location: Main Building Refrigeration Room And Q1 Refrigerant Explanation: Refrigerant No.123. Two 325 Ton Units For Main Building Refrigeration Room: Main Building Refrigeration Room: No.123. Two 325 Ton Units For Main Building For Q1 Annex. 10% 2026 \$672,500 R-22 Refrigerant, Extent: Light, Area Affected: 10% Location: Various 10% Now \$134,500 2031 \$672,500 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 Lobbs 80% 2041 ** 20% 80% 2031 \$9,521,500 Other Observation, Extent: Light, Area Affected: 100% Location: 3rd Floor Roof Explanation: Rooftop Cooling Only Unit Serving Lobby 10% 20% 20% 2031 \$563,000 80% Now \$495,700 2025 \$2,478,600 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 Anneling Content of the Content of Content | ** Soft Fail Date Estimated Cost Total (Years) ** Soft Fail Date (Years) | Second S |

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

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

Asset #: 2764

| Mechanical | Current Repair | Futur | e Replacement | M | | | | | | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|--|--|--|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | | |
| Plumbing | | | | | | | | | | |
| Water Heater With Tanks | | | | _ | | | | | | |
| Gas Fired | 100% | 2029 | \$16,900 | 2 | | | | | | |
| | Recent Replace Evident, Extent: N/A, A | Area Affec | ted : 100% | | | | | | | |
| | Location: Q1 Annex Basement | | | | | | | | | |
| | Other Observation, Extent : Light, Area | a 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 | a Affected | : 100% | | | | | | | |
| | Location: Basement | | | | | | | | | |
| | Explanation: 2,000 Gallon Storage T | 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 | \$13,100 | | | | | |
| 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% | | | | | | | | | |
| ertical Transport | | | | | | | | | | |
| Elevators | | | | | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | | | | | |
| | Other Observation, Extent : Light, Area | a Affected | : 100% | | | | | | | |
| | Location : Throughout | | | | | | | | | |
| | Explanation: 19 Units | | | | | | | | | |
| ire 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 | * * | 1 | \$115,600 | | | | | |
| | Other Observation, Extent : Light, Area | a Affected | : 100% | | | | | | | |
| | Location: Basement | | | | | | | | | |
| | Explanation: Located In Q1 Annex. | | | | | | | | | |

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

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

Page: 331

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | | \$417,300 |
| Interior Architecture | \$545,300 | \$432,500 |
| Electrical | \$88,300 | |
| Mechanical | \$106,700 | \$788,300 |
| Total | \$740,200 | \$1,638,100 |
| Importance Code A | | \$417,300 |
| Importance Code B | \$688,900 | \$990,500 |
| Importance Code C | \$51,300 | \$230,300 |
| Total | \$740,200 | \$1,638,100 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$183,400 | \$17,400 | | \$10,400 |
| Interior Architecture | \$54,500 | \$38,000 | \$7,500 | \$25,300 |
| Electrical | \$23,900 | \$30,400 | \$29,600 | \$25,100 |
| Mechanical | \$82,300 | \$80,900 | \$96,500 | \$110,300 |
| Site Enclosure | \$700 | | | |
| Site Pavements | \$28,600 | | | |
| Elevators/Escalators | \$79,400 | \$79,400 | \$79,400 | \$79,400 |
| Total | \$452,800 | \$246,100 | \$212,900 | \$250,500 |
| Importance Code A | \$200,600 | \$26,000 | \$8,700 | \$19,500 |
| Importance Code B | \$223,000 | \$220,000 | \$196,800 | \$231,100 |
| Importance Code C | \$29,300 | | \$7,500 | |
| Total | \$452.800 | \$246,100 | \$212,900 | \$250,500 |



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

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

Asset #: 13663

| rchitecture | | Current F | Repair | Future Replacement | | Maintenance | | | |
|---------------------------|--|------------------------------|---------------------------------|--------------------|-----------------------|----------------|-----------------------|---------|--|
| stem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | |
| terior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| Masonry: Brick | 6% | | \$45,400 | LIFE | * * | 5 | \$11,100 | | |
| | | | : Moderate, Area | Affected . | : 5% | | | | |
| | | : Penthous | | | | | | | |
| | | | od, Extent : Light, | Area Aff | ected : 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 Pen | etration, E | ctent : Moderate, A | rea Affe | cted : 5% | | | | |
| | Location | : Main En | trances North And | South | | | | | |
| Windows | | | | | | | | | |
| Aluminum | 97% | Now | \$29,600 | 2048 | * * | 5 | \$15,700 | | |
| | Water Pen | etration, E | ctent : Moderate, A | rea Affe | cted : 5% | | | | |
| | Location | : 4th Floo | r Offices | | | | | | |
| Metal Louvers | 3% | | | 2041 | * * | 10 | \$6,100 | | |
| Parapets | | | | | | | | | |
| Masonry: Brick | 50% | | | LIFE | * * | 5 | \$10,700 | | |
| Metal Rail | 1% | | | 2045 | * * | 5-10 | \$3,900 | | |
| Pre-Cast Concrete | 5% | | | LIFE | * * | 5 | \$6,700 | | |
| Stucco Cement | 44% | | | 2045 | * * | 5 | \$24,300 | | |
| Roof | | | | | | | | | |
| Cast in Place Concrete | 2% | Now | \$1,400 | LIFE | * * | | | | |
| | Drains Clogged, Extent: Moderate, Area Affected: 10% | | | | | | | | |
| | Location | : 2nd Floo | r Balconies | | | | | | |
| IRMA/Protected | 75% | Now | \$45,600 | 2037 | * * | | | | |
| Membrane | 7570 | 11011 | Ψ.2,000 | 2057 | | | | | |
| 11101110110110 | Vegetation Growth, Extent : Light, Area Affected : 1% | | | | | | | | |
| | Vegetation Growin, Extent : Light, Area Affectea : 1% Location : Upper Roof Cooling Tower | | | | | | | | |
| | | | xtent : Moderate, A | rea Affe | cted : 5% | | | | |
| | | | | | And Connecting B | Bridges | | | |
| Metal Panel | 3% | | \$11,200 | 2037 | ** | | | | |
| wictai i allei | | | \$11,200 ktent : Moderate, A | | ctad · 5% | | | | |
| | | etration, E. i : Entry Lo | | лен Аује | cica . 5/0 | | | | |
| 01-11.14 34 4 1/01 | | | | 2052 | * * | | | | |
| Skylight, Metal/Glass | | Now | \$36,100 | 2052 | | | | | |
| | | | xtent : Moderate, A | rea Ajje | viea : 5% | | | | |
| | | : Main Lo | ooy | | | | | | |
| Sloped Glazing | 15% | | | LIFE | * * | 5 | \$259,500 | | |
| Soffits | | | | | | | | | |
| Metal Panel | 100% | | | 2052 | * * | 5-10 | | | |

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

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

Asset #: 13663

| Architecture | Current Repair | | Future Replacement | | Maintenance | | | | |
|-----------------------------|---|------------------------------|----------------------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| nterior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | 10% | | | 2031 | \$591,900 | 3 | \$50,700 | | |
| Cast in Place Concrete | 7% | | *** | LIFE | ** | 5 | \$51,700 | | |
| Cast in Place Concrete | 3% | | \$20,500 | LIFE | ** | 5 | \$22,200 | | |
| | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Parking Garage | | | | | | | | |
| | Other Observation, Extent : N/A, Area Affected : 100% | | | | | | | | |
| | Location | ı : Parking | Garage | | | | | | |
| | Explana | tion : Polis | hed Concrete | | | | | | |
| Mosaic Tile | 5% | | | 2045 | * * | 5 | \$42,200 | | |
| Terrazzo | 15% | 4+ | \$93,900 | LIFE | * * | 5 | \$39,600 | | |
| | | ırface, Exte ı : Lobby | ent : Light, Area Aff | ected : 2 | 5% | | | | |
| Vinyl Tile | 60% | Now | \$110,900 | 2037 | * * | 3 | \$76,000 | | |
| Ž | Broken/Missing Elements, Extent: Light, Area Affected: 1% Location: Basement | | | | | | | | |
| | _ | Crumbling, 1 : Basemer | Extent : Light, Are nt | a Affecte | ed : 1% | | | | |
| Interior Walls | | | | | | | | | |
| Ceramic Tile | 5% | | | 2041 | * * | 5 | \$14,900 | | |
| Concrete Masonry Unit | 5% | | | LIFE | * * | 5 | \$6,000 | | |
| Folding Partition | 1% | | | 2048 | * * | 5 | \$7,500 | | |
| Glass: Special Gauge | 2% | | | LIFE | * * | 1 | | | |
| Gypsum Board | 62% | Now | \$51,300 | LIFE | * * | 5 | \$111,000 | | |
| | | netration, E 1 : 5th Floo | xtent : Moderate, A r Offices | rea Affeo | cted : 2% | | | | |
| Masonry: Brick | 12% | | | LIFE | * * | | | | |
| Metal Panel | 3% | | | LIFE | * * | | | | |
| Wood | 10% | | | LIFE | * * | 5 | \$119,300 | | |

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

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

Asset #: 13663

| Architecture | | Current Repair | | | re Replacement | M | 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 | | Now | \$22,300 | 2045 | * * | 5 | \$6,800 | | |
| | | _ | nents, Extent : Ligh | t, Area A | ffected : 2% | | | | |
| | | n : Basemer | | 1.00 | 1 50/ | | | | |
| | _ | วเรcotoring n : Basemer | , Extent : Light, Are | га Ајјесі | ea : 5% | | | | |
| | | | u xtent : Moderate, A | rea Affe | cted · 2% | | | | |
| | | | r Throughout | 11 cu 11jje | cieu . 270 | | | | |
| AcousTileSusp.Lay-In | 76% | | | 2045 | * * | 5 | \$256,700 | | |
| Exposed Struc: Steel | 10% | | \$160,900 | LIFE | * * | | 4,,,,,, | | |
| • | Corrosion | /Rusting, E | xtent : Moderate, A | 1rea Affe | cted : 10% | | | | |
| | Location | n : Basemer | ıt, Below Exterior İ | Plaza | | | | | |
| | | | xtent : Moderate, A | - | cted : 1% | | | | |
| | Location | n : Basemer | nt, Below Exterior I | Plaza | | | | | |
| Gypsum Board | | Now | \$11,700 | LIFE | * * | 5 | \$42,200 | | |
| | | _ | nents, Extent : Mod | | ea Affected : 5% | | | | |
| | | | nt Below Exterior F | | . 1 100/ | | | | |
| | Water Penetration, Extent : Moderate, Area Affected : 10% Location : Basement Below Exterior Plaza, Lobby Entries And Skylights | | | | | | | | |
| Site Enclosure | Location | i : basemei | ii below Exterior r | iaza, Lo | oby Entries And Sk | cytights | | | |
| Fence/Gates | | | | | | | | | |
| Iron Picket | 100% | 2-4 | \$700 | 2067 | * * | | | | |
| | | | Extent : Moderate, | Area Af | fected : 25% | | | | |
| | Location | n : Through | out | | | | | | |
| Site Pavements | | | | | | | | | |
| Public Sidewalk | 2.50/ | | | 2015 | * * | | | | |
| Cast in Place Concrete | 25% | | | 2045 | ** | | | | |
| Pavers/Stone On-Site Walkways | 75% | <u> </u> | | 2041 | | | | | |
| Pavers/Stone | 100% | Now | \$28,600 | 2041 | * * | | | | |
| Tuvels/Stolle | | | | | a Affected : 15% | | | | |
| | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% Location : Throughout | | | | | | | | |
| | Caulking Deteriorated, Extent : Moderate, Area Affected : 10% | | | | | | | | |
| | Location: Throuhgout Base Of Building | | | | | | | | |
| | Other Ob: | servation, E | Extent : Moderate, 2 | Area Affe | ected : 10% | | | | |
| | | | cterior Lobby | | | | | | |
| | Explana | tion : Wate | r Penetration Into I | Basemen | t | | | | |

| Electrical | ' | | | Futur | re Replacement | М | | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

Under 600 Volts

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

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

Asset #: 13663

| Electrical | Current Repair | Futu | re Replacement | M | | |
|------------------------------------|---|-------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | |
| Service Equipment Fused Disc Sw | 100% Other Observation, Extent : N/A, Area A Location : Electrical Room | 2052 ffected : | ** | 5 | \$800 | |
| | Explanation : One Main Service Switc Switches Rated At 1200 Amperes And | | | | | |
| Transformers | <i>T</i> | | | | T · · · · | |
| Dry Type | 100% Other Observation, Extent : N/A, Area A Location : Electrical Room And Penth | | * * | 5 | \$600 | |
| | Explanation: 45 Kilovolt-ampere, 2-3 Kilovolt-ampere 460/230v | 0 Kilovo | olt-ampere 480/208 | /120v An | d 10- 51 | |
| Switchgear / Switchboard | - | | | | | |
| Fused Disc Sw | 100% | 2052 | * * | 5 | \$800 | |
| Raceway | 1000/ | 20.50 | | | | |
| Conduit | 100% | 2052 | * * | 1 | | |
| Panelboards | 100/ | 2040 | * * | _ | ¢400 | |
| Fused Disc Sw | 10% | 2048 | * * | 5 | \$400 | |
| Molded Case Bkrs | 90% | 2048 | | 5 | \$4,100 | |
| Wiring | 10% | 2045 | * * | 1 | | |
| Busway | 90% | 2043 | * * | 1 1 | | |
| Thermoplastic Motor Controllers | 9070 | 2032 | | 1 | | |
| Locally Mounted | 10% | 2045 | * * | 5 | \$100 | |
| Motor Control Center | 90% | 2045 | * * | 5 | \$4,300 | |
| Ground | 9070 | 2043 | | | φ+,500 | |
| Grounding Devices | | | | | | |
| Generic Generic | 100% | LIFE | * * | 5 | \$2,600 | |
| Stand-by Power | 10070 | | | | \$2, 000 | |
| Transfer Switches | | | | | | |
| Automatic | 100% | 2045 | * * | 1 | \$53,800 | |
| Generators | | | | | · / | |
| Diesel | 100% | 2041 | * * | 1 | \$67,800 | |
| | Other Observation, Extent: N/A, Area A | ffected : | 100% | | - | |
| | Location: Penthouse | | | | | |
| | Explanation : Emergency Generator R | ated At | 1100 Kilowatts | | | |
| Batteries | | | | | | |
| Lead/Acid | 100% | 2026 | \$2,400 | 5 | \$6,500 | |
| Fuel Storage | | | | | | |
| Day Tank | 5% | 2048 | * * | 5 | | |
| | Other Observation, Extent : N/A, Area A | ffected : | 100% | | | |
| | Location: Penthouse | | | | | |
| | Explanation: 275 Gallon Capacity | | | | | |
| Main Tank | 95% | 2060 | * * | 5 | | |
| | Other Observation, Extent: N/A, Area A Location: Basement | ffected : | 100% | | | |
| | Explanation: 5,000 Gallon Capacity | | | | | |

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

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

Asset #: 13663

| Electrical | Current Re | Current Repair | | | M | | |
|--|--|----------------------|-------------|-------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date I Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | |
| Interior Lighting | 5.5 0 / | | 2025 | * * | 1.0 | 400.200 | |
| Fluorescent | 55% | | 2037 | | 10 | \$88,300 | |
| | Other Observation, Ext Location : Throughou | | јјестеа : 1 | 00% | | | |
| | Explanation: T-8 Lan | - | | | | | |
| HID | 5% | nps | 2037 | * * | 10 | \$300 | |
| HID | Other Observation, Ext | ent · N/A Area A | | | 10 | \$300 | |
| | Location : Atrium | cm : 17/11, 11/00 11 | jjecica . I | 0070 | | | |
| | Explanation : Artwor | k Floodlighting | | | | | |
| LED | 40% | | 2040 | * * | | | |
| Egress Lighting | <u>-</u> | | | | | | |
| Emergency, Service | 50% | | 2037 | * * | 1 | | |
| Exit, LED | 50% | | 2060 | * * | 1 | | |
| Exterior Lighting | | | | | | | |
| HID | 30% | | 2037 | * * | 10 | \$200 | |
| | Other Observation, Ext | ent : N/A, Area Ą | ffected : 1 | 00% | | | |
| | Location: Roof | T | | | | | |
| N | Explanation : Haloge | n Lamps | | | | | |
| No Component | 70% | | | | | | |
| Lightning Protection Arresters/Cabling | | | | | | | |
| Generic | 100% | | 2060 | * * | 5 | \$1,400 | |
| Generie | Other Observation, Ext | ent : N/A, Area A | | 100% | 5 | ψ1,100 | |
| | Location: Roof | | ,,, | | | | |
| | Explanation: Copper | • | | | | | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| No Component | 70% | | 2027 | * * | | Φ10.C00 | |
| Generic | 30% | 3.7/4 4 4 | 2037 | | 1 | \$19,600 | |
| | Other Observation, Ext Location : Hallways, | , | | 00% | | | |
| | Explanation: CCTV | • | | | | | |
| Fire/Smoke Detection | Explanation . CC17 ! | sui veinance Cam | ici us | | | | |
| Generic, Analog | 100% | | 2037 | * * | 1-3 | \$107,800 | |
| , - | Other Observation, Ext | ent : N/A, Area A | | 100% | | 4-3.,300 | |
| | Location : Throughou | | | | | | |
| | Explanation : Strobe | Lights, Horns, M | anual Pul | l Stations And Sm | oke Dete | ectors | |

| Mechanical | Current Repair | | Future Replacement | | Maintenance | |
|---|-----------------------------------|---------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date E Total (Years) | Sstimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating Energy Source Interruptible Gas/Dual Fuel | 100% | 2052 | ** | 1 | | |

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

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

Asset #: 13663

| Mechanical | | Current F | Repair | Futur | e Replacement | M | 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% | | \$11,100 | 2045 | * * | 1 | \$23,400 | |
| | | | ng, Extent : Moder | ate, Area | Affected : 5% | | | |
| | | | ntrol Boards | | | | | |
| | | | xtent : N/A, Area A | ffected : | 100% | | | |
| | | | ıt Boiler Room | | | | | |
| | Explana | tion : 2 Uni | its | | | | | |
| Hot Water Boiler | 70% | | | 2045 | * * | 1 | \$60,600 | |
| Distribution | 1000/ | | | 2040 | | | #12 000 | |
| Hot Wtr Piping/Pump | 100% | | | 2048 | * * | 4 | \$12,900 | |
| Terminal Devices | =00/ | | | • • • • | ats ats | | 4 000 | |
| Air Handler | 70% | | | 2037 | * * | 1 | \$75,800 | |
| Convector/Radiator | 30% | | | 2045 | * * | 1 | \$17,000 | |
| Air Conditioning | | | | | | | | |
| Energy Source | 1000/ | | | 2052 | * * | 1 | | |
| Natural Gas | 100% | | | 2052 | * * | 1 | | |
| Conversion Equipment | 5.40 / | 0.0 | Φ 51 500 | 2025 | ماد ماد | | #0 2 000 | |
| Absorption | 54% | 0-2 | \$51,500 | 2037 | * * | 1 | \$92,000 | |
| Chiller/Direct Fire | 04 01 | · · · · · · · · · · · · · · · · · · · | | 1 100 | . 1 1000/ | | | |
| | | ervanon, E 1 : Basemen | Extent : Moderate, 2 | агеа Ајјес | ctea : 100% | | | |
| | | | | I I:4 II | . M. Idial - D. f 4- | | | |
| .1 | | iion . 3 ine, | fficient Units. No.1 | | * * | | Ф.CO. 2 00 | |
| Absorption | 36% | | | 2037 | * * | 1 | \$68,200 | |
| Chiller/Direct Fire | 100/ | 0.2 | ¢12 000 | 2027 | * * | 1 | ф 7.2 00 | |
| Reciprocating | 10% | 0-2 | \$12,800 | 2037 | * * | 1 | \$7,300 | |
| Compr/Chiller | Unit Inon | mahla Ext | ent : Severe, Area A | ffeeted : | 1000/ | | | |
| | _ | | ent . Severe, Area A litioning Room | јјестеа . | 10070 | | | |
| Distribution | Locuitor | i . Air Com | unoning Room | | | | | |
| CW & CHW Wtr | 100% | | | 2052 | * * | 4 | \$12,900 | |
| Pipe/Pump | 10070 | | | 2032 | | 4 | \$12,900 | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2037 | * * | 1 | \$108,200 | |
| Heat Rejection | 10070 | | | 2037 | | 1 | \$100,200 | |
| Air Cooled Condenser | 10% | | | 2037 | * * | 2 | \$12,200 | |
| Unit | 1070 | | | 2037 | | 4 | φ12,200 | |
| Water Cooling Tower | 63% | 0-2 | \$55,200 | 2033 | \$551,800 | 2 | \$88,800 | |
| mater cooming rower | | | oderate, Area Affe | | | _ | Ψ00,000 | |
| | Location | | a.c, 111 ca 119 cc | | - | | | |
| | | | : Moderate, Area A | Iffected · | 10% | | | |
| | | ent, Extent 1 : Valves. R | | .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | 10/0 | | | |
| Water Cooling Tower | 27% | | J | 2033 | \$236,500 | 2 | \$47,600 | |
| Ventilation | 21/0 | | | 2033 | Ψ230,300 | | ΨΤ/,000 | |
| Distribution | | | | | | | | |
| | 100% | | | LIFE | * * | 2-5 | \$97,600 | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$97,600 | |

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

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

Asset #: 13663

| Mechanical | | Current I | Repair | Futu | e Replacement | М | aintenance | |
|------------------------------|---------------|----------------------|---|--------------|-----------------------|----------------|-----------------------|----------|
| 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 | 20/ | 0.2 | Ф000 | 2052 | * * | 1 | | |
| Brass/Copper | 2% | 0-2 | \$900 | 2052 | | 1 | | |
| | | _ | k, Extent : Moderat e Control Board. B | | Affectea : 5% | | | |
| D /G | | . Dejectiv | e Control Board. Do | | * * | | | |
| Brass/Copper | 98% | | | 2052 | * * | 1 | | |
| Water Heater With Tanks | 1000/ | | | 2027 | #16000 | 2 | | |
| Gas Fired | 100% | ,· | 7 37/4 4 | 2027 | \$16,900 | 2 | | |
| | | | Extent : N/A, Area A se Mechanical Roo | | 100% | | | |
| | | | | m | | | | |
| Conitomy Dining | Expianai | ion : 1wo 2 | 250 Gallons | | | | | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | 10070 | | | LIII | | 1 | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | 10070 | | | LIII | | 1 | | |
| Submersible | 100% | | | 2025 | \$5,300 | 4 | \$5,500 | |
| Sewage Ejector(s) | 10070 | | | 2023 | Ψ3,300 | | Ψ5,500 | |
| Electric | 100% | Now | \$1,800 | 2037 | * * | 4 | \$7,000 | |
| Electric | | | t : Moderate, Area | | : 10% | • | Ψ7,000 | |
| | | | ng Tank Pumps And | | | of Service | 2. | |
| Backflow Preventer | | | | | - | - | | |
| Generic | 100% | | | 2037 | * * | 1 | \$10,700 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| /ertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | |
| | | | Extent : N/A, Area A | | | | | |
| | | | rom Basement To 5 | | Penthouse, 8 Unit | s From E | Basement To 5th | |
| | | | Basement To 4th F | loor | | | | |
| Escalators | Explanat | ion : 12 U | mus | | | | | |
| Over 20' Rise | 100% | | | LIFE | * * | | | |
| Over 20 Rise | | ervation F | Extent : N/A, Area A | | 100% | | | |
| | | | Second, Second To | | | Floors | | |
| | | ion : 6 Un | | 17111 (4 21) | 1111111 10 1 0111111 | 1 100/5 | | |
| Fire Suppression | Enpiunui | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2052 | * * | 1-5 | \$88,200 | |
| Sprinkler | 100,0 | | | | | | \$00 ,2 00 | |
| Generic | 100% | | | 2052 | * * | 1-2 | \$49,000 | |
| Fire Pump | 100,0 | | | | | | ÷ .>,000 | |
| Generic | 100% | | | 2035 | * * | 1 | \$32,700 | |
| | 100/0 | | | 2000 | | 1 | \$52,700 | |

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS FAMILY COURT

Asset #: 13663

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

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

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$33,400 | \$9,000 | | |
| Interior Architecture | | \$23,500 | \$29,400 | \$47,000 |
| Electrical | \$42,100 | \$45,000 | \$49,300 | \$53,500 |
| Mechanical | \$171,300 | \$165,600 | \$145,300 | \$194,400 |
| Site Enclosure | \$11,800 | | | |
| Site Pavements | \$78,700 | | | |
| Elevators/Escalators | \$69,100 | \$69,100 | \$69,100 | \$69,100 |
| Total | \$406,400 | \$312,200 | \$293,100 | \$364,000 |
| Importance Code A | \$63,900 | \$39,600 | \$30,500 | \$31,200 |
| Importance Code B | \$252,000 | \$272,700 | \$262,500 | \$332,900 |
| Importance Code C | \$90,500 | | | |
| Total | \$406,400 | \$312,200 | \$293,100 | \$364,000 |



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

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

Asset #: 2038

| rchitecture | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|----------------------------|--|------------------------------|--------------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| ystem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Bronze/Brass | 2% | | | LIFE | ** | _ | *** | |
| Masonry: Brick | 3% | | | LIFE | * * | 5 | \$12,700 | |
| | _ | Discoloring, n : Penthou. | . Extent : Light, Are se | ea Affecti | ed : 10% | | | |
| Masonry: Granite | 8% | 4+ | \$263,400 | LIFE | * * | 5 | \$25,300 | |
| | | tar Miss/Er n : Through | od, Extent : Moder out | ate, Ared | a Affected : 5% | | | |
| Masonry: Limestone | | Now | \$572,800 | LIFE | * * | 5 | \$275,300 | |
| | _ | Crumbling, n : Through | Extent : Moderate out | , Area Aj | ffected : 6% | | | |
| | _ | U | Extent : Moderate out At Doors, Exte | | | | | |
| | | _ | Extent : N/A, Area A | | | | | |
| | | n : Around I | | gjeerea . | 10,0 | | | |
| | | | valk Bridge Erected | l | | | | |
| Windows | | | | | | | | |
| Aluminum | 98% | 4+ | \$67,000 | 2040 | * * | 5 | \$35,400 | |
| | Air Infiltr | ation, Exter | it : Moderate, Area | Affected | l : 10% | | | |
| | Location | n : Around | Window Units | | | | | |
| | Deteriora | ted Finish, | Extent : Light, Ared | a Affecte | d : 25% | | | |
| | Location | n : Through | out | | | | | |
| Metal Louvers | 2% | ı | | 2035 | * * | 10 | \$9,000 | |
| Parapets | | | | | | | • | |
| Masonry: Limestone | 75% | Now | \$355,900 | LIFE | * * | 5 | \$24,300 | |
| · | | issing Elem n : Southeas | ents, Extent : Seve st Corner | re, Area | Affected : 2% | | | |
| | Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Throughout | | | | | | | |
| | Staining/L | _ | Extent : Moderate | e, Area A | ffected : 25% | | | |
| Metal Rail | 25% | | | 2037 | * * | 5-10 | \$116,400 | |
| Metal Rail | 25% | ı | | 2037 | ** | 5-10 | \$116,400 | |

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

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

Asset #: 2038

| Architecture | Current Repair Future Replacement | | | | | M | | |
|-----------------------------|---|--|--|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | nil Date Es Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| xterior | • | | | | | | | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 1%] Drains Clogs Location : I | ged, Extent . | \$300 Moderate, Are | LIFE a Affecte | * * ed : 25% | | | |
| IRMA/Protected Membrane | 2% | | | 2032 | \$64,500 | 10 | \$2,800 | |
| Metal Panel | Location : (Water Penetr | Misposn, Ex Gutter Abov ation, Exter | \$22,600 ctent : Moderato re Room 735 An at : Moderate, A re Room 735 An | d 718a rea Affe | | | | |
| | Other Observ Location : L Explanation | vation, Exte Throughout n : Painted | nt : Moderate, 2 Surfaces | Area Affe | | | | |
| Modified Bitumen | Blisters, Exte | - | \$10,400 Area Affected : : Penthouse Doo | | * * | | | |
| Skylight, Metal/Glass | 5% | | | 2058 | * * | 10 | \$22,900 | |
| Soffits | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | * * | 5 | | |
| terior | | | | | | | | |
| Floors | 50/ | | | 2021 | 6411 000 | 2 | Ф2.5. 2 00 | |
| Carpet | 5% | | | 2031 | \$411,800 * * | 3 | \$35,200 | |
| 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/Cra Location : I | _ | tent : Light, Are | ea Affecte | ed : 5% | | | |
| SGFT/Glazed Masonry | 5% | Now | \$85,000 | LIFE | * * | | | |
| , | Cracking/Cri | ımbling, Ex | tent : Moderate | , Area A | ffected : 2% | | | |
| | _ | _ | | | To Sub-basement | | | |
| | | | : Light, Area A | | | | | |
| | Location: | | - | ,,, | | | | |
| Wood | 15% | | | LIDD | * * | 5 | \$570 000 | |
| woou | 1370 | | | LIFE | · | J | \$572,800 | |

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

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

Asset #: 2038

| Architecture | | Current I | Repair | Futur | e Replacement | М | | |
|-----------------------------|---------------|----------------------------|----------------------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior | • | | | • | | | | • |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 20% | | | 2037 | * * | 5 | \$94,000 | |
| Exposed Struc: Concrete | | Now | \$69,800 | LIFE | ** | 5 | \$3,700 | |
| | | | xtent : Moderate, A | | | | | |
| | | | Lot Hatch To Wate | | | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$29,400 | |
| Plaster | 20% | | | LIFE | * * | 5 | \$58,700 | |
| Plaster | 50% | | | LIFE | * * | 5 | \$146,800 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | 10% | | | 2052 | * * | | | |
| Chain Link | 10% 90% | | ¢11 000 | 2052 2052 | * * | | | |
| Iron Picket | | | \$11,800 Extent : Moderate, A | | | | | |
| | | r : Through | | нгеи Ајје | ciea . 7570 | | | |
| | | _ | oui Extent : Moderate, | Area Aft | Sected · 00% | | | |
| | | ieu Finish, i : Through | | лгей Ајј | естей . 90/0 | | | |
| Site Pavements | Locario | i . imougn | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 95% | | | 2045 | * * | | | |
| | Cracking/ | | Extent : Moderate nue | | fected : 5% | | | |
| | Tripping I | Hazard, Ext | ent : Severe, Area | Affected : | 5% | | | |
| | | i : 88th Ave | | | | | | |
| Pavers/Stone | 5% | | | 2041 | * * | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 77% | Now | \$35,600 | 2037 | * * | | | |
| | | issing Elem 1 : Through | ents, Extent : Mod out | erate, Ar | ea Affected : 5% | | | |
| | | Crumbling, 1 : Through | Extent : Moderate out | e, Area A <u>j</u> | fected : 15% | | | |
| | _ | d/Bulging, 1 : Through | Extent : Moderate, out | Area Aff | fected : 10% | | | |
| | | Hazard, Ext 1 : Through | ent : Moderate, Ard out | ea Affecto | ed : 5% | | | |
| Masonry: Granite | 23% | Now | \$96,500 | LIFE | * * | | | |
| · | | Crumbling, 1 : Through | Extent : Moderate out | , Area A <u>j</u> | fected : 5% | | | |
| | Joint Mor | | od, Extent : Moder | ate, Area | ı Affected : 15% | | | |
| | Misaligne | - | Extent : Moderate, | Area Aff | fected : 5% | | | |
| | Tripping I | | ent : Moderate, Ar | ea Affecto | ed : 2% | | | |

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

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

Asset #: 2038

| Architecture | Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------------|---------------------------------|----------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (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 F | Repair | Future Replacement | | Maintenance | | |
|-----------------------------|--|---|------------------------|---------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 60% | | 2042 | * * | 5 | \$800 | |
| | Other Observation, E Location : Electrica Explanation : Two I | ıl Room 2 | | | 100 1 | over Each | |
| D 1D: 6 | | viain Service Disco | | viicnes Kaiea Ai 40 ** | | | |
| Fused Disc Sw | 40% | 37/4 | 2042 | | 5 | \$500 | |
| | Other Observation, E | • | ffected : | 100% | | | |
| | Location : Electrica Explanation : Two M Amperes | | nnect Sw | vitches Rated At 40 | 00 Ampe | eres And 1200 | |
| Transformers | * | | | | | | |
| Dry Type | 100% | | 2037 | * * | 5 | \$1,100 | |
| | Other Observation, E Location: Chiller R Explanation: Two 7 Six 30 Kilovolt Amp | Room, Elevator Ma 750 Kilovolt Amper | chinery I es, 480 V | Rooms | 208 Volts | Secondary And | |
| Switchgear / Switchboard | Sur 30 Hitovoti Hiip | eres 100/2///2007 | Otts | | | | |
| Fused Disc Sw | 100% | | 2042 | * * | 5 | \$1,300 | |
| Raceway | | | | | | . , , | |
| Conduit | 50% | | 2032 | \$226,300 | 1 | | |
| Conduit | 50% | | 2042 | ** | 1 | | |
| Panelboards | | | | | | | |
| Fused Disc Sw | 5% | | 2040 | * * | 5 | \$400 | |
| Molded Case Bkrs | 60% | | 2040 | * * | 5 | \$4,900 | |
| Molded Case Bkrs | 35% | | 2031 | \$166,100 | 5 | \$2,800 | |
| Wiring | 3370 | | 2031 | Ψ100,100 | | Ψ2,000 | |
| Thermoplastic | 50% | | 2032 | \$336,800 | 1 | | |
| Thermoplastic | 50% | | 2042 | ** | 1 | | |
| Motor Controllers | 3070 | | 2012 | | | | |
| Locally Mounted | 60% | | 2037 | * * | 5 | \$1,200 | |
| Locally Mounted | 20% | | 2037 | \$123,300 | 5 | \$400 | |
| Variable Frequency | 20% | | 2030 | \$125,500 * * | 3 | φ + 00 | |
| Drive | 2070 | | 2043 | | | | |
| | | | | | | | |
| Ground Grounding Devices | | | | | | | |
| Grounding Devices Generic | 100% | | LIFE | * * | 5 | \$4,500 | |
| Stand-by Power | 10070 | | LIII | | 3 | φτ,500 | |

Stand-by Power

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

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

Asset #: 2038

| Electrical | Current Repair | Futu | Future Replacement | | Maintenance | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power | | | | | | |
| Transfer Switches | 4000/ | | | | 004000 | |
| Automatic | 100% | 2037 | * * | 1 | \$94,800 | |
| Generators | 1000/ | 2025 | * * | 1 | #110 400 | |
| Diesel | 100% Other Observation, Extent: N/A, Area | 2035 | | 1 | \$119,400 | |
| | Location: Roof | Ајјестеи . | 10070 | | | |
| | Explanation : No Available Namepla | to Rating | Canacity | | | |
| Batteries | Explanation : 140 Available Ivamepla | ie Ruing | Сириспу | | | |
| Lead/Acid | 100% | 2027 | \$2,400 | 5 | \$11,400 | |
| Fuel Storage | 10070 | | \$ - , | | \$11,.00 | |
| Day Tank | 12% | 2040 | * * | 5 | | |
| J | Other Observation, Extent: N/A, Area | | 100% | - | | |
| | Location: Roof | | | | | |
| | Explanation: 275 Gallons Rated Cap | pacity | | | | |
| Main Tank | 88% | 2047 | * * | 5 | | |
| | Other Observation, Extent : N/A, Area | Affected : | 100% | | | |
| | Location: Underground | | | | | |
| | Explanation: 2000 Gallons Rated Co | apacity | | | | |
| 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 | r · 1 . | | | | |
| | Explanation: Compact Fluorescent I | | | | **** | |
| Incandescent | 2% | 2027 | \$102,800 | 2 | \$100 | |
| LED | 20% | 2037 | * * | | | |
| Egress Lighting | 500/ | 2022 | Φ0.4.1.00 | | | |
| Emergency, Service | 50% | 2032 | \$94,100 * * | 1 | | |
| Exit, LED | 50% | 2047 | | 1 | | |
| Exterior Lighting HID | 150/ | 2032 | \$212 900 | 10 | \$100 | |
| LED | 15% 5% | 2032 | \$213,800 | 10 | \$100 | |
| No Component | 80% | 2037 | | | | |
| Lightning Protection | 8070 | | | | | |
| Arresters/Cabling | | | | | | |
| Generic | 100% | 2047 | * * | 5 | \$1,400 | |
| Alarm | | | | | ¥2, | |
| Security System | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% | 2032 | \$172,000 | 1 | \$34,500 | |
| | Other Observation, Extent : N/A, Area | Affected : | | | - | |
| | Location : Hallways And Outside Per | rimeter | | | | |
| | Explanation: CCTV Surveillance Ca | meras | | | | |

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

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

Asset #: 2038

| Electrical | Current Repair | Futur | Future Replacement | | Maintenance | |
|-----------------------------|--|-------------|-----------------------|----------------|----------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Alarm | | | | | | |
| Fire/Smoke Detection | | | | | | |
| Generic, Analog | 100% | 2032 | \$787,800 | 1-3 | \$189,900 | |
| | Other Observation, Extent: N/A, Area A | Affected : | 100% | | | |
| | Location: Throughout The Building | | | | | |
| | Explanation : Strobe Lights, Manual 1 | Pull Statio | ons. Alarm Bells. S | moke De | tectors And | |
| | Horns | | , | | | |

| Mechanical | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|---|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2052 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2045 | * * | 1 | \$305,200 | |
| | Other Obs | ervation, E | Extent : N/A, Area A | ffected : | 100% | | | |
| | Location | : Sub-base | ement Boiler Room | | | | | |
| | Explana | tion : 2 Lov | w Pressure Steam U | Inits | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 5% | ~ - | \$1,700 | 2048 | * * | 4 | \$800 | |
| | Other Obs | ervation, E | Extent : Moderate, A | Area Affe | cted : 20% | | | |
| | Location | : Through | out | | | | | |
| | Explana | tion : Defe | ctive Building Man | agement | System | | | |
| Hot Wtr Piping/Pump | 65% | | | 2048 | * * | 4 | \$14,800 | |
| Steam Piping/Pump | 30% | | | 2052 | * * | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 70% | | | 2037 | * * | 1 | \$133,400 | |
| Convector/Radiator | 30% | | | 2037 | * * | 1 | \$29,900 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Plant Campus Steam / PRV | 20% | | | 2042 | * * | 1 | | |
| Electricity | 80% | | | 2040 | * * | 1 | | |

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

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

Asset #: 2038

| Mechanical | Current l | Repair | Futur | Future Replacement | | Maintenance | |
|-----------------------------|--|------------------------|------------|-----------------------|-------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | | |
| Conversion Equipment | | | | | | | |
| Absorption | 15% | | 2035 | * * | 1 | \$50,000 | |
| Chiller/Steam/HW | | 7 37/4 4 4 | cc , 1 | 1000/ | | | |
| | Other Observation, E Location : Basemer | | - | 100% | | | |
| | Explanation: 1 Un | | ri | | | | |
| C + if 1 F1 Clill | | | 2041 | * * | 1 | ф222 <u>го</u> о | |
| Centrifugal, Elec Chiller | | Fortant : I inlet Amon | 2041 | | 1 | \$233,500 | |
| | R-134a Refrigerant, | - | | 1:40% | | | |
| | Location: Basemen | ii Air Conailloning | | | | | |
| Split Unit | 5% | | 2032 | \$362,600 | | | |
| | R-134a Refrigerant, | Extent : Light, Area | Affected | d : 100% | | | |
| | Location: Roof | | | | | | |
| No Component | 10% | | | | | | |
| Distribution | | | | | | | |
| CW & CHW Wtr | 85% | | 2052 | * * | 4 | \$19,400 | |
| Pipe/Pump | | | | | | | |
| No Component | 15% | | | | | | |
| Terminal Devices | 0.50/ | | 2025 | | | 01.63 .000 | |
| 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 | 50/ | | 2022 | #20 000 | 2 | #10.700 | |
| Air Cooled Condenser | 5% | | 2032 | \$39,800 | 2 | \$10,700 | |
| Unit | 0.50/ | | 2022 | ¢1 100 100 | 2 | £2(2,600 | |
| Water Cooling Tower | 85% 10% | | 2033 | \$1,180,100 | 2 | \$263,600 | |
| No Component Ventilation | 10% | | | | | | |
| Distribution | | | | | | | |
| Ductwork/Diffusers | 40% | | LIFE | * * | 2-5 | \$68,700 | |
| Ductwork/Diffusers | 60% | | LIFE | * * | 2-5 | \$103,100 | |
| Exhaust Fans | 0070 | | LII L | | 2 3 | ψ105,100 | |
| Interior | 98% | | 2037 | * * | 2 | \$9,200 | |
| Roof | 2% | | 2032 | \$11,900 | 2 | \$200 | |
| Plumbing | 270 | | 2032 | ψ11,500 | | Ψ200 | |
| H/C Water Piping | | | | | | | |
| Brass/Copper | 100% | | 2042 | * * | 1 | | |
| Water Heater With Tanks | | | | | | | |
| Gas Fired | 100% | | 2027 | \$16,900 | 2 | | |
| | Other Observation, E | Extent : N/A, Area A | | | | | |
| | Location : Basemer | | - | | | | |
| | Explanation: One. | 50 Gallon Unit | | | | | |
| HW Heat Exchanger | - | | | | | | |
| Steam Fired | 100% | | 2032 | \$1,476,800 | 4 | \$45,700 | |
| | Other Observation, E | Extent : N/A, Area A | ffected : | | | • | |
| | Location : Basemen | nt Mechanical Room | n | | | | |
| | Explanation: One. | 300 Gallon Unit | | | | | |

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

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

Asset #: 2038

| Mechanical | Current | Repair | Futur | e Replacement | М | aintenance | | | | |
|------------------------------|---|--|------------|-----------------------|----------------|-----------------------|----------|--|--|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | | | |
| lumbing | | | | | | | | | | |
| Sanitary Piping | | | | | | | | | | |
| Cast Iron | 100% | | LIFE | * * | 1 | | | | | |
| Storm Drain Piping | | | | | | | | | | |
| Cast Iron | 10% 0-2 | \$2,200 | LIFE | * * | 1 | | | | | |
| | Cracked, Extent : Mo | | ed : 5% | | | | | | | |
| | Location : Basemen | nt | | | | | | | | |
| 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-bas | | | | | | | | | |
| | Obsolete Equipment, | | Area Afj | fected : 100% | | | | | | |
| | Location : Sub-bas | | | | | | | | | |
| | On Extended Life, Ex | | | ted : 100% | | | | | | |
| | Location : Sub-bas | ement Boiler Room | | | | | | | | |
| Non-Submersible | 75% | | 2042 | * * | 4 | \$4,900 | | | | |
| 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 | | | | | | | | | |
| | | | | | | | | | | |
| D' | Explanation : Leak | ing | | | | | | | | |
| Fixtures | 100% | | | | | | | | | |
| Generic | | Entant Madauat | . 1400 1 | factod 100/ | | | | | | |
| | Leaking Connections Location: Various | | e, Areu Aj | ijeciea . 1076 | | | | | | |
| 74:1 T | Location . various | Locuitons | | | | | | | | |
| Vertical Transport Elevators | | | | | | | | | | |
| Geared Traction | 100% | | LIFE | * * | | | | | | |
| Geared Traction | | Extent · N/A Area A | | 100% | | | | | | |
| | 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 N | | | , | | , | | | | |
| ire Suppression | Zirprimitation . 1011 | | | | | | | | | |
| Standpipe | | | | | | | | | | |
| Generic | 100% | | 2042 | * * | 1-5 | \$161,100 | | | | |
| Sprinkler | | | | | | | | | | |
| Generic | 100% | | 2052 | * * | 1-2 | \$86,300 | | | | |
| Fire Pump | | | | | | | | | | |
| Generic | 100% | | 2035 | * * | 1 | \$57,600 | | | | |

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

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

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Address : 14-14 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 405,852 Project Type : REAL PROPERTY

Date of Survey : 03-Feb-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2096863

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$3,265,900 | \$202,800 |
| Interior Architecture | \$22,742,100 | \$5,027,700 |
| Electrical | \$26,826,800 | \$147,100 |
| Mechanical | \$18,275,600 | \$621,000 |
| Total | \$71,110,500 | \$5,998,500 |
| Importance Code A | \$3,541,800 | \$670,100 |
| Importance Code B | \$65,191,600 | \$5,141,700 |
| Importance Code C | \$2,377,100 | \$186,700 |
| Total | \$71,110,500 | \$5,998,500 |

| Total | \$185,300 | \$82,800 | \$183,600 | \$122,900 |
|-----------------------|-----------|----------|-----------|-----------|
| Importance Code C | | | | |
| Importance Code B | \$148,800 | \$82,800 | \$172,700 | \$122,900 |
| Importance Code A | \$36,500 | | \$10,900 | |
| Total | \$185,300 | \$82,800 | \$183,600 | \$122,900 |
| Mechanical | \$47,400 | \$25,900 | \$83,500 | \$33,400 |
| Electrical | \$95,800 | \$57,000 | \$53,400 | \$57,000 |
| Interior Architecture | \$17,700 | | \$36,600 | \$32,500 |
| Exterior Architecture | \$24,400 | | \$10,000 | |
| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |



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

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

Asset #: 2027

| chitecture | | Current l | Repair | Futur | e Replacement | M | aintenance | | |
|--------------------------|---|----------------------|------------------------------------|--------------|-----------------------|----------------|-----------------------|---------|--|
| tem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | |
| erior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| Cast in Place Concrete | _ | Now | \$74,300 | LIFE | * * | 5 | \$64,900 | | |
| | Cracking/Crumbling, Extent: Severe, Area Affected: 10% | | | | | | | | |
| | Location: D Mechanical Area And South Side. | | | | | | | | |
| | Other Observation, Extent : Severe, Area Affected : 100% Location : Building Vacated | | | | | | | | |
| | | _ | vacaiea lity Condemned In 2 | 2014 | | | | | |
| Mananan Daiala | | | · | | * * | 5 | \$127,000 | | |
| Masonry: Brick | | Now | \$2,171,900 rod Extent : Moder | LIFE | | 3 | \$137,900 | | |
| | Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 5% Location: Main Entrance Facade And Various Locations Throughout. | | | | | | | | |
| | Vegetation Growth, Extent: Moderate, Area Affected: 10% | | | | | | | | |
| | Location: Outside Kitchen And Outside-Emergency Generator Courtyard Facades. | | | | | | | | |
| | | | nt : Moderate, Ared | - | - | , | | | |
| | | | Locations Through | | | | | | |
| Masonry: Limestone | 2% | Now | \$24,400 | LIFE | * * | 5 | \$2,400 | | |
| Ž | Broken/Missing Elements, Extent : Light, Area Affected : 10% Location : Various Window Sills And Other Locations Throughout. | | | | | | | | |
| Metal/Glass Curt Wall | 5% | Now | \$261,500 | LIFE | * * | 5 | \$15,200 | | |
| | Corrosion/Rusting, Extent: Moderate, Area Affected: 25% | | | | | | | | |
| | Location | ı : At Day I | Room Stairs | | | | | | |
| | | | Extent : Moderate, | Area Aff | ected : 50% | | | | |
| | Location | ı : At Day I | Room Stairs | | | | | | |
| Windows | 600/ | | | 2026 | * * | - | #20.000 | | |
| Metal/Detention Type | 60% 40% | | \$750 200 | 2036 2046 | * * | 5 5 | \$20,000 | | |
| Metal/Detention Type | | | \$758,300 nt : Moderate, Area | | | 3 | \$6,700 | | |
| | - | | u . Moderdie, Ared tration Area | Ајјестеи | . 23/0 | | | | |
| | | | | rea Affe | cted : 50% | | | | |
| | Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas. | | | | | | | | |
| | | | ked, Extent : Mode | | | | | | |
| | Location | ı : Visitors . | Area And Kitchen | | | | | | |
| Parapets | | | | | | | | | |
| Not Accessible | 100% | | | | | | | | |
| Roof | 4000 | | | | | | | | |
| Not Accessible | 100% | | | | | | | | |

Interior

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

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

Asset #: 2027

| Architecture | Current Repair | Future Replacement | Maintenance | | | |
|-------------------------------|--|---|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority | |
| nterior | | | | | | |
| Floors Cast in Place Concrete | 30% Now \$589,500 Broken/Missing Elements, Extent: Seve | | 5 | \$396,300 | | |
| | Location: Auditorium, Commissary, 7 Uneven Substrate, Extent: Severe, Area Location: Auditorium, Commissary, 7 | Affected: 20% | | | | |
| | Other Observation, Extent: Moderate, A Location: Basement Explanation: Ground Water | | | | | |
| Cast in Place Concrete | 5% Now \$98,300 Cracking/Crumbling, Extent: Moderate Location: Kitchen And Storage Areas | | 5 | \$66,000 | | |
| | Uneven Surface, Extent : Severe, Area A Location : D Mechanical Area | ffected : 10% | | | | |
| Ceramic Tile | 5% Now \$162,800 Worn/Eroded, Extent : Light, Area Affect Location : Toilet Rooms. | 2029 \$3,256,400 ted: 10% | 5 | \$15,100 | | |
| Quarry Tile | 2% Now \$679,900 Broken/Missing Elements, Extent : Seve Location : Kitchen Area | 2046 ** re, Area Affected : 25% | 5 | \$9,100 | | |
| | Cracking/Crumbling, Extent: Moderate Location: Kitchen Area | | | | | |
| | Water Penetration, Extent: Moderate, A Location: Kitchen Area | irea Affectea : 20% | | | | |
| Terrazzo | 10% Now \$540,000 Horizontal Cracks, Extent: Moderate, A Location: Various Locations Through | | 5 | \$47,200 | | |
| Traffic Topping | 5% | 2026 \$2,756,000 | 5 | \$37,700 | | |
| Vinyl Tile | 43% Now \$274,400 Cracking/Crumbling, Extent: Severe, A Location: Auditorium, Corridors And | 2026 \$13,721,400 rea Affected : 40% | 3 | \$97,400 | | |
| | Uneven Substrate, Extent : Severe, Area Location : Corridors, Return Search A | | m | | | |

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

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

Asset #: 2027

| hitecture | | Current Repair Future Replacement | | | | M | | |
|--|--|---|---|--|---|------------------|---|----------|
| em Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| or | | | | | | | | |
| nterior Walls | | | | | | | | |
| | Broken/Mi. Location Diagonal (Location Misaligned Location | : Dressing Cracks, Ext : Dressing d/Bulging, I : Dressing | \$1,678,400 ents, Extent: Seve. Rooms Behind Au ent: Severe, Area Rooms Behind Au Extent: Severe, Ar. Rooms Behind Au to Rooms Behind Au nt: Moderate, Area | ditorium Affected ditorium ea Affecto ditorium | : 2% ed : 2% | 5 | \$186,700 | |
| | | | Locations Through | | | | | |
| Glass: Special Gauge | 5% | | | LIFE | * * | 1 | | |
| Plaster | 10% Broken/Mi Location Cracking/O | : Auditorii Crumbling, | \$217,200 ents, Extent : Seve. ım And First Floor Extent : Moderate ım And First Floor | LIFE re, Area Gun Ars c, Area A <u>f</u> | senal. Gected : 10% | 5 | \$28,000 | |
| SGFT/Glazed Masonry | 20% | | | LIFE | * * | | | |
| SGFT/Glazed Masonry | 15% Staining/D | 4+ iscoloring, : 7th Block | \$481,500 Extent : Moderate | LIFE | * * fected : 10% | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn AcousTileConcealSpLn Exposed Struc: Concrete Exposed Struc: Concrete | 5% 5% 30% 5% Cracking/0 | Now Crumbling, | \$162,700 Extent : Moderate | 2031 2039 LIFE LIFE c, Area Ag | \$873,900 ** ** ** ** ** | 5 5 5 5 | \$35,500 \$35,500 \$26,600 \$4,400 | |
| | Water Pen | | Corridor And Mecl stent : Moderate, A Corridor | | | | | |
| | Location Staining/D | : Kitchen. iscoloring, | \$719,400 stent : Moderate, A Extent : Moderate And Throughout Co | e, Area Aj | | 5 | \$141,900 | |
| Plaster | 10% | | - | LIFE | * * | 5 | \$35,500 | |
| Plaster | 20% Broken/Mi. Location Cracking/C Location | : 7th Bloci Crumbling, : 7th Bloci | \$660,600 ents, Extent : Sevents, Commissary, Gu Extent : Moderate k And Visitors Area extent : Severe, Area | LIFE re, Area A n Arsena r, Area A <u>f</u> | l, Visiting Area An Gected : 20% | 5 | \$71,000 | |
| | Water Pend Location | etration, Ex : 7th Block | xtent : Severe, Area | a Affected | l: 25% ing), Commissary, | Visiting 2 | Area And Vario | us |

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

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

Asset #: 2027

| Electrical | Current Repair | Current Repair Future Replacement Maintenance | | | | | |
|---|---|---|------------------|----------------|----------------|----------|--|
| System Component Type | % of Fail Date Estimated (Total (Years) | Cost Year I | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Under 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 100% | 2026 | \$275,800 | 5 | \$1,700 | | |
| | Other Observation, Extent: Moder | rate, Area Affect | ed : 100% | | | | |
| | Location : Electrical Room | | | | | | |
| - <u></u> | Explanation: Two 3,000 Ampere | Main Disconne | ct Switches. The | Building | Is Vacant. | | |
| Transformers | 1000/ | 2024 | # 51 100 | _ | #1.500 | | |
| Dry Type | 100% | 2024 | \$51,100 | 5 | \$1,500 | | |
| | Other Observation, Extent : Model Location : Electrical Room | rate, Area Ajjeci | ea : 100% | | | | |
| | | 1.1 | | | | | |
| Ci4-l/ Ci4-l-ll | Explanation : No Ratings Availal | pie | | | | | |
| Switchgear / Switchboard Fused Disc Sw | 100% | 2026 | ¢1 2/2 800 | 5 | \$1,700 | | |
| | 10076 | 2020 | \$1,243,800 | 5 | \$1,700 | | |
| Raceway Conduit | 100% | 2026 | \$1,310,400 | 1 | | | |
| Panelboards | 10076 | 2020 | \$1,310,400 | 1 | | | |
| Fused Disc Sw | 10% | 2025 | \$137,400 | 5 | \$900 | | |
| Molded Case Bkrs | 90% | 2025 | \$1,236,900 | 5 | \$9,600 | | |
| Wiring | 7070 | 2023 | \$1,230,700 | | \$7,000 | | |
| Braided Cloth | 70% 2-4 \$1,365,4 | 400 2051 | * * | 1 | | | |
| Dialded Cloth | Insulation Aged, Extent: Moderate | | . 100% | 1 | | | |
| | Location: Throughout | c, 111 ca 11 ₁ 1 cerea | . 100/0 | | | | |
| Thermoplastic | 30% | 2026 | \$585,200 | 1 | | | |
| Motor Controllers | 3070 | 2020 | \$383,200 | 1 | | | |
| Locally Mounted | 30% | 2024 | | 5 | \$800 | | |
| Motor Control Center | 70% | 2024 | \$1,754,000 | 5 | \$7,700 | | |
| Ground | 7070 | 2024 | \$1,734,000 | | \$7,700 | | |
| Grounding Devices | | | | | | | |
| Generic | 100% 2-4 \$19,9 | 900 LIFE | * * | 5 | \$6,000 | | |
| | Other Observation, Extent : Model | | ed : 100% | Č | \$0,000 | | |
| | Location: Water Main | . 55 | | | | | |
| | Explanation: Corroded | | | | | | |
| Stand-by Power | - | | | | | | |
| Transfer Switches | | | | | | | |
| Automatic | 100% | 2024 | \$199,800 | 1 | \$124,900 | | |
| Generators | | | | | | | |
| Diesel | 100% | 2024 | \$398,700 | 1 | \$157,200 | | |
| | Other Observation, Extent: Moder | ** | ed : 100% | | | | |
| | Location : Generator Room - Ou | tside | | | | | |
| | Explanation: Two 720 Kilowatt | | | | | | |
| Batteries | | | | | | | |
| Lead/Acid | 100% | 2024 | \$4,700 | 5 | \$15,000 | | |
| Fuel Storage | | | | | | | |
| Main Tank | 100% | 2029 | \$147,100 | 5 | | | |
| | Other Observation, Extent : Moder | rate, Area Affect | ed: 100% | | | | |
| | Location: Outside | | | | | | |
| I ighting | Explanation: One 2,500 Gallon | | | | | | |

Lighting

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

| Electrical | Current Re | pair | Future | e Replacement | Ma | aintenance | |
|-----------------------------|-----------------------------------|-----------------------|------------|----------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date E Total (Years) | | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | | |
| Interior Lighting | | | | | | | |
| Fluorescent | 97% | 2 | 2026 | \$11,457,600 | 10 | \$361,100 | |
| | Other Observation, Exte | ent : Light, Area Aff | fected . | : 100% | | | |
| | Location : Throughou | t The Building | | | | | |
| | Explanation: Using T | -12 Lamps | | | | | |
| HID | 3% | 2 | 2024 | \$275,800 | 10 | \$400 | |
| Egress Lighting | | | | | | | |
| Emergency, Service | 60% | 2 | 2024 | \$286,900 | 1 | | |
| Exit, Service | 40% | 2 | 2024 | \$133,900 | 1 | | |
| Exterior Lighting | | | | | | | |
| HID | 100% | 2 | 2024 | \$3,622,500 | 10 | \$1,200 | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| No Component | 50% | | | | | | |
| Generic | 50% | 2 | 2024 | \$728,700 | 1 | \$75,800 | |
| Fire/Smoke Detection | | | | | | | |
| No Component | 30% | | | | | | |
| Generic, Analog | 70% | 2 | 2024 | \$1,401,800 | 1-3 | \$180,400 | |
| _ | Not in Service, Extent: | Severe, Area Affect | ed : 10 | 00% | | | |
| | Location : Throughou | t The Building | | | | | |

| lechanical | Cı | urrent Re | pair | Futur | e Replacement | M | aintenance | |
|--|-------------------------------|---------------------|--|------------|--------------------|----------------|-----------------------|----------|
| ystem Component Type | | il Date H Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| eating | | | | | | | | |
| Energy Source Plant Campus Steam / PRV | 100% | | | 2036 | * * | 1 | | |
| | Other Observe | ation, Ext | ent : Severe, Ared | a Affected | d: 100% | | | |
| | Location: T | hroughou | t | | | | | |
| | Explanation | : No Acc | ess For Survey | | | | | |
| Conversion Equipment Pres. Reducing Valve/LP Steam | 100% | | | 2029 | \$467,300 | 5 | \$24,100 | |
| | Other Observe | ation, Ext | ent : Severe, Ared | a Affected | d: 100% | | | |
| | Location: T | hroughou | t | | | | | |
| | | | Building Is Unoce eteriorated Furth | | ith Unsafe Conditi | ons Insia | le - Mechanical | |
| Distribution | | | | | | | | |
| Central Plant Steam Piping/Pmp | 100% N | low | \$4,366,100 | 2036 | * * | 4 | \$20,000 | |
| | | | ere, Area Affectea | !: 100% | | | | |
| | Location : T | O | | | • | | | |
| | Leak Evident, Location : T | | Severe, Area Affe t | cted : 60% | % | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

| Mechanical | | Current F | Repair | Future Replacement Maintenance | | aintenance | | |
|-----------------------------|---------------|----------------------|-----------------------|--------------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 40% | | | 2024 | \$5,843,800 | 1 | \$100,400 | |
| Convector/Radiator | 60% | | | 2024 | \$3,809,000 | 1 | \$78,700 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2034 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| No Component | 95% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Terminal Devices | | | | | | | | |
| No Component | 95% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Heat Rejection | _ | | | | | | | |
| No Component | 95% | | | | | | | |
| Not Accessible | 5% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$226,300 | |
| Exhaust Fans | | | | | | | | |
| Interior | 60% | | | 2024 | \$2,065,900 | 2 | \$7,500 | |
| Not Accessible | 40% | | | | | | | |
| lumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galvanized Steel | 100% | Now | \$1,982,200 | 2039 | * * | 1 | | |
| | Corroded, | Extent : Se | evere, Area Affectea | l: 100% | | | | |
| | Location | ı : Through | out | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 100% | | | 2046 | * * | 4 | \$40,100 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2026 | \$155,400 | 4 | \$8,600 | |
| | | | Extent : Light, Area | | | | ¥ - , | |
| | Location | ı : Basemer | nt Mechanical Roon | ns | | | | |
| | Explana | tion : Dupl | ex Units | | | | | |
| Sewage Ejector(s) | T | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Fire Suppression | 100/0 | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2036 | * * | 1-5 | \$212,200 | |
| Sprinkler | 100/0 | | | 2030 | | 1.0 | Ψ212,200 | |
| No Component | 95% | | | | | | | |
| Generic | 5% | | | 2036 | * * | 1-2 | \$5,700 | |
| Generic | 370 | | | 2030 | | 1-2 | φ3,/00 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset #: 2027

| Mechanical | Current Repair | Future Replacement | Maintenance | |
|-----------------------------|---|-------------------------------------|----------------------------|----------|
| System Component Type | % of Fail Date Estimated Total (Years) | l Cost Year Estimated Cost FY | Cycle Estimated Cost (Yrs) | Priority |
| Fire Suppression | | | | |
| Fire Pump | | | | |
| Not Accessible | 100% | | | |
| Chemical System | | | | • |
| Not Accessible | 100% | | | |

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,404,900 | \$174,700 |
| Interior Architecture | \$872,500 | \$1,171,100 |
| Electrical | | \$861,800 |
| Mechanical | \$366,800 | \$251,200 |
| Site Enclosure | \$369,000 | |
| Site Pavements | \$1,731,500 | |
| Total | \$4,744,700 | \$2,458,700 |
| Importance Code A | \$1,549,400 | \$174,700 |
| Importance Code B | \$1,303,200 | \$2,284,100 |
| Importance Code C | \$1,892,200 | |
| Total | \$4.744.700 | \$2,458,700 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|----------|
| Exterior Architecture | \$46,100 | | | |
| Interior Architecture | \$131,500 | | \$9,300 | \$4,600 |
| Electrical | \$16,400 | \$12,400 | \$15,700 | \$14,800 |
| Mechanical | \$29,600 | \$14,200 | \$18,200 | \$12,800 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$231,500 | \$34,500 | \$51,100 | \$40,100 |
| Importance Code A | \$46,100 | \$7,600 | \$7,600 | \$7,600 |
| Importance Code B | \$121,800 | \$27,000 | \$43,500 | \$32,600 |
| Importance Code C | \$63,500 | | | |
| Total | \$231,500 | \$34,500 | \$51,100 | \$40,100 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

| Architecture | Cui | rent Repair | | Future Replacement | | Maintenance | | | |
|----------------------------------|--|-----------------------|----------------------------|---------------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | | Date Estim ars) | ated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| xterior | | | | | | | | | |
| Exterior Walls Masonry: Brick | 60% No Cracking/Crum Location : Th | bling, Extent | 572,800 : Moderate, | LIFE Area Af | * * Fected : 5% | 5 | \$64,000 | | |
| | Joint Mortar M Location : Th | iss/Erod, Exte | ent : Moderd | ate, Area | Affected: 5% | | | | |
| Masonry: Granite | 5% No Joint Mortar M Location : Th | iss/Erod, Exte | \$22,800 ent : Light, A | LIFE Area Affe | * * ected : 5% | 5 | \$4,000 | | |
| Masonry: Limestone | 32% No Joint Mortar M Location : Th | iss/Erod, Exte | 5219,100 ent : Light, A | LIFE Area Affe | * * ected : 5% | 5 | \$25,600 | | |
| Metal Panel | 3% | | | 2043 | * * | 5-10 | \$22,000 | | |
| Windows | | | | · · · | | | , -, | | |
| Wood | 100% No Ctrwt/Balnc No Location : Th | t Funct, Exte | 5279,800 nt : Severe, 1 | 2041 Area Affe | * * ected : 25% | 5 | \$110,600 | | |
| | Water Penetrat Location : Th | | Moderate, Ai | rea Affec | ted : 10% | | | | |
| Parapets | 0.50/ | | | LIBB | at. at. | 5 10 | #1 (00 | | |
| Masonry: Limestone | 95% | | | LIFE | * * | 5-10 | \$1,600 | | |
| Metal Rail Roof | 5% | | | 2038 | | 5-10 | \$100 | | |
| 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% No | w \$ | 333,200 | 2043 | * * | | | | |
| , C , | Glazing Broken Location : 4th | /Cracked, Ex Floor | tent : Severe | | - | | | | |
| | Water Penetrate Location: 4th | | Severe, Area | Affected | ! : 50% | | | | |
| Slate | 40% Water Penetrat Location : Th | | Moderate, A | LIFE rea Affec | * * eted : 5% | 10 | \$21,800 | | |
| nterior Floors | | | | | | | | | |
| Carpet | 15% | | | 2032 | \$356,300 | 3 | \$27,800 | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$54,100 | | |
| Ceramic Tile | 5% No Broken/Missing Location : Th | Elements, Ex | \$75,700 ktent : Light, | 2042 , Area A <u>j</u> | * * Gected : 15% | 5 | \$3,100 | | |
| Marble Panels | 15% | | | LIFE | * * | 5 | \$27,800 | | |
| Terrazzo | 25% 0- Cracking/Crum Location : Co | bling, Extent | 313,900 : Moderate, | LIFE | * * fected : 20% | 5 | \$24,200 | | |
| Vinyl Tile | 30% | | | 2033 | \$1,113,100 | 3 | \$18,500 | | |
| vinyi ine | 3070 | | | 2033 | \$1,113,100 | 3 | \$18,300 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

| rchitecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|----------------------------|-----------------------|---------------------------------|---|--------------------|---------------------|-------------|----------------|---------|
| ystem Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| terior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 13% | | | LIFE | * * | 5-10 | \$24,200 | |
| Masonry: Brick | 10% | | | LIFE | * * | 10 | \$3,300 | |
| Marble Panels | 20% | NT. | ¢07,000 | LIFE | * * | 10 | \$8,800 | |
| Plaster | Location | Crumbling, : Tower, R | \$86,800 Extent : Moderate oom 218, Basemer : Moderate, Area | nt | fected : 25% | 5 | \$3,300 | |
| | Location | : Tower | | | | | | |
| | Water Pen Location | | xtent : Moderate, A | 1rea Affe | cted : 10% | | | |
| Plaster | 45% | | | LIFE | * * | 5-10 | \$41,900 | |
| Wood | 2% | | | LIFE | * * | 5 | \$17,500 | |
| Ceilings | | | | | | | • | |
| AcousTile,Adhered | Cracking/ | Now Crumbling, : Through | \$216,100 Extent : Severe, A out | 2053 rea Affec | * * ted : 100% | 5 | \$3,100 | |
| AcousTileSusp.Lay-In | 20% | | \$22,300 | 2046 | * * | 5 | \$12,400 | |
| | | r/Impact D : Through | amage, Extent : Li out | ght, Area | Affected : 10% | | | |
| Plaster | | 0-2 am Surface : Around S | \$51,100 e, Extent : Severe, 2 Skylights | LIFE Area Affe | * * cted : 25% | 5 | \$7,700 | |
| Plaster | 50% | | | LIFE | * * | 5-10 | \$106,300 | |
| Plaster | Cracking/ Location | : Tower A | \$61,300 Extent: Severe, And Throughout : Moderate, Area | LIFE rea Affec | | | \$11,600 | |
| | Location | : Tower A | nd Throughout | | | | | |
| te Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Iron Picket | 100% | | | 2053 | * * | | | |
| Free Standing Walls | | 0.5 | 04 | | | | | |
| Concrete Masonry Unit | _ | 0-2 Crumbling, : Through | \$132,800 Extent : Moderate out | 2053 e, Area Aj | * * fected : 50% | | | |
| | | tar Miss/Er : Through | od, Extent : Severe out | , Area A <u>j</u> | fected : 50% | | | |
| Retaining Walls | | <u></u> | | | | | | |
| Concrete Masonry Unit | Broken/Mi Location | : Through | | | | | | |
| | _ | Crumbling, : Through | Extent : Moderate out | e, Area Aj | fected : 50% | | | |

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 360

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

| rchitecture | Current Ro | epair | Future | Replacement | М | aintenance | |
|----------------------------|---------------------------------|---------------------|------------|---|----------------|-----------------------|----------|
| ystem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| te Pavements | | | | | | | |
| Public Sidewalk | | | | | | | |
| Cast in Place Concrete | 100% 2-4 | \$59,000 | 2038 | * * | | | |
| | Cracking/Crumbling, I | Extent : Light, Are | a Affected | d: 10% | | | |
| | Location : Front Wal | k | | | | | |
| On-Site Walkways | | | | | | | |
| Cast in Place Concrete | 50% 2-4 | \$186,400 | 2046 | * * | | | |
| | Cracking/Crumbling, I | Extent : Moderate | , Area Aff | ected : 50% | | | |
| | Location : Throughor | ut | | | | | |
| | Tripping Hazard, Exter | nt : Moderate. Are | ea Affecte | d : 5% | | | |
| | Location : Side Yard | | 35 | | | | |
| Pavers/Stone | 50% Now | \$1,486,200 | 2048 | * * | | | |
| | Broken/Missing Eleme | | erate, Are | a Affected : 50% | | | |
| | Location : Throughor | | | | | | |
| | Diagonal Cracks, Exte | nt : Moderate, Ar | ea Affecte | ed : 25% | | | |
| | Location : Throughou | | 33 | | | | |
| | Joint Mortar Miss/Ero | | ate. Area | Affected · 50% | | | |
| | Location : Throughou | | , 117 000 | 199000000000000000000000000000000000000 | | | |
| Parking/Driveway | | | | | | | |
| Asphalt | 100% | | 2042 | * * | | | |

| Electrical | Current Repair | Futur | e Replacement | M | | |
|---|--|-----------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Inder 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Air Circuit Breaker | 100% | 2043 | * * | 5 | \$400 | |
| | Other Observation, Extent : Location : Basement | | | | | |
| G ': 1 / G ': 11 1 | Explanation: Two 4,000 A | Impere Circuit Break | ers | | | |
| Switchgear / Switchboard Fused Disc Sw | 100% | 2043 | * * | 5 | \$300 | |
| Raceway | | | | | | |
| Conduit | 100% | 2033 | \$145,500 | 1 | | |
| Panelboards | | | | | | |
| Fused Disc Sw | 5% | 2032 | \$8,700 | 5 | \$100 | |
| Molded Case Bkrs | 95% | 2032 | \$164,700 | 5 | \$1,900 | |
| Wiring | | | | | | |
| Thermoplastic | 100% | 2043 | * * | 1 | | |
| Motor Controllers | | | | | | |
| Locally Mounted | 100% | 2031 | \$50,900 | 5 | \$500 | |
| Ground | | | | | | |
| Grounding Devices | | | | | | |
| Generic | 100% | LIFE | * * | 5 | \$2,200 | |
| Stand-by Power | | | | | | |
| Transfer Switches | | | | | | |
| Automatic | 100% | 2038 | * * | 1 | \$23,500 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

| Electrical | Current Repair | Future | Future Replacement | | Maintenance | |
|-----------------------------|---|------------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power | | | | | | |
| Generators | 1000/ | 2026 | de de | | 000 (00 | |
| Diesel | 100% Other Observation, Extent. | | ** | 1 | \$29,600 | |
| | Location : Generator Roo Explanation : One 450 Ki | | | | | |
| Batteries | | | | | | _ |
| Lead/Acid | 100% | 2026 | \$2,700 | 5 | \$2,800 | |
| Fuel Storage | 5 00/ | 2041 | ماد ماد | _ | | |
| Day Tank | 50% | 2041 | * * | 5 | | |
| | Other Observation, Extent : Location : Generator Roo | | 100% | | | |
| | Explanation: One 23 Gal | lons | | | | |
| Main Tank | 50% | 2048 | * * | 5 | | |
| | Other Observation, Extent : | Light, Area Affected : | 100% | | | |
| | Location: Basement | 1 | | | | |
| I intain a | Explanation: 10,000 Gal. | ons | | | | |
| Lighting Interior Lighting | | | | | | |
| Fluorescent | 5% | 2033 | \$70,700 | 10 | \$3,500 | |
| Tidorescent | T-8 Lamps And Fixtures, Ex Location : Throughout | | | 10 | ψ3,300 | |
| Fluorescent | 10% | 2038 | * * | 10 | \$7,000 | |
| THOTOSECIA | Compact Fluorescent Light Location : Throughout Th | Extent : Light, Area A | ffected : 100% | 10 | \$7,000 | |
| Incandescent | 5% | 2028 | \$60,600 | 2 | \$100 | |
| | Other Observation, Extent : | Light, Area Affected : | | | | |
| | Location: 1st Floor Boro | ugh President Area | | | | |
| | Explanation: Chandelier: | S | | | | |
| 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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

| Electrical | Current Repair | Futur | e Replacement | Maintenance | | | |
|-----------------------------|--|----------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Co Total (Years) | ost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| Generic | 100% | 2033 | \$155,600 | 1 | \$28,500 | | |
| | Other Observation, Extent : Light, A | rea Affected | : 100% | | | | |
| | Location : Throughout The Buildin | ıg | | | | | |
| | Explanation : Cameras Security Sy | stem | | | | | |
| Fire/Smoke Detection | | | | | | | |
| Generic, Digital | 100% | 2033 | \$213,800 | 1-3 | \$48,400 | | |

| Mechanical | | Current Repair | | Future | Replacement | M | aintenance | |
|--|------------------------|--|--|--------------------|----------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2053 | * * | 1 | | |
| Conversion Equipment Steam Boiler | Broken, Ex Location | : Basemen | | | ** | 1 | \$68,000 | |
| | Location | ervation, E : Basemen tion : 2 Uni | | Affected : | 100% | | | |
| Distribution | Блріапа | ion . 2 Oni | ıs | | | | | |
| Central Plant Steam Piping/Pmp | 100% | Now | \$116,500 | 2043 | * * | 4 | \$3,800 | |
| 1 iping 1 inp | | eriorating, : Basemen | Extent : Severe, Ar t | ea Affecte | d : 5% | | | |
| Terminal Devices | | | | | | | | |
| Convector/Radiator | 100% | | | 2038 | * * | 1 | \$24,600 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | di di | | | |
| Electricity | 100% | | | 2049 | * * | 1 | | |
| Conversion Equipment Window/Wall Unit No Component | 80% 20% | | | 2028 | \$251,200 | 1 | | |
| Ventilation | | | | | | | | |
| Distribution Ductwork/Diffusers | | | t : Severe, Area Aff t, 1st Floor, 2nd Fl | | ** | 2-5 | \$67,400 | |
| Plumbing | | | | | | | | |
| H/C Water Piping Galvanized Steel | | | \$105,800 oderate, Area Affec | 2038 cted : 10% | * * | 1 | | |

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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND BOROUGH HALL

Asset #: 2041

| Mechanical | Current Repair | Futur | e Replacement | M | | |
|-----------------------------|--|------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Water Heater With Tanks | | | | | | |
| Gas Fired | 100% | 2028 | \$18,600 | 2 | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| | On Extended Life, Extent : I Location : Throughout | Light, Area Affected : | 50% | | | |
| Storm Drain Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| | On Extended Life, Extent : I Location : Throughout | Light, Area Affected : | 50% | | | |
| Backflow Preventer | | | | | | |
| Generic | 100% | 2038 | * * | 1 | \$4,700 | |
| | Other Observation, Extent : Location : Ground Floor | Light, Area Affected | : 100% | | | |
| | Explanation : Located On | Ground Floor | | | | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | |
| | Other Observation, Extent: | 0 | | | | |
| | Location: Two Unit. Base | ment To 4th Floor Ar | d Basement To Gr | ound | | |
| | Explanation: Two Units | | | | | |
| Fire Suppression | | | | | | |
| Standpipe | | | | | | |
| Generic | 100% | 2043 | * * | 1-5 | \$38,500 | |
| Sprinkler | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% | 2043 | * * | 1-2 | \$6,400 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$65,100 | |
| Electrical | \$27,100 | \$228,000 |
| Mechanical | | \$539,800 |
| Total | \$92,200 | \$767,800 |
| Importance Code A | \$65,100 | |
| Importance Code B | \$27,100 | \$767,800 |
| Total | \$92,200 | \$767.800 |

| \$118,300 \$68,800 \$18,600 \$30,900 | \$4,700 \$1,800 \$3,000 | \$48,600 \$1,800 \$46,800 | \$12,300 \$4,000 \$8,200 |
|---|--|--|---|
| \$68,800 | \$1,800 | \$1,800 | \$4,000 |
| , | , | , | , |
| \$118,300 | \$4,700 | \$48,600 | \$12,300 |
| | | | |
| \$16,200 | | | |
| \$3,300 | | | |
| \$3,100 | \$4,100 | \$26,900 | \$4,100 |
| \$900 | \$700 | \$21,800 | \$700 |
| \$27,800 | | | \$5,300 |
| \$67,000 | | | \$2,300 |
| FY 2024 | FY 2025 | FY 2026 | FY 2027 |
| | \$67,000 \$27,800 \$900 \$3,100 | \$67,000 \$27,800 \$900 \$3,100 \$3,300 \$4,100 | \$67,000 \$27,800 \$900 \$700 \$21,800 \$3,100 \$4,100 \$26,900 \$3,300 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4166

| Architecture | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|----------------|------------------------|---|--------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| xterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 80% | | \$65,100 | LIFE | ** | 5 | \$39,900 | |
| | | | nents, Extent : Mod | | | | | |
| | | | acade Adjacent To | | | | | |
| | | | : Moderate, Area A urtyard Above Cou | | | | | |
| N | | | | | ** | | Φ.Σ | |
| Masonry: Limestone | 15% | | \$43,800 | LIFE | | 5 | \$5,600 | |
| | | | , Extent : Light, Ard ne Horizontal Band | | ea : 15% | | | |
| | | | | | ale ale | | | |
| Wood | | Now | \$20,100 | 2036 | ** | 5 | \$6,200 | |
| | | | Extent : Moderate, | | | | | |
| | | | om Windows Surro | | - | | | |
| | | - | t : Moderate, Area . om Windows Surro | | | | | |
| Windows | Locuitor | i . Couriro | m windows surro | anus in i | Lear Courtyara | | | |
| Aluminum | 100% | | | 2047 | * * | 5 | \$4,500 | |
| Roof | 10070 | | | 2047 | | | \$7,500 | |
| Asphalt Shingle | 100% | Now | \$3,200 | 2040 | * * | | | |
| rispitate Simigro | | | xtent : Moderate, A | | cted : 2% | | | |
| | | ı : Courtro | | 33 | | | | |
| Soffits | | | | | | | | |
| Stucco Cement | 100% | | | 2036 | * * | 5 | | |
| nterior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | | | 2030 | \$118,000 | 3 | \$13,500 | |
| Cast in Place Concrete | 5% | | | LIFE | * * | 5 | \$2,900 | |
| Ceramic Tile | 5% | | | 2034 | * * | 5 | \$1,300 | |
| Panel/Paver: Cer/Brk | 2% | | | 2039 | * * | 5 | \$1,200 | |
| Marble Panels | 2% | | #2.5 00 | LIFE | * * | 5 | \$400 | |
| Terrazzo | 5% | | \$2,500 Extent : Light, Are | LIFE | | 5 | \$1,100 | |
| | _ | ститонія, 1 : Lobby | Extent . Light, Art | ги Ајјест | za . 10/0 | | | |
| V' 1 T'1 | | | | 2026 | * * | | \$7.500 | |
| Vinyl Tile | 56% | | | 2036 | * * | 3 | \$7,500 | |
| Interior Walls | 5 0/ | | | 2024 | * * | 5 | \$2,000 | |
| Ceramic Tile | 5% 5% | | | 2034 LIFE | * * | 5 | \$2,000 | |
| Masonry: Brick Plaster | 70% | | \$13,700 | LIFE | * * | 5 | \$8,500 | |
| Tiaster | | | xtent : Moderate, A | | cted · 2% | 3 | \$6,500 | |
| | | ı : Courtro | | 1104 119900 | . 270 | | | |
| Wood | 20% | | | LIFE | * * | 5 | \$32,400 | |
| Ceilings | 2070 | | | LILL | | <i>J</i> | ψ32,π00 | |
| Exposed Struc: Concrete | 20% | | | LIFE | * * | 5 | \$800 | |
| Plaster | 60% | | | LIFE | * * | 5 | \$10,100 | |
| Plaster | 20% | | \$4,100 | LIFE | * * | 5 | \$3,400 | |
| | | | xtent : Light, Area | | : 5% | | ¥-, - | |
| | | ı : Courtro | - | - | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4166

| Architecture | | Current F | Repair | Futu | re Replacement | М | aintenance | |
|-----------------------------|-----------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of l 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 | * * | | | |
| | _ | _ | Extent: Moderate | | • | | | |
| | Location | : Retaining | g Wall Located At I | Rear Pro | perty Line | | | |
| Masonry: Fieldstone | 5% | Now | \$300 | 2041 | * * | | | |
| | Joint Morta | ar Miss/Er | od, Extent : Moder | ate, Ared | a Affected : 100% | | | |
| | Location | : Front En | try Stair Cheek Wa | lls | | | | |
| | | | xtent : N/A, Area A | - | 100% | | | |
| | Location | : Front En | try Stair Cheek Wa | lls | | | | |
| | Explanati | on : This I | s Actually Limesto | ne | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2036 | * * | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 40% | | | 2036 | * * | | | |
| Pavers/Stone | 50% | | | 2034 | * * | | | |
| Pavers/Stone | 10% | Now | \$1,400 | 2034 | * * | | | |
| | Joint Morta | ar Miss/Er | od, Extent : Moder | ate, Ared | a Affected : 40% | | | |
| | Location | : Front En | try Stair | | | | | |
| | Other Obse | rvation, E | xtent : N/A, Area A | ffected : | 100% | | | |
| | Location | : Front En | try Stair | | | | | |
| | Explanati | on : This I | s Actually Limesto | ne | | | | |
| Parking/Driveway | | | | | | | | |
| Cast in Place Concrete | 100% | 2-4 | \$14,900 | 2036 | * * | | | |
| | Cracking/C | rumbling, | Extent: Moderate | , Area A | ffected : 15% | | | |
| | Location . | : Rear Yar | d | | | | | |

| ectrical | Current Repair | Future Rep | lacement | M | | |
|---------------------------|--|-------------------------|------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Estimate Total (Years) | d Cost Year Esti FY | mated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| der 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2051 | * * | 5 | \$100 | |
| | Other Observation, Extent : Lig | ht, Area Affected : 100 | % | | | |
| | Location: Electrical Room | | | | | |
| | Explanation : Main Disconnec | ct 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 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4166

| Electrical | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|----------------|----------------------|-----------------------|------------|-----------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2031 | \$217,100 | 10 | \$13,200 | |
| | | | res, Extent : Light, | Area Affe | ected : 100% | | | |
| | Location | : Through | out The Building | | | | | |
| Fluorescent | 4% | | | 2031 | \$10,900 | 10 | \$700 | |
| | Compact F | luorescent | Light, Extent : Lig | ht, Area | Affected : 100% | | | |
| | Location | : Second I | Floor | | | | | |
| Fluorescent | 10% | | | 2026 | \$27,100 | 10 | \$1,700 | |
| | | s And Fixt | ures, Extent : Light | | | | *) | |
| | _ | | out The Building | - 55 | | | | |
| Incandescent | 5% | | | 2026 | \$15,000 | 2 | | |
| LED | 1% | | | 2039 | * * | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2031 | \$15,000 | 10 | \$2,200 | |
| Exit, Battery | 50% | | | 2031 | \$12,600 | 10 | \$600 | |
| Exterior Lighting | | | | | | | | |
| HID | 5% | | | 2026 | \$4,200 | 10 | | |
| LED | 95% | | | 2039 | * * | | | |
| | Recent Inst | tallation, E | Extent : N/A, Area A | Iffected : | 100% | | | |
| | Location | : Building | Perimeter | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2036 | * * | 1 | \$6,700 | |
| | | | xtent : Light, Area | Affected | : 100% | | | |
| | | _ | out The Building | | | | | |
| | Explanati | ion : CCT | V Surveillance Syst | em | | | | |

| lechanical | Current Repair | Future F | Replacement | M | aintenance | | |
|----------------------------|--|-------------------|---------------|----------------|-----------------------|----------|--|
| ystem Component Type | % of Fail Date Estimated Co Total (Years) | ost Year Es | stimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| eating | | | | | | | |
| Energy Source | | | | | | | |
| Natural Gas | 100% | 2041 | * * | 1 | | | |
| Conversion Equipment | | | | | | | |
| Steam Boiler | 100% | 2036 | * * | 1 | \$17,800 | | |
| | Other Observation, Extent : Light, A | lrea Affected : 1 | 00% | | | | |
| | Location: Basement | | | | | | |
| | Explanation: 1 Unit | | | | | | |
| Distribution | | | | | | | |
| Steam Piping/Pump | 100% | 2031 | \$142,800 | | | | |
| Terminal Devices | | | | | | | |
| Convector/Radiator | 100% | 2036 | * * | 1 | \$5,800 | | |

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4166

| Mechanical | Curr | ent Repair | Futur | Future Replacement | | Maintenance | |
|--|--------------------------------|-----------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail I Total (Yea | Date Estimated Cost ars) | 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 Observati | on, Extent : Moderate, | Area Affe | cted : 100% | | | |
| | Location : Atti | | | | | | |
| | Explanation : S Refrigerant | Six Units Serving Cour | trooms Ar | nd Judges' Chambe | rs. No A | ccess To Check | |
| Window/Wall Unit | 35% | | 2026 | \$23,700 | 1 | | |
| No Component | 5% | | | | | | |
| Heat Rejection | | | | | | | |
| Air Cooled Condenser | 60% | | 2031 | \$29,400 | 2 | \$7,500 | |
| Unit | | | | | | | |
| No Component | 40% | | | | | | |
| Ventilation | | | | | | | |
| Distribution | | | | | | | |
| Ductwork/Diffusers | 60% | | LIFE | * * | 2-5 | \$6,000 | |
| No Component | 40% | | | | | | |
| Exhaust Fans | | | | | | | |
| Interior | 60% | | 2031 | \$47,500 | 2 | \$300 | |
| No Component | 40% | | | | | | |
| Plumbing | | | | | | | |
| H/C Water Piping | | | | | | | |
| Galvanized Steel | 100% | | 2029 | \$227,700 | 1 | | |
| Water Heater With Tanks | | | | | | | |
| Gas Fired | 100% | | 2029 | \$16,900 | 2 | | |
| | | on, Extent : Light, Ared | a Affected | : 100% | | | |
| | Location: Boi | ler 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% | | 2024 | \$500 | 4 | \$600 | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | | \$42,400 | | \$111,200 |
| Interior Architecture | \$19,800 | \$83,400 | \$13,600 | |
| Electrical | \$21,000 | \$23,200 | \$27,100 | \$58,600 |
| Mechanical | \$68,200 | \$103,400 | \$122,800 | \$125,800 |
| Site Pavements | \$17,100 | | | |
| Elevators/Escalators | \$41,400 | \$41,400 | \$41,400 | \$41,400 |
| Total | \$167,500 | \$293,800 | \$204,900 | \$337,100 |
| Importance Code A | \$9,800 | \$52,300 | \$9,800 | \$121,600 |
| Importance Code B | \$140,600 | \$241,500 | \$189,000 | \$215,400 |
| Importance Code C | \$17,100 | | \$6,100 | |
| Total | \$167,500 | \$293,800 | \$204,900 | \$337,100 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14812

| Architecture | | Current | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 25% | | | 2067 | * * | 10 | \$161,700 | |
| Metal/Glass Curt Wall | 5% | | \$115,200 | LIFE | * * | 5 | \$25,900 | |
| | | | xtent : Moderate, A | - | | | | |
| | Location | n : 1st Floo | r Jury Section And | 5th Floo | r By Elevators | | | |
| Metal/Glass Curt Wall | 33% | ı | | LIFE | * * | 5 | \$170,800 | |
| Metal Panel | 5% | ı | | 2052 | * * | 5-10 | \$94,900 | |
| Metal Coiling Doors | 2% | ı | | 2045 | * * | 5 | \$17,200 | |
| Pre-Cast Concrete | 30% | ı | | LIFE | * * | 5 | \$269,100 | |
| Windows | | | | | | | | |
| Aluminum | 100% |) | | 2048 | * * | 5 | \$38,500 | |
| Parapets | | | | | | | · | |
| Metal Panel | 45% | ı | | 2052 | * * | 5 | \$24,800 | |
| Metal Rail | 15% | ı | | 2045 | * * | 5-10 | \$38,600 | |
| Pre-Cast Concrete | 40% | ı | | LIFE | * * | 5 | \$35,900 | |
| Roof | | | | | | | | |
| Green, Roof Inaccessible | 50% |) | | LIFE | * * | | | |
| IRMA/Protected | 15% | ı | | 2037 | * * | 10 | \$16,300 | |
| Membrane | | | | | | | | |
| Metal Panel | 5% | ı | | 2045 | * * | 10 | \$10,000 | |
| Single Ply Membrane | 30% | ı | | 2037 | * * | 10 | \$32,600 | |
| Soffits | | | | | | | | |
| Metal Panel | 98% | ı | | 2052 | * * | 5-10 | \$87,900 | |
| Stucco Cement | 2% | ı | | 2045 | * * | 5 | \$700 | |
| | Other Obs | servation, E | Extent : N/A, Area A | ffected : | 100% | | | |
| | Location | n : Main En | etry | | | | | |
| | Explana | tion : Cand | ppy | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | | | 2031 | \$1,048,500 | 3 | \$89,700 | |
| Cast in Place Concrete | 10% |) | | LIFE | * * | 5 | \$65,400 | |
| Ceramic Tile | 5% | | | 2041 | * * | 5 | \$15,000 | |
| Terrazzo | 50% | | | LIFE | * * | 5 | \$116,900 | |
| Vinyl Tile | 10% | | | 2037 | * * | 3 | \$11,200 | |
| Wood | 5% | ı | | 2060 | * * | 5 | \$28,000 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 2% | | | 2041 | * * | 5 | \$12,300 | |
| Concrete Masonry Unit | 10% | | | LIFE | * * | 5 | \$24,500 | |
| Fabric on Framing | 1% | | | 2033 | \$614,400 | 5 | \$3,100 | |
| Glass: Single Pane | 5% | | | LIFE | * * | 5 | \$23,000 | |
| Gypsum Board | 60% | | | LIFE | * * | 5 | \$220,700 | |
| Metal Panel | 20% | | | LIFE | * * | | | |
| Wood | 2% | ı | | LIFE | * * | 5 | \$49,000 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14812

| Architecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 20% | | | 2045 | * * | 5 | \$71,400 | |
| AcousTileSusp.Lay-In | 50% | | | 2045 | * * | 5 | \$142,700 | |
| Exposed Struc: Concrete | 10% | | | LIFE | * * | 5 | \$4,500 | |
| Gypsum Board | 20% | | \$19,800 | LIFE | * * | 5 | \$71,400 | |
| | _ | 0 | Extent: Moderate | | * | | | |
| | | | r Jury Section And | | • | | | |
| | Water Pen | etration, E | xtent : Moderate, A | rea Affe | cted : 2% | | | |
| | Location | i : 1st Floor | r Jury Section And | 5th Floo | r By Elevators | | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2067 | * * | | | |
| | | | Extent : N/A, Area A | | | | | |
| | Location | ı : Drivewa | y On North Side Oj | Buildin | g | | | |
| | Explana | tion : Gene | rator Enclosure | | | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2067 | * * | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2045 | * * | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$17,100 | 2045 | * * | | | |
| | Cracking/ | Crumbling, | Extent: Moderate | , Area Aj | fected : 2% | | | |
| | Location | i : Bottom (| Of Ramp Area Adja | cent To (| Cemetery | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 100% | | | 2041 | * * | | | |

| lectrical | Current Repa | ir Futur | e Replacement | Ma | aintenance | |
|----------------------------|-------------------------------------|--------------------------|-----------------------|----------------|-----------------------|----------|
| rstem Component Type | % of Fail Date Est Total (Years) | imated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| der 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2052 | * * | 5 | \$900 | |
| | Other Observation, Exten | t : N/A, Area Affected : | 100% | | | |
| | Location: Lower Level | | | | | |
| | Explanation: Two 5,000 | Ampere Main Switche | S | | | |
| Switchgear / Switchboard | | | | | | |
| Air Circuit Breaker | 100% | 2052 | * * | 5 | \$1,000 | |
| Raceway | | | | | | |
| Conduit | 100% | 2052 | * * | 1 | | |
| Panelboards | | | | | | |
| Fused Disc Sw | 20% | 2048 | * * | 5 | \$900 | |
| Molded Case Bkrs | 80% | 2048 | * * | 5 | \$4,200 | |
| Wiring | | | | | | |
| Thermoplastic | 100% | 2052 | * * | 1 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14812

| Electrical | Current Repair | Future | Replacement | M | aintenance | |
|-----------------------------------|--|----------------------------------|----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | mated 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% Other Observation, Extent . Location : Main Switchbo | ard Room | ** | 5 | \$2,900 | |
| Stand-by Power | Explanation : Ground Bus | Observea | | | | |
| Transfer Switches | | | | | | |
| Automatic | 100% Other Observation, Extent . Location : Lower Level | 2045 · N/A, Area Affected : 1 | ** | 1 | \$61,500 | |
| | Explanation: Five 1,200 | Amperes, One 600 Amp | eres, One 260 An | nperes, C | One 60 Amperes | |
| Generators | | | | | | |
| Diesel | 100% Other Observation, Extent . Location : Outside In Ser Explanation : 120 Volts 3 | vice Loading Dock Area | a | 1 | \$77,400 | |
| Batteries | | | | | | |
| Lead/Acid | 100% | 2026 | \$2,400 | 5 | \$7,400 | |
| Fuel Storage | 500/ | 2040 | | _ | | |
| Day Tank | 50% | 2048 | * * | 5 | | |
| Main Tank | 50% Other Observation, Extent . Location : Underground I Explanation : 8,000 Gallo | n Service Loading Doc | 00% k | 5 | | |
| Lighting | • | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 20% Compact Fluorescent Light Location : In Lobby | 2037 , Extent : Light, Area A | * * ffected : 10% | 10 | \$36,700 | |
| | Motion Sensors in Use, Ext Location : Throughout | | | | | |
| | T-8 Lamps And Fixtures, Ex Location : Service Corrid | | ted : 20% | | | |
| LED | 80% | 2037 | * * | | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 50% | 2037 | * * | 1 | | |
| Exit, LED | 50% | 2060 | * * | 1 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14812

| Electrical | Current Repair | Future Rep | lacement | M | aintenance | |
|-----------------------------|---------------------------------------|-----------------------------|------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year Estin | nated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | |
| Exterior Lighting | | | | | | |
| LED | 30% | 2037 | * * | | | |
| | Other Observation, Extent . | Light, Area Affected : 1009 | 6 | | | |
| | Location : Integral With I | ight Fixtures | | | | |
| | Explanation : Operated V | ia Photocells | | | | |
| No Component | 70% | | | | | |
| Lightning Protection | | | | | | |
| Arresters/Cabling | | | | | | |
| Generic | 100% | 2060 | * * | 5 | \$1,100 | |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 50% | | | | | |
| Generic | 50% | 2037 | * * | 1 | \$37,300 | |
| Fire/Smoke Detection | | | | | | |
| No Component | 70% | | | | | |
| Generic, Digital | 30% | 2037 | * * | 1-3 | \$37,000 | |

| Mechanical | Current Repair | Futur | e Replacement | M | aintenance | |
|--------------------------------|---|--------------------|-----------------------|----------------|-----------------------|----------|
| ystem Component Type | % of Fail Date Estimat Total (Years) | ed Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| eating | | | | | | |
| Energy Source | | | | | | |
| Electricity | 1% | 2052 | * * | 1 | | |
| Interruptible Gas/Dual Fuel | 99% | 2052 | * * | 1 | | |
| | Other Observation, Extent: N/ | A, Area Affected : | 100% | | | |
| | Location : Outside, Rear Of T | The Building | | | | |
| | Explanation : 1 Fuel Oil Tan | k, 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 | \$14,800 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14812

| Mechanical | | Current | Repair | Futu | re Rep | lacement | M | aintenance | |
|------------------------------------|------------------|----------------------|---|----------------|----------|--------------|----------------|-----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estin | nated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | | |
| Terminal Devices | 500/ | | | 20.45 | | * * | 1 | Ф 22 200 | |
| Convector/Radiator | 50% | | 7 / 37/4 4 | 2045 | 1000/ | | 1 | \$32,300 | |
| | | | Extent : N/A, Area A cout Peripheral Spa | | | | | | |
| | | _ | e Peripheral Spaces | - | | - | loor Rad | iant Heating | |
| | | | And 2 Hallway By | | | ig. Onuer 1 | ioor Raa | iami Heating | |
| Unit Heater - Hot Water | 10% | | | 2037 | | * * | | | |
| | | | Extent : N/A, Area A | Iffected : | 100% | | | | |
| | | | nt And 6th Floor | | | | | | |
| | Explana | ation : Serve | e Basement Mechar | ical And | l Electi | rical Rooms. | 6th Floo | or Mechanical | |
| | Room. | | | | | | | | |
| No Component | 40% |) | | | | | | | |
| Air Conditioning | | | | | | | | | |
| Energy Source | 1000/ | | | 20.40 | | ماد ماد | | | |
| Electricity | 100% |) | | 2048 | | * * | 1 | | |
| Conversion Equipment | 0.50/ | | | 20.41 | | * * | 1 | #205.500 | |
| Centrifugal, Elec Chiller | | | | 2041 | | * * | 1 | \$205,500 | |
| Split Unit Distribution | 5% |) | | 2037 | | | | | |
| CW & CHW Wtr | 30% | | | 2052 | | * * | 4 | \$4,400 | |
| Pipe/Pump | 3070 |) | | 2032 | | | 4 | \$4,400 | |
| Ductwork/Diffusers | 70% | | | LIFE | | * * | 2 | \$182,000 | |
| Terminal Devices | 7070 | , | | LII L | | | | Ψ102,000 | |
| Air Handler/Cool/Ht | 95% |) | | 2037 | | * * | 1 | \$117,400 | |
| | Other Ob. | servation, I | Extent : N/A, Area A | Iffected : | 100% | | | * ',' | |
| | Location | n : Mechan | ical Rooms Baseme | ent And 6 | oth Floo | or | | | |
| | | | nits. Provide Coolii | | th Peri | pheral And | Interior 2 | Zone Spaces. | |
| | | | he Interior Zone Sp | aces. | | | | | |
| Fan Coil - 2 Pipe | 5% | | | 2037 | | * * | 1 | \$3,200 | |
| | | | Extent : N/A, Area A | Iffected : | 100% | | | | |
| | | U | out The Building | | | | | | |
| | | | nits Serve Mainly T | elecomn | ıunicat | ion, Control | l, Elevato | or Machine, | |
| Heat Dejection | Server, 1 | Kaaio, Eiec | trical Room. | | | | | | |
| Heat Rejection Water Cooling Tower | 100% | | | 2033 | • | 1,000,400 | 2 | \$201,100 | |
| water cooming rower | | | Extent : N/A, Area A | | | | 2 | \$201,100 | |
| | | n : 6th Floc | | gycerea . | 100/0 | | | | |
| | | ation : 2 Un | | | | | | | |
| Ventilation | <i>Y</i> · · · · | | | | | | | | |
| Distribution | | | | | | | | | |
| Ductwork/Diffusers | 100% |)) | | LIFE | | * * | 2-5 | \$111,400 | |
| Exhaust Fans | | | | | | | | | |
| Interior | 10% | | | 2037 | | * * | 2 | \$600 | |
| Roof | 90% | Ò | | 2037 | | * * | 2 | \$5,500 | |
| Plumbing | | | | | | | _ | | _ |
| H/C Water Piping | . د د د و | | | * * = * | | .4. • | | | |
| Brass/Copper | 100% |) | | 2052 | | * * | 1 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14812

| Mechanical | Current Repair | Future Replacement | M | aintenance | |
|--|--|----------------------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | |
| Water Heater With Tanks | | | | | |
| Electric | 10% | 2030 \$2,300 | 4 | | |
| | Other Observation, Extent : N/A, Area | Affected : 100% | | | |
| | Location: Boiler Room | | | | |
| | Explanation: Heater Is A Backup In | Case Of Gas Shut Off | | | |
| Gas Fired | 90% | 2030 \$15,200 | 2 | | |
| | Other Observation, Extent : N/A, Area | | | | |
| | Location : Basement Boiler Room | | | | |
| | Explanation: 2 Units. Capacity 300 | Gallons Each. | | | |
| Sanitary Piping | X V V | | | | |
| Cast Iron | 100% | LIFE ** | 1 | | |
| Storm Drain Piping | | | | | |
| Cast Iron | 100% | LIFE ** | 1 | | |
| Backflow Preventer | | | | | |
| Generic | 100% | 2037 ** | 1 | \$12,200 | |
| Generic | Other Observation, Extent : N/A, Area | | 1 | Ψ12,200 | |
| | Location : Basement Boiler Room Ar | ** | | | |
| | Explanation: 3 Water Main Services | | ter. | | |
| Fixtures | | | | | |
| Generic | 100% | | | | |
| Vertical Transport | | | | | |
| Elevators | | | | | |
| Geared Traction | 100% | LIFE ** | | | |
| Gearca Traction | Other Observation, Extent : N/A, Area | | | | |
| | Location: 1 Unit From L L To 6th Fl | ** | h Floor | l Unit From L.L. | |
| | To 4th Floor. | 001, 7 011115 1 70111 E E 10 511 | , , , , , , , | · ciiii I roiii E E | |
| | Explanation: 6 Units. 1 Unit Not Op | erational | | | |
| Fire Suppression | - | | | | |
| Standpipe | | | | | |
| Generic | 100% | 2052 ** | 1-5 | \$100,800 | |
| | Other Observation, Extent : N/A, Area | | - | , | |
| | Location : Staircases | | | | |
| | Explanation : 2 Main Stair Cases Ha | ve Stand Pipe System. | | | |
| Sprinkler | 1 | <u>v</u> y v | | | |
| Generic | 100% | 2052 ** | 1-2 | \$56,000 | |
| ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | Other Observation, Extent : N/A, Area | | | 450,000 | |
| | Location: All Floors | 00 | | | |
| | | | cm n · | 1 1. | |
| | Explanation : Drv System For Garage | e Only. Wet For The Rest Of | The Bui | laing. | |
| Fire Pump | Explanation : Dry System For Garag | ge Only. Wet For The Rest Of | The Bui | ding. | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$783,200 | |
| Interior Architecture | \$86,100 | \$440,100 |
| Electrical | \$362,000 | \$273,700 |
| Mechanical | | \$711,900 |
| Total | \$1,231,300 | \$1,425,800 |
| Importance Code A | \$783,200 | \$96,600 |
| Importance Code B | \$448,100 | \$1,329,100 |
| Total | \$1,231,300 | \$1.425.800 |

| Total | \$1,231,300 | \$1,425,800 |
|-------|-------------|-------------|
| | | |
| | | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|---------|-----------|----------|
| Exterior Architecture | \$51,800 | | \$14,900 | |
| Interior Architecture | \$66,400 | | \$1,800 | \$66,400 |
| Electrical | \$800 | \$1,100 | \$65,600 | \$800 |
| Mechanical | \$3,700 | \$3,000 | \$51,900 | \$3,000 |
| Site Enclosure | \$1,200 | | | |
| Site Pavements | \$18,700 | | | |
| Total | \$142,700 | \$4,100 | \$134,200 | \$70,200 |
| Importance Code A | \$53,900 | \$2,100 | \$17,300 | \$2,100 |
| Importance Code B | \$29,600 | \$1,900 | \$116,900 | \$68,100 |
| Importance Code C | \$59,100 | | | |
| Total | \$142,700 | \$4,100 | \$134,200 | \$70,200 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4165

| rchitecture | Current I | Repair | Futur | e Replacement | М | aintenance | |
|----------------------------|--|--|---|--|----------------|-----------------------|----------|
| rstem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Exterior Walls | 90% Now | \$366,300 | LIFE | * * | 5 | \$44,900 | |
| Masonry: Brick | Cracking/Crumbling, Location: 1st Floor Efflorescence, Extent Location: East Fac Misaligned/Bulging, Location: 1st Floor | Extent : Moderate r Level At South Fa : Moderate, Area A cade At Entry Extent : Moderate, | , Area Aj cade, Ed Affected . Area Aff | ist Facade And We · 10% Gected : 10% ast And West Sides | | | |
| Masonry: Limestone | 10% Now Joint Mortar Miss/En Location: Main En Staining/Discoloring, Location: Main En | trance , Extent : Moderate | | | 5 | \$3,700 | |
| Windows | | | | | | | |
| Aluminum | 100% Now Ctrwt/Balnc Not Fun Location : Through | | 2047 ute, Area | * * Affected : 30% | 5 | \$2,300 | |
| Parapets | | | | | | | |
| Masonry: Brick | 90% Now Cracking/Crumbling, Location: Inside For the second of the secon | ace rod, Extent : Moder acade, South Facac derate, Area Affect acade, South Facac : Moderate, Area A ace | ate, Ared le, East I ed : 40% le, East I Affected : | n Affected : 50% Facade And West F G Facade And West F 60% | Tacade | \$2,200 | |
| Masonry: Limestone | 10% Now Cracking/Crumbling, Location : Through Joint Mortar Miss/Er Location : Through | out od, Extent : Moder | | | 5 | \$300 | |
| Roof Built-Up (BUR) | 80% Now Alligatoring, Extent: Location: Through Embedded Gravel Su Location: Through Miss/Damaged Flash Location: Through Patching Evident, Ex Location: Through Water Penetration, E. Location: Above C | out rface, Extent : Mod out nings, Extent : Mod out tent : Moderate, Ar out xtent : Moderate, A | lerate, A erate, Ar rea Affec | rea Affected : 70% ea Affected : 30% ted : 30% | | | |
| | | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4165

| System Component Type Exterior Soffits Stucco Cement Interior Floors Carpet Cast in Place Concrete Mosaic Tile Marble Panels Terrazzo Vinyl Tile 45% Now Cracking/Crumbling, Externing Evident, Extent Location: Courtrooms Worn/Eroded, Extent: Merchange Component Wears) Fail Date Exterior Fail Date Exterior Fail Date Externing Exident Externing Externing Exident E | stimated Cost | 17 | | Current Repair Future Replacement Maintenance | | |
|--|-------------------|--------------|-----------------------|---|-----------------------|----------|
| Soffits Stucco Cement 100% Interior Floors Carpet Cast in Place Concrete Mosaic Tile Marble Panels Terrazzo Vinyl Tile 45% Now Cracking/Crumbling, Extent Location: Courtrooms Patching Evident, Extent Location: Courtrooms | | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stucco Cement 100% nterior Floors Carpet 10% Cast in Place Concrete 10% Mosaic Tile 5% Marble Panels 5% Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Extention: Courtrooms Patching Evident, Extention: Courtrooms | | | | | | |
| riterior Floors Carpet 10% Cast in Place Concrete 10% Mosaic Tile 5% Marble Panels 5% Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Ex Location : Courtrooms Patching Evident, Exten Location : Courtrooms | | | | | | |
| Floors Carpet 10% Cast in Place Concrete 10% Mosaic Tile 5% Marble Panels 5% Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Extention: Courtrooms Patching Evident, Extention: Courtrooms | | 2036 | * * | 5 | | |
| Carpet 10% Cast in Place Concrete 10% Mosaic Tile 5% Marble Panels 5% Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Extended Concrete 10% Cracking Crumbling, Extended Concrete 10% C | | | | | | |
| Cast in Place Concrete Mosaic Tile 5% Marble Panels 5% Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Ex Location: Courtrooms Patching Evident, Exten Location: Courtrooms | | 2027 | # (2, (0.0 | 2 | Φ 7 100 | |
| Mosaic Tile 5% Marble Panels 5% Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Extended to Courtrooms Patching Evident, Extended to Courtrooms | | 2027 | \$62,600 | 3 | \$7,100 | |
| Marble Panels Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Ex Location: Courtrooms Patching Evident, Exten Location: Courtrooms | | LIFE | * * | 5 | \$7,800 | |
| Terrazzo 25% Vinyl Tile 45% Now Cracking/Crumbling, Ex Location: Courtrooms Patching Evident, Exten Location: Courtrooms | | 2044 | * * | 5 | \$4,500 | |
| Vinyl Tile 45% Now Cracking/Crumbling, Ex Location: Courtrooms Patching Evident, Exten Location: Courtrooms | | LIFE | * * | 5 | \$1,300 | |
| Cracking/Crumbling, Ex Location : Courtrooms Patching Evident, Exten Location : Courtrooms | | LIFE | ** | 5 | \$7,000 | |
| Location : Courtrooms Patching Evident, Exten Location : Courtrooms | \$22,000 | 2031 | \$440,100 | 3 | \$6,000 | |
| Location: Courtrooms | _ | ea Affecte | ed : 5% | | | |
| | nt : Moderate, A | rea Affect | ted : 10% | | | |
| Worn/Eroded, Extent : M | S | | | | | |
| | Moderate, Area | Affected : | 20% | | | |
| Location : Court Roon | n And 2nd Floo | r Offices | | | | |
| Interior Walls | | | | | | |
| Cast in Place Concrete 10% | | LIFE | * * | | | |
| Ceramic Tile 5% | | 2034 | * * | 5 | \$2,000 | |
| Masonry: Brick 5% Now | \$7,600 | LIFE | * * | | | |
| Paint Peeling, Extent : M Location : Boiler Roon | | Affected . | : 15% | | | |
| Water Penetration, Exte | nt : Moderate, A | Area Affe | cted : 15% | | | |
| Location : Boiler Roon | m | - | | | | |
| Marble Panels 5% | | LIFE | * * | | | |
| Plaster 65% Now | \$31,700 | LIFE | * * | 5 | \$7,900 | |
| Cracking/Crumbling, Ex Location : Throughout | xtent : Light, Ar | | ed : 10% | 3 | \$1,500 | |
| Water Penetration, Exte | | Aroa Affa | ated · 5% | | | |
| Location : Courtrooms | | тей Ајјес | леи . 570 | | | |
| Wood 10% | | LIFE | * * | 5 | \$16,200 | |
| Ceilings | | LIIL | | | \$10,200 | |
| Acous TileSusp.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, Ex | | | | 3 | φ17,900 | |
| Location : Courtrooms | | c, 111 cu Aj | ,00104 . 15/0 | | | |
| Water Penetration, Exter | | Araa Affa | stad · 100/ | | | |
| Location : Courtrooms | | пен Ајје | лси . 10/0 | | | |
| ite Enclosure | | | | | | |
| Fence/Gates | | | | | | |
| Chain Link 25% | | | | | | |
| Iron Picket 70% | | 2041 | * * | | | |
| Masonry: Brick 5% | | 2041 2051 | * * | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND CRIMINAL COURT

Asset #: 4165

| Architecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|---|---------------|---------------------------|----------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| ite Enclosure | | | | | | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 15% | | | 2051 | * * | | | |
| Masonry: Brick | 85% | 0-2 | \$1,200 | 2041 | * * | | | |
| | | | od, Extent : Moder | ate, Arec | a Affected : 20% | | | |
| | Location | : Planter | Walls At Rear Yard | | | | | |
| ite Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2036 | * * | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | | Now | \$8,500 | 2036 | * * | | | |
| | | issing Elem : Rear Yar | ents, Extent : Mode d | erate, Ar | ea Affected : 10% | | | |
| | _ | Crumbling, : Rear Yar | Extent : Moderate d | Area Aj | ffected : 20% | | | |
| Pavers/Stone | 50% | 4+ | \$8,500 | 2034 | * * | | | |
| | _ | iscoloring, : Front En | Extent : Moderate try Yard | , Area Aj | ffected : 20% | | | |
| Pavers/Stone | 10% | 4+ | \$1,700 | 2034 | * * | | | |
| | | tar Miss/Er : Front En | od, Extent : Moder atry Steps | ate, Ared | a Affected : 20% | | | |
| Parking/Driveway Cast in Place Concrete | 100% | | | 2036 | * * | | | |

| Electrical | Current Rep | pair Futur | e Replacement | M | aintenance | |
|-----------------------------|-----------------------------------|----------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date E Total (Years) | stimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Inder 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Molded Case Bkrs | 100% | 2031 | \$96,600 | 5 | \$600 | |
| | Other Observation, Exte | ent : Light, Area Affected | : 100% | | | |
| | Location : Electrical F | | | | | |
| | Explanation : No Ration | ng 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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4165

| Electrical | Current Repair | Future | Future Replacement | | Maintenance | | |
|-----------------------------|---|---|--------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated (Total (Years) | 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: | 0 , 00 | ected : 100% | | | | |
| | Location : Throughout The Build | ling | | | | | |
| Fluorescent | 7% | 2031 | \$22,700 | 10 | \$1,400 | | |
| | T-8 Lamps And Fixtures, Extent: 1 | cted : 100% | | | | | |
| | Location : Throughout The Build | ling | | | | | |
| Fluorescent | 1% | 2026 | \$3,200 | 10 | \$200 | | |
| | Compact Fluorescent Light, Exten | Compact Fluorescent Light, Extent : Light, Area Affected : 100% | | | | | |
| | Location : Second Floor | 3 | | | | | |
| HID | 10% | 2031 | \$25,200 | 10 | \$100 | | |
| Incandescent | 2% | 2026 | \$7,200 | 2 | | | |
| Egress Lighting | | | | | | | |
| Emergency, Battery | 50% | 2026 | \$17,900 | 10 | \$2,600 | | |
| Emergency, Battery | 50% | 2026 | \$17,900 | 10 | \$2,600 | | |
| Exterior Lighting | | | | | | | |
| HID | 100% | 2026 | \$99,400 | 10 | \$100 | | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| Generic | 100% | 2031 | \$40,000 | 1 | \$8,000 | | |
| | Other Observation, Extent : Light, | | 100% | | | | |
| | Location : Throughout The Build | ling | | | | | |
| | Explanation: CCTV Surveillance | e Camera Syste | m | | | | |

| Mechanical | Current Repair | Futu | re Replacement | M | aintenance | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | |
| Energy Source | | | | | | |
| Natural Gas | 100% | 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 | | | | | | |
| Convector/Radiator | 100% | 2029 | \$174,200 | 1 | \$6,900 | |
| Air Conditioning | | | | | | |
| Energy Source | | | | | | |
| Electricity | 100% | 2039 | * * | 1 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4165

| Mechanical | Current Repai | ir Futur | e Replacement | Maintenance | | |
|--|---|------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Esti Total (Years) | imated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning | | | | | | |
| Conversion Equipment Exterior Pkg Unit - | 40% | 2031 | \$93,400 | 2 | \$500 | |
| Cooling | D 124 D C: 4 F 4 | . 1: 1. 4 400 . | 1 200/ | | | |
| | R-134a Refrigerant, Exten Location: 3 Units In Co. | | 1:30% | | | |
| Window/Wall Unit | 60% | 2026 | \$48,400 | 1 | | |
| Ventilation | 0070 | | \$.0,.00 | | | |
| 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 | | |
| | Other Observation, Extent | : Light, Area Affected | : 100% | | | |
| | Location : Boiler Room | | | | | |
| | Explanation : One 74 Ga | ıllon Unit | | | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Sump Pump(s) | | | | | | |
| Submersible | 100% | 2024 | \$700 | 4 | \$700 | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|----------|----------|---------|----------|
| Exterior Architecture | \$51,500 | | | |
| Interior Architecture | | \$900 | \$2,000 | \$2,400 |
| Electrical | \$5,500 | \$200 | \$200 | \$11,400 |
| Mechanical | \$1,500 | \$23,600 | \$2,500 | \$20,500 |
| Site Enclosure | \$3,500 | | | |
| Site Pavements | \$3,100 | | | |
| Total | \$65,100 | \$24,800 | \$4,700 | \$34,300 |
| Importance Code A | \$52,600 | \$1,100 | \$1,100 | \$1,200 |
| Importance Code B | \$9,500 | \$23,700 | \$3,600 | \$33,000 |
| Importance Code C | \$3,100 | | | |
| Total | \$65,100 | \$24,800 | \$4,700 | \$34,300 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

| Architecture | | Current F | Repair | Futur | e Replacement | M | aintenance | |
|----------------------------------|-----------------|----------------------|--------------------------|--|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of l Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | 1000/ | 3.7 | #2.151. 000 | | de de | _ | #200 600 | |
| Cast Stone/Terra Cotta | 100% | | \$2,154,900 | LIFE | ** | 5 | \$389,600 | |
| | Location . | _ | Extent : Moderate out | , Area Aj | geciea : 10% | | | |
| | | _ | od, Extent : Moder | ate, Ared | a Affected : 25% | | | |
| | Location . | | | | 55 | | | |
| | Staining/Di | scoloring, | Extent : Moderate | , Area Aj | ffected : 20% | | | |
| | Location . | Through | out | | | | | |
| | | | xtent : Moderate, A | 1rea Affe | cted : 25% | | | |
| | Location | | | | | | | |
| XX. 1 | Explanati | on : Sidev | valk Shed In Place | | | | | |
| Windows Aluminum | 100% | 4+ | \$4,700 | 2048 | * * | 5 | \$2,300 | |
| Alummum | | | ct, Extent : Modera | | Affected · 10% | 3 | \$2,300 | |
| | | | n Windows | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | nggeetea . 1070 | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 50% | Now | \$12,200 | LIFE | * * | 5 | \$9,500 | |
| | • | | Moderate, Area Af | fected : . | 50% | | | |
| | Location . | _ | | | | | | |
| | _ | _ | Extent : Light, Are | ea Affecti | ed : 40% | | | |
| | Location . | Through | out | | | | | |
| Not Accessible | 50% | | | | | | | |
| Roof | 85% | | | 2047 | * * | 10 | \$62,200 | |
| Copper/Terne Modified Bitumen | 85% 15% | | | 2047 | \$53,000 | 10 | \$63,200 \$4,500 | |
| Soffits | 13/0 | | | 2032 | \$55,000 | 10 | \$4,500 | |
| Exposed Struc: Steel | 70% | 4+ | \$34,700 | LIFE | * * | 5 | \$7,600 | |
| P | | Rusting, E | xtent : Light, Area | | : 30% | - | 4.,000 | |
| | Location | Through | out Covered Walkw | ay At Re | ear Of Building | | | |
| Metal, Corrugated | 30% | | | 2052 | * * | 1 | | |
| nterior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2028 | \$25,900 | 3 | \$2,000 | |
| Cast in Place Concrete | 7% | | | LIFE | * * | 5 | \$4,100 | |
| Ceramic Tile | 2% | | | 2035 | * * | 5 | \$500 | |
| Marble Panels | 3% | | | LIFE | * * | 5 | \$600 | |
| Quarry Tile | 5% 20% | | | 2037 | * * | 5 5 | \$2,000 \$4,200 | |
| Terrazzo Vinyl Tile | 20% 58% | | | LIFE 2032 | \$468,900 | 3 | \$4,200 \$5,900 | |
| vinyi ine | 30% | | | 2032 | \$408,900 | 3 | \$3,900 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

| Architecture | | Current F | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------|---------------------------|--------------------------------|-------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | * * | | | |
| | | _ | : Light, Area Affec | ted : 20% | % | | | |
| | Location | ı : Boiler R | oom | | | | | |
| Concrete Masonry Unit | 15% | | | LIFE | * * | 5 | \$2,400 | |
| Masonry: Brick | 15% | | | LIFE | * * | | | |
| Plaster | 55% | | | LIFE | * * | 5 | \$6,700 | |
| Wood | 10% | | | LIFE | * * | 5 | \$16,200 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2037 | * * | 5 | \$2,700 | |
| Exposed Struc: Concrete | | | | LIFE | * * | 5 | \$400 | |
| Plaster | 80% | | | LIFE | * * | 5 | \$13,500 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 100% | | | 2042 | * * | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | | Now | \$3,500 | 2052 | ** | | | |
| | | | Extent : Moderate | | fected: 20% | | | |
| | Location | ı : Cheek W | Yalls At Main Entry | Stair | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | 4000/ | | | | * * | | | |
| Cast in Place Concrete | 100% | | | 2037 | * * | | | |
| On-Site Walkways | 400/ | 3.7 | Φ2 100 | 2027 | * * | | | |
| Cast in Place Concrete | | Now | \$3,100 | 2037 | | | | |
| | _ | Crumbling, 1 : Main En | Extent : Moderate try Steps | , Area A <u>j</u> | Jected : 30% | | | |
| Pavers/Stone | 60% | | | 2035 | * * | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 100% | | | 2035 | * * | | | |

| Electrical | Current Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | 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 Re | ated At 35 | 0 Amperes | | | |
| Raceway | | | | | | |
| Conduit | 90% | 2032 | \$15,800 | 1 | | |
| Conduit | 10% | 2042 | * * | 1 | | |
| Panelboards | | | | | | |
| Molded Case Bkrs | 90% | 2031 | \$39,000 | 5 | \$300 | |
| Molded Case Bkrs | 10% | 2040 | * * | 5 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

| Electrical | Current Repair | | Future Replacement | | Maintenance | | |
|----------------------------------|-----------------------------------|--------------------------------------|--------------------|----------------|----------------|-----------------------|----------|
| System Component Type | | Date Estimated Cost ars) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Inder 600 Volts | | | | | | | |
| Wiring | | | | | | | |
| Braided Cloth | 25% 2- | . , | 2057 | * * | 1 | | |
| | Insulation Aged Location : Thr | l, Extent : Moderate, Are oughout | a Affecte | d : 30% | | | |
| Thermoplastic | 75% | | 2042 | * * | 1 | | |
| Motor Controllers | | | | | | | |
| Locally Mounted | 100% | | 2030 | \$64,400 | 5 | \$100 | |
| Ground | | | | | | | |
| Grounding Devices | | | | | _ | *** | |
| Generic | 100% | | LIFE | ** | 5 | \$200 | |
| | | ion, Extent : N/A, Area A | !ffected : | 100% | | | |
| | | sement Janitor Closet | | | | | |
| | Explanation: | Under Insulation | | | | | |
| ighting | | | | | | | |
| Interior Lighting Fluorescent | 100% | | 2032 | \$178,500 | 10 | \$9,900 | |
| Fluorescent | | Fixtures, Extent : Light, | | | 10 | \$9,900 | |
| | - | roughout The Building | 217 eu 21jj e | cieu . 10070 | | | |
| Egress Lighting | | 0 0 | | | | | |
| Emergency, Battery | 50% | | 2027 | \$9,800 | 10 | \$1,300 | |
| Exit, LED | 50% | | 2060 | ** | 1 | , , | |
| Exterior Lighting | | | | | | | |
| HID | 30% | | 2032 | \$16,400 | 10 | | |
| | Other Observat | ion, Extent : N/A, Area A | Iffected : | 30% | | | |
| | Location: The | roughout | | | | | |
| | Explanation: | Controlled Via Switch | | | | | |
| No Component | 70% | | | | | | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| No Component | 70% | | | | | | |
| Generic | 30% | | 2032 | \$6,600 | 1 | \$1,200 | |
| | | ion, Extent : N/A, Area A | | 100% | | | |
| | | bby, Waiting Room And O | | | | | |
| | Explanation: | CCTV Surveillance Can | ieras | | | | |

| Mechanical | Cal Current Repair | | e Replacement | M | | |
|-----------------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| leating | | | | | | |
| Energy Source | | | | | | |
| Natural Gas | 100% | 2042 | * * | 1 | | |
| Conversion Equipment | | | | | | |
| Steam Boiler | 100% | 2037 | * * | 1 | \$10,700 | |
| | Other Observation, Extent: N/A, Area A | ffected : | 100% | | | |
| | Location: Basement | | | | | |
| | Explanation: 1 Unit. | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13692

| Mechanical | Current Repair | Future | Replacement | Ma | aintenance | |
|---------------------------------|---------------------------------------|------------------------|-------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | nated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | • | • | | | | |
| Distribution | | | | | | |
| Steam Piping/Pump | 100% | 2032 | \$93,900 | | | |
| Terminal Devices | | | | | | |
| Convector/Radiator | 100% | 2030 | \$95,900 | 1 | \$3,500 | |
| Air Conditioning | | | | | | |
| Energy Source | 1000/ | 2040 | * * | 1 | | |
| Electricity | 100% | 2040 | * * | 1 | | |
| Conversion Equipment | 500/ | 2025 | £22.200 | 1 | | |
| Window/Wall Unit | 50% | 2025 | \$22,200 | 1 | | |
| No Component | 50% | | | | | |
| Distribution Ductwork/Diffusers | 250/ | LIEE | * * | 2 | ¢2 500 | |
| | 25% 75% | LIFE | 4. 4. | 2 | \$3,500 | |
| No Component Terminal Devices | /3%0 | | | | | |
| | 75% | | | | | |
| No Component Not Accessible | 75% 25% | | | | | |
| Not Accessible | Other Observation, Extent : | N/A Awag Affacted : 0 | 0/ | | | |
| | Location: Attic, Roof | N/A, Area Ajjeciea . 0 | /0 | | | |
| | Explanation : Air Handler | es Samas Rasamant Off | icas And Courtro | ome | | |
| Heat Rejection | Explanation . Air Hanater | s serves basement Ojj | ices Ana Courtroi | ms. | | |
| Air Cooled Condenser | 5% | 2032 | \$800 | 2 | \$400 | |
| Unit | 370 | 2032 | ΨΟΟΟ | 2 | ψ100 | |
| Cint | Other Observation, Extent : | N/A. Area Affected : 1 | 00% | | | |
| | Location : Outside, Rear (| ••• | | | | |
| | Explanation: 1 Unit. | | | | | |
| No Component | 75% | | | | | |
| Not Accessible | 20% | | | | | |
| 1 (of 1 locossioic | Other Observation, Extent: | N/A. Area Affected : 0 | % | | | |
| | Location: Roof | , 33 | | | | |
| | Explanation : Condensing | Units Associated With | Air Handlers Sei | ving Co | urtrooms. | |
| Ventilation | , | | | 3 - | | |
| 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 Exhau | sts 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 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND FAMILY COURT

Asset #: 13692

| Mechanical | Current Rep | air Futur | e Replacement | M | aintenance | |
|-----------------------------|------------------------------------|--------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Es Total (Years) | stimated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Sanitary Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | |
| Cast Iron | 100% | LIFE | * * | 1 | | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|----------|----------|
| Exterior Architecture | \$39,000 | | | _ |
| Interior Architecture | \$64,400 | \$17,000 | \$3,600 | \$10,100 |
| Electrical | \$7,700 | \$4,800 | \$4,200 | \$18,500 |
| Mechanical | \$9,000 | \$3,300 | \$14,000 | \$13,000 |
| Site Enclosure | \$4,100 | | | |
| Site Pavements | \$21,700 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$153,700 | \$33,000 | \$29,700 | \$49,500 |
| Importance Code A | \$42,500 | | | |
| Importance Code B | \$82,400 | \$31,800 | \$29,700 | \$49,500 |
| Importance Code C | \$28,800 | \$1,100 | | |
| Total | \$153,700 | \$33,000 | \$29,700 | \$49,500 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

| Component Type Exterior Exterior Walls Masonry: Limestone Cro L Joi L Windows Aluminum Wood Air L Bro | 100% Now racking/Crumbling, Location: Base Of Sint Mortar Miss/Er Location: Base Of 10% Now ir Infiltration, Extended Location: 3rd Flootoken/Missing Elem Loca | Building On West I rod, Extent : Moder Building At Variou. \$38,300 nt : Moderate, Area or Has Original Wotents, Extent : Mode | LIFE , Area Affe Elevation ate, Area A s Elevation 2048 2057 Affected: od Caseme | Affected: 10% ** ** 50% ent Windows Affected: 50% ** | 5 5 5 5 10 | \$96,900 \$13,200 \$7,300 \$9,900 \$92,100 | Priority |
|--|--|--|--|---|------------|--|----------|
| Exterior Walls Masonry: Limestone Cra L Joi L Windows Aluminum Wood Air L Bra L Parapets Masonry: Limestone Roof Metal Panel | racking/Crumbling, Location: Base Of Sint Mortar Miss/Er Location: Base Of 90% 10% Now Er Infiltration, Extent Location: 3rd Floo roken/Missing Elemt Location: 3rd Floo 100% 85% 5% Now | Extent: Moderate Building On West I rod, Extent: Moder Building At Variou. \$38,300 at: Moderate, Area or Has Original Wotents, Extent: Moder or Casement Window | , Area Affe Elevation ate, Area A s Elevation 2048 2057 Affected: od Caseme erate, Area ws LIFE 2037 | Affected: 2% Affected: 10% ** ** 50% ent Windows Affected: 50% ** | 5 5 5 | \$13,200 \$7,300 \$9,900 | |
| Masonry: Limestone Cra L Joi L Windows Aluminum Wood Ain L Bra L Parapets Masonry: Limestone Roof Metal Panel | racking/Crumbling, Location: Base Of Sint Mortar Miss/Er Location: Base Of 90% 10% Now Er Infiltration, Extent Location: 3rd Floo roken/Missing Elemt Location: 3rd Floo 100% 85% 5% Now | Extent: Moderate Building On West I rod, Extent: Moder Building At Variou. \$38,300 at: Moderate, Area or Has Original Wotents, Extent: Moder or Casement Window | , Area Affe Elevation ate, Area A s Elevation 2048 2057 Affected: od Caseme erate, Area ws LIFE 2037 | Affected: 2% Affected: 10% ** ** 50% ent Windows Affected: 50% ** | 5 5 5 | \$13,200 \$7,300 \$9,900 | |
| Windows Aluminum Wood Ain L Bre L Parapets Masonry: Limestone Roof Metal Panel | racking/Crumbling, Location: Base Of Sint Mortar Miss/Er Location: Base Of 90% 10% Now Er Infiltration, Extent Location: 3rd Floo roken/Missing Elemt Location: 3rd Floo 100% 85% 5% Now | Extent: Moderate Building On West I rod, Extent: Moder Building At Variou. \$38,300 at: Moderate, Area or Has Original Wotents, Extent: Moder or Casement Window | , Area Affe Elevation ate, Area A s Elevation 2048 2057 Affected: od Caseme erate, Area ws LIFE 2037 | Affected: 2% Affected: 10% ** ** 50% ent Windows Affected: 50% ** | 5 5 5 | \$13,200 \$7,300 \$9,900 | |
| Aluminum Wood Air L Bre L Parapets Masonry: Limestone Roof Metal Panel | 10% Now ir Infiltration, Exten Location: 3rd Floo roken/Missing Elem Location: 3rd Floo 100% 85% 5% Now | nt : Moderate, Area or Has Original Woo nents, Extent : Modo or Casement Windo | 2057 Affected: od Caseme erate, Area ws LIFE 2037 | ** 50% ent Windows 1 Affected: 50% ** | 5 | \$7,300 \$9,900 | |
| Wood Ain L Bro L Parapets Masonry: Limestone Roof Metal Panel | 10% Now ir Infiltration, Exten Location: 3rd Floo roken/Missing Elem Location: 3rd Floo 100% 85% 5% Now | nt : Moderate, Area or Has Original Woo nents, Extent : Modo or Casement Windo | 2057 Affected: od Caseme erate, Area ws LIFE 2037 | ** 50% ent Windows 1 Affected: 50% ** | 5 | \$7,300 \$9,900 | |
| Ain L Bro L Parapets Masonry: Limestone Roof Metal Panel | ir Infiltration, Extendance Location: 3rd Floo roken/Missing Elem Location: 3rd Floo 100% 85% 5% Now | nt : Moderate, Area or Has Original Woo nents, Extent : Modo or Casement Windo | Affected : od Caseme erate, Area ws LIFE 2037 | 50% ent Windows a Affected : 50% ** | 5 | \$9,900 | |
| Parapets Masonry: Limestone Roof Metal Panel | Location : 3rd Floo roken/Missing Elem Location : 3rd Floo 100% 85% 5% Now | or Has Original Woo nents, Extent : Modo or Casement Windo | od Caseme erate, Area ws LIFE 2037 | ent Windows 1 Affected : 50% ** | | | |
| Parapets Masonry: Limestone Roof Metal Panel | roken/Missing Elem Location : 3rd Floo 100% 85% 5% Now | ents, Extent : Mode or Casement Windor | erate, Area ws LIFE 2037 | ** | | | |
| Parapets Masonry: Limestone Roof Metal Panel | 100% 85% 5% Now | r Casement Windo | LIFE 2037 | ** | | | |
| Parapets Masonry: Limestone Roof Metal Panel | 100% 85% 5% Now | | LIFE 2037 | * * | | | |
| Masonry: Limestone Roof Metal Panel | 85% 5% Now | \$700 | 2037 | * * | | | |
| Roof Metal Panel | 85% 5% Now | \$700 | 2037 | * * | | | |
| Metal Panel | 5% Now | \$700 | | | 10 | \$92,100 | |
| | 5% Now | \$700 | | | 10 | \$92,100 | |
| Modified Bitumen | | \$700 | 2032 | | | | |
| | | | 2032 | \$35,100 | | | |
| Wa | ater Penetration, E | xtent : Moderate, A | rea Affecte | ed : 2% | | | |
| L | Location : Southwe | st Corner Adjacent | To Courty | ard | | | |
| Skylight, Metal/Glass | 10% | | 2052 | * * | 10 | \$19,700 | |
| Soffits | | | | | | | |
| Masonry: Limestone | 100% | | LIFE | * * | 5 | | |
| terior | | | | | | | |
| Floors | | | | | | | |
| Carpet | 20% | | 2031 | \$443,900 | 3 | \$34,700 | |
| Cast in Place Concrete | 5% | | LIFE | * * | 5 | \$12,600 | |
| Ceramic Tile | 5% | | 2041 | * * | 5 | \$5,800 | |
| Marble Panels | 15% | | LIFE | * * | 5 | \$13,000 | |
| Terrazzo | 20% | | LIFE | * * | 5 | \$18,100 | |
| Vinyl Tile | 30% | | 2037 | * * | 3 | \$13,000 | |
| Vinyl Tile | 5% | | 2032 | \$173,300 | 3 | \$2,200 | |
| Interior Walls | | | | | | | |
| Cast in Place Concrete | 4% | | LIFE | * * | | | |
| Cast in Place Concrete | 1% 0-2 | \$3,100 | LIFE | * * | | | |
| | ater Penetration, E | • | | ed : 5% | | | |
| | Location : Room B | | | | | | |
| Cast Stone/Terra Cotta | 10% | <u> </u> | LIFE | * * | | | |
| Ceramic Tile | 3% | | 2035 | * * | 5 | \$2,200 | |
| Masonry: Brick | 5% | | LIFE | * * | 5 | Ψ2,200 | |
| Plaster | 10% | | LIFE | * * | 5 | \$2,200 | |
| Plaster | 55% | | LIFE | * * | 5 | \$12,300 | |
| SGFT/Glazed Masonry | 2% | | LIFE | * * | 5 | Ψ12,500 | |
| Wood | 10% | | LIFE | * * | 5 | \$29,900 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

| % of | | | | | | | |
|---------|--|---|--|---|---|--|---|
| Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | • | |
| | | | | | 5 | \$900 | |
| _ | _ | | , Area A <u>f</u> | fected: 5% | | | |
| | | | | 1.00 | | | |
| - | - | | ate, Area | Affected: 5% | | | |
| | | | 1.00 | . 1 50/ | | | |
| | | | | | | | |
| | | 0-b S water Injutr | | | | | |
| | | | | | | | |
| _ | | | | | 5 | \$10,800 | |
| | | | | | | | |
| | | r Landing Above M | | | | | |
| 55% | | | LIFE | * * | 5 | \$39,700 | |
| | | | | | | | |
| 4000/ | | | | | | | |
| 100% | | | 2052 | * * | | | |
| 1000/ | NT. | Φ4.100 | 2052 | ψ ψ | | | |
| | | | | | | | |
| | - | | | | | | |
| | _ | | - | • | | | |
| | | | јјестеа : | 100% | | | |
| | - | | at Conon | ata Palustuada | | | |
| Ехріапа | tion . This I | is Actually A Frecu | Si Concre | eie Daiustraae. | | | |
| 100% | | | 2052 | * * | | | |
| | | rtant : N/A Area A | | 100% | | | |
| | | | уестей. | 100/0 | | | |
| | • | | ast Conc | rete Blocks | | | |
| Блрини | Incse | . 111 C 11 Ciudity 1 1 CC | noi Conc | TOTAL DIOCNS | | | |
| | | | | | | | |
| 100% | | | 2037 | * * | | | |
| | Cracking/ Location Exposed R Location Water Pen Location 10% 15% Broken/M Location 55% 100% Rroken/M Location Location 0ther Obs Location 100% Cother Obs Location Location | 5% 5% Now Cracking/Crumbling, Location: Room Bit Exposed Reinforceme Location: Room Bit Water Penetration, E. Location: Room Bit 10% 15% Now Broken/Missing Elem Location: 3rd Floo 55% 100% Now Broken/Missing Elem Location: Missing Elem Location: Missing Elem Location: Courtyan Explanation: This is 100% Other Observation, E Location: Courtyan Explanation: Courtyan Explanation: These | 5% 5% Now \$47,000 Cracking/Crumbling, Extent: Moderate, Location: Room B10-b S Exposed Reinforcement, Extent: Moderate, Location: Room B10-b S Water Penetration, Extent: Moderate, A Location: Room B10-b S Water Infiltre, 10% 15% Now \$14,300 Broken/Missing Elements, Extent: Mode, Location: 3rd Floor Landing Above M 55% 100% 100% Now \$4,100 Broken/Missing Elements, Extent: Mode, Location: Missing Baluster On East S. Other Observation, Extent: N/A, Area A, Location: Courtyard Explanation: This Is Actually A Preca. 100% Other Observation, Extent: N/A, Area A, Location: Courtyard Explanation: These Are Actually Preca. | 5% Now \$47,000 LIFE Cracking/Crumbling, Extent: Moderate, Area Ag Location: Room B10-b S Exposed Reinforcement, Extent: Moderate, Area Location: Room B10-b S Water Penetration, Extent: Moderate, Area Affect Location: Room B10-b S Water Infiltration At 10% LIFE 15% Now \$14,300 LIFE Broken/Missing Elements, Extent: Moderate, Are Location: 3rd Floor Landing Above Main Stain 55% LIFE 100% 2052 100% Now \$4,100 2052 Broken/Missing Elements, Extent: Moderate, Are Location: Missing Baluster On East Side Of Co Other Observation, Extent: N/A, Area Affected: Location: Courtyard Explanation: This Is Actually A Precast Concre 100% 2052 Other Observation, Extent: N/A, Area Affected: Location: Courtyard Explanation: These Are Actually Precast Concre | 5% Now \$47,000 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Exposed Reinforcement, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Water Penetration, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Water Infiltration At Heavy Rains 10% LIFE ** 15% Now \$14,300 LIFE ** Broken/Missing Elements, Extent: Moderate, Area Affected: 1% Location: 3rd Floor Landing Above Main Stair 55% LIFE ** 100% Now \$4,100 2052 ** 100% Now \$4,100 2052 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Missing Baluster On East Side Of Courtyard Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: This Is Actually A Precast Concrete Balustrade. 100% 2052 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: These Are Actually Precast Concrete Blocks | 5% Now \$47,000 LIFE ** 5 5% Now \$47,000 LIFE ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Exposed Reinforcement, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Water Penetration, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Water Infiltration At Heavy Rains 10% LIFE ** 15% Now \$14,300 LIFE ** 5 Broken/Missing Elements, Extent: Moderate, Area Affected: 1% Location: 3rd Floor Landing Above Main Stair 55% LIFE ** 5 100% Now \$4,100 2052 ** 100% Now \$4,100 2052 ** Location: Missing Baluster On East Side Of Courtyard Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: This Is Actually A Precast Concrete Balustrade. 100% 2052 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: These Are Actually Precast Concrete Blocks | 5% Now \$47,000 LIFE ** 5 \$900 Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Exposed Reinforcement, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Water Penetration, Extent: Moderate, Area Affected: 5% Location: Room B10-b S Water Infiltration At Heavy Rains 10% LIFE ** 15% Now \$14,300 LIFE ** 5 \$10,800 Broken/Missing Elements, Extent: Moderate, Area Affected: 1% Location: 3rd Floor Landing Above Main Stair 55% LIFE ** 5 \$39,700 100% Now \$4,100 2052 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Missing Baluster On East Side Of Courtyard Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: This Is Actually A Precast Concrete Balustrade. 100% 2052 ** Other Observation, Extent: N/A, Area Affected: 100% Location: Courtyard Explanation: These Are Actually Precast Concrete Blocks |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND SUPREME COURT

Asset #: 2042

| Architecture | | Current | Repair | Futui | e Replacement | М | aintenance | |
|---------------------------------|--|---|----------------------------------|-------------------|--------------------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Pavements On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | _ | Now issing Elem | \$21,700 ents, Extent : Mod | 2045 erate, Ar | * * ea Affected : 15% | | | |
| | Location | ı : Areaway | Slab On Schuyler | Street | | | | |
| Pavers/Stone | 25% | Now | \$172,800 | 2041 | * * | | | |
| | | issing Elem ı : Main En | ents, Extent : Seve try Stair | re, Area | Affected : 50% | | | |
| | | Crumbling, 1 : Main En | Extent : Moderate try Stair | e, Area Aj | ffected : 50% | | | |
| | | Extent : Mo ı : Main En | derate, Area Affect try Stair | ed : 50% | ó | | | |
| | 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 | | | | | | | |
| | Explana | Explanation : These Are Actually Limestone Stair Treads | | | | | | |
| Pavers/Stone | 50% | | | 2035 | * * | | | |

| Total (Years) 100% 4+ inclosure Corroded, Location: Electrical other Observation, E. Location: Electrical | el Room extent : N/A, Area A | FY 2052 Area Afj | | Cycle (Yrs) | Estimated Cost \$200 | Priority |
|--|--|--|--|---|---|---|
| inclosure Corroded, Location : Electrica Other Observation, E. Location : Electrica | Extent : Moderate, il Room xtent : N/A, Area A | Area Afj | fected : 10% | 5 | \$200 | |
| inclosure Corroded, Location : Electrica Other Observation, E. Location : Electrica | Extent : Moderate, il Room xtent : N/A, Area A | Area Afj | fected : 10% | 5 | \$200 | |
| inclosure Corroded, Location : Electrica Other Observation, E. Location : Electrica | Extent : Moderate, il Room xtent : N/A, Area A | Area Afj | fected : 10% | 5 | \$200 | |
| Location : Electrica Other Observation, E Location : Electrica | el Room extent : N/A, Area A | - | | | | |
| Other Observation, E Location : Electrica | xtent : N/A, Area A | ffected : | 100% | | | |
| Location : Electrica | | ffected : | 100% | | | |
| | l Room | | 100/0 | | | |
| | | | | | | |
| Explanation: Low \ | Voltage Power Circ | uit Break | ker Rated At 4,000 | Amperes | S | |
| | | | | | | |
| 100% | | 2052 | * * | 5 | \$1,700 | |
| | | | | | | |
| 100% | | 2052 | * * | 1 | | |
| | | | | | | |
| 100% | | 2048 | * * | 5 | \$1,700 | |
| | | | | | | |
| 100% | | 2052 | * * | 1 | | |
| | | | | | | |
| 100% | | 2045 | * * | 5 | \$400 | |
| | | | | | | |
| | | | | | | |
| 100% | | LIFE | * * | 5 | \$900 | |
| ther Observation, E | xtent : N/A, Area A | ffected : | 100% | | | |
| Location: 1st Floor | Electrical Room | | | | | |
| Explanation: Groun | nd Bar Observed | | | | | |
| • | 100% 100% 100% 100% 100% 100% ther Observation, E Location : 1st Floor | Explanation : Low Voltage Power Circ 100% 100% 100% 100% 100% | Location : Electrical Room Explanation : Low Voltage Power Circuit Bread 100% 2052 100% 2052 100% 2048 100% 2052 100% 2052 100% 2045 LIFE ther Observation, Extent : N/A, Area Affected : Location : Ist Floor Electrical Room | Location : Electrical Room Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 100% 2052 ** 100% 2052 ** 100% 2048 ** 100% 2052 ** 100% 2052 ** 100% 2045 ** ther Observation, Extent : N/A, Area Affected : 100% LIFE ** Location : 1st Floor Electrical Room | Location : Electrical Room Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes 100% 2052 ** 5 100% 2052 ** 1 100% 2048 ** 5 100% 2052 ** 1 100% 2052 ** 5 100% 2045 ** 5 ther Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Electrical Room | Location : Electrical Room Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes 100% 2052 ** 5 \$1,700 100% 2052 ** 1 100% 2048 ** 5 \$1,700 100% 2052 ** 1 100% 2045 ** 5 \$400 100% LIFE ** 5 \$900 ther Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Electrical Room |

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

| Electrical | Current Repair | Future | Future Replacement | | Maintenance | | |
|-----------------------------|---|------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated (Total (Years) | 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 : 1 Location : Throughout | Light, Area Affe | cted : 100% | | | | |
| Fluorescent | 10% | 2027 | \$104,400 | 10 | \$5,800 | | |
| | T-12 Lamps And Fixtures, Extent : Location : Throughout | | | | 42,000 | | |
| Incandescent | 5% | 2027 | \$57,800 | 2 | \$100 | | |
| Egress Lighting | | | | | | | |
| Emergency, Battery | 50% | 2037 | * * | 10 | \$7,600 | | |
| Exit, LED | 50% | 2060 | * * | 1 | | | |
| Exterior Lighting | | | | | | | |
| HID | 30% | 2037 | * * | 10 | \$100 | | |
| No Component | 70% | | | | | | |
| Alarm | | | | | | | |
| Security System | | | | | | | |
| No Component | 50% | | | | | | |
| Generic | 50% | 2037 | * * | 1 | \$11,800 | | |
| | Other Observation, Extent : Light, Area Affected : 100% | | | | | | |
| | Location : Hallways And Outside | | | | | | |
| | Explanation : CCTV Surveillance Cameras | | | | | | |
| Fire/Smoke Detection | | | | | | | |
| No Component | 70% | | | | | | |
| Generic, Analog | 30% | 2037 | * * | 1-3 | \$11,700 | | |
| _ | Other Observation, Extent: N/A, A | Area Affected : | 100% | | | | |
| | Location : Throughout The Build | ling | | | | | |
| | Explanation : Strobe Lights, Man | nual Pull Statio | n, Horns And Smo | ke Detec | ctors | | |

| Mechanical | Current Repa | air Futur | e Replacement | M | aintenance | |
|-----------------------------|---|--------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Est Total (Years) | timated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | |
| Energy Source | | | | | | |
| Plant Campus Steam / PRV | 100% | 2042 | * * | 1 | | |
| | Other Observation, Exten | t : N/A, Area Affected : | 100% | | | |
| | Location: Basement | | | | | |
| | Explanation : Steam Pro | ovided From Adjacent B | Borough Hall Build | ing | | |
| Distribution | | | | | | |
| Steam Piping/Pump | 100% | 2042 | * * | | | |
| | Other Observation, Extent: N/A, Area Affected: 100% | | | | | |
| | Location: Throughout | | | | | |
| | Explanation : Steam Tra | aps Installed In 2020. | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

| Mechanical | Current Repair Future Re | | Replacement Maintenan | | aintenance | | |
|------------------------------|--|------------------|-----------------------|----------------|-----------------------|---------|--|
| System Component Type | % of Fail Date Estimated Co Total (Years) | ost Year F FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit | |
| leating | | | | | | | |
| Terminal Devices | | | | | | | |
| Convector/Radiator | 70% | 2030 | \$392,900 | 1 | \$14,300 | | |
| No Component | 30% | | | | | | |
| | Other Observation, Extent: N/A, Are | | % | | | | |
| | Location: Basement, Mezzanine A | | | ., | I.C. F | | |
| | Explanation: See Air Conditioning Heating. | Section For A | ır Hanaters. Un | its Utilize | ea Steam For | | |
| Air Conditioning | Healing. | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | 2040 | * * | 1 | | | |
| Conversion Equipment | | | | | | | |
| Split Unit | 5% | 2040 | * * | | | | |
| | Other Observation, Extent: N/A, Are | ea Affected : 10 | 00% | | | | |
| | Location: Room 207 | | | | | | |
| | Explanation: Unit Installed In 202 | 0. | | | | | |
| Window/Wall Unit | 70% | 2027 | \$182,000 | 1 | | | |
| No Component | 25% | | | | | | |
| Distribution | | | | | | | |
| Ductwork/Diffusers | 30% | LIFE | * * | 2 | \$24,700 | | |
| No Component | 70% | | | | | | |
| Terminal Devices | | | | | | | |
| Air Handler/Dir Expansion | 30% | 2032 | \$296,100 | 1 | | | |
| 1 | Other Observation, Extent: N/A, Are | ea Affected : 10 | 00% | | | | |
| | Location: Basement, Mezzanine And Attic | | | | | | |
| | Explanation: 5 Units In Attic. 3 Units In Attic. 3 Units In Attic. | nits In Mezzani | ine. 1 Unit In Th | e Baseme | ent. | | |
| No Component | 70% | | | | | | |
| Heat Rejection | | | | | | | |
| Air Cooled Condenser Unit | 30% | 2032 | \$44,700 | 2 | \$13,200 | | |
| | Other Observation, Extent: N/A, Are Location: Roof And Courtyard | ea Affected : 10 | 00% | | | | |
| | Explanation: 3 Units In Courtyard | I I Unit On M | ozzanina 9 I Init | a On Tha | Poof | | |
| No Common and | | . 1 Onti On M | ezzanine, o Onii | on the | Kooj. | | |
| No Component Ventilation | 70% | | | | | | |
| Ventilation Distribution | | | | | | | |
| Ductwork/Diffusers | 30% | LIFE | * * | 2-5 | \$10,600 | | |
| No Component | 70% | L 11 L | | 2 3 | Ψ10,000 | | |
| 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 R | ?oom | | | | | |
| | Explanation: 1 Unit | | | | | | |
| No Component | 69% | | | | | | |

Plumbing

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2042

| Mechanical | Current Repair Future Repl | | placement Maintenance | | | | |
|-----------------------------|--|---------------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimate FY | ed Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Plumbing | | | | | | | |
| H/C Water Piping | | | | | | | |
| Brass/Copper | 70% | | 17,100 | 1 | | | |
| | Other Observation, Extent: N/A, Area | Affected: 100% | | | | | |
| | Location : Throughout Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building. | | | | | | |
| | | | | | Building. | | |
| Galvanized Steel | 30% | 2030 \$2 | 62,900 | 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 O | ne 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, Are | 00 | | | | | |
| | Location: Basement Custodian Suppl | - | | | | | |
| D 10 D | Explanation: Cracked And Leaky Pip | ре | | | | | |
| Backflow Preventer | 1000/ | 2027 | * * | 1 | £2.000 | | |
| 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 | Explanation: 2 water Main Services | Еасп үчин А Баскую |)w Freve | enter. | | | |
| Generic | 100% | | | | | | |
| Vertical Transport | 10070 | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | LIFE | * * | | | | |
| Gearea Traction | Other Observation, Extent: N/A, Area | | | | | | |
| | Location: Basement To 3rd Floor | 33 | | | | | |
| | Explanation: 2 Units | | | | | | |
| Fire Suppression | 1 | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | 2042 | * * | 1-5 | \$33,000 | | |
| Sprinkler | | | | | | | |
| No Component | 75% | | | | | | |
| Generic | 25% | 2042 | * * | 1-2 | \$4,400 | | |
| | Other Observation, Extent: N/A, Area | Affected : 100% | | | | | |
| | Location: Basement | | | | | | |
| | Explanation : Sprinkler System Serve | s Basement. | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : SUN BUILDING

Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.

Area Sq Ft : 294,218 Project Type : REAL PROPERTY

Date of Survey : 15-Nov-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,7,Ph

Block : 153 Lot : 1 BIN : 1079215

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$295,800 | \$1,398,700 |
| Interior Architecture | \$1,638,300 | \$7,043,900 |
| Electrical | \$242,900 | \$319,900 |
| Mechanical | \$1,614,100 | \$8,066,000 |
| Total | \$3,791,000 | \$16,828,500 |
| Importance Code A | \$295,800 | \$1,475,600 |
| Importance Code B | \$2,830,600 | \$15,211,700 |
| Importance Code C | \$664,600 | \$141,200 |
| Total | \$3,791,000 | \$16,828,500 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|-----------|
| Exterior Architecture | \$17,400 | \$74,900 | \$12,100 | |
| Interior Architecture | \$420,900 | \$33,000 | | \$66,100 |
| Electrical | \$34,100 | \$29,400 | \$31,500 | \$25,900 |
| Mechanical | \$150,700 | \$125,500 | \$169,200 | \$61,600 |
| Site Pavements | \$14,500 | | | |
| Elevators/Escalators | \$41,400 | \$41,400 | \$41,400 | \$41,400 |
| Total | \$679,000 | \$304,300 | \$254,200 | \$195,100 |
| Importance Code A | \$17,400 | \$75,600 | \$12,100 | |
| Importance Code B | \$651,200 | \$228,800 | \$242,100 | \$195,100 |
| Importance Code C | \$10,400 | | | |
| Total | \$679,000 | \$304,300 | \$254,200 | \$195,100 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 SUN BUILDING

Asset #: 2055

| rchitecture | Current Repair | Future Replacemen | t N | laintenance | | | |
|----------------------------|--|-------------------------|--------------------|----------------|----------|--|--|
| ystem Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Co FY | Ost Cycle (Yrs) | Estimated Cost | Priority | | |
| terior | | | | | | | |
| Exterior Walls | 20/ 0.2 0.17.400 | TIPE . | * * | | | | |
| Cast Iron | 3% 0-2 \$17,400 | LIITE | | | | | |
| | Corrosion/Rusting, Extent : Moderate, A Location : Storefront Facades | irea Affectea : 15% | | | | | |
| | Deteriorated Finish, Extent: Moderate, | Area Affected : 25% | | | | | |
| | Location: Storefront Facades | Area Ajjeciea . 2570 | | | | | |
| Common/Tommo | | 2050 | * * | | | | |
| Copper/Terne | 8% Now \$61,700 Deformed/Dented, Extent : Moderate, A | 2030 | | | | | |
| | Location: Courtyard Facade | rea Affectea . 1570 | | | | | |
| | Other Observation, Extent: Light, Area | Affected : 100% | | | | | |
| | Location: 6th And 7th Floors | Affected . 10070 | | | | | |
| | Explanation : Located In Interior Cou. | rtvard | | | | | |
| Fiberglass Panel | 2% | <u> </u> | ** 5 | \$14,900 | | | |
| 1 locigiuss 1 unei | Other Observation, Extent : Light, Area | | 3 | Ψ14,200 | | | |
| | Location: Throughout | -9,5 | | | | | |
| | Explanation: Repairs In Progress, Scaffolding Does Not Allow Observations | | | | | | |
| Masonry: Brick | 10% | | ** 5 | \$19,800 | | | |
| Widsomy. Drick | Repairs in Progress, Extent: N/A, Area | | 3 | Ψ12,000 | | | |
| | Location : Throughout | 55 | | | | | |
| | Sidewalk Shed in Use, Extent : Light, Ar | rea Affected : 100% | | | | | |
| | Location : Throughout | 55 | | | | | |
| Masonry: Marble | 71% | LIFE , | ** 5 | \$105,600 | | | |
| 3 | Sidewalk Shed in Use, Extent: Moderat | | | ·, | | | |
| | Location : Above Storefront, All Facad | les | | | | | |
| | Other Observation, Extent : Light, Area | Affected : 100% | | | | | |
| | Location: Throughout | | | | | | |
| | Explanation : Repairs In Progress, Sca | affolding Does Not Allo | w Observati | ons | | | |
| Metal Panel | 3% | 2050 | ** 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% | 2035 | ** 5 | \$18,600 | | | |
| Windows | | | | | | | |
| Aluminum | 2% | 2040 | ** 5 | \$1,200 | | | |
| Metal Louvers | 3% | 2039 | ** 10 | \$11,500 | | | |
| Steel | 3% | 2040 | ** 5 | \$23,000 | | | |
| Wood | 92% 0-2 \$178,400 | 2040 | ** 5 | \$282,100 | | | |
| | Air Infiltration, Extent : Moderate, Area Location : Throughout | Ajjectea : 13% | | | | | |
| | C | Affactad : 150/ | | | | | |
| | Dry Rot/Decay, Extent : Moderate, Area Location : Window Casings - Exterior | | | | | | |
| | Paint Peeling, Extent: Moderate, Area 2 | | | | | | |
| | Location : Throughout | 1950ми. 33/0 | | | | | |
| | Location . Intoughout | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

| rchitecture | Current | Repair | Future Replacement | | М | aintenance | |
|---------------------------|--|-----------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | | | |
| Parapets | | | | | | | |
| Masonry: Brick | 10% | | LIFE | * * | 5 | \$1,200 | |
| | Repairs in Progress, | | Affected | : 100% | | | |
| | Location: Through | | 1.00 | 1 1000/ | | | |
| | Sidewalk Shed Below Location : Through | | еа Ајјеси | ea : 100% | | | |
| | Other Observation, I | | Affected | . 100% | | | |
| | Location: Through | | 21)) cereu | . 10070 | | | |
| | Explanation : Repa | | affolding | Does Not Allow C | Observatio | ons | |
| Metal Cornice | 15% | | 2065 | * * | 10 | \$5,900 | |
| | Repairs in Progress, | Extent : N/A, Area | Affected | : 100% | | . , | |
| | Location : Through | out | | | | | |
| | Other Observation, I | Extent : Light, Area | Affected | : 100% | | | |
| | Location : Through | | | | | | |
| | Explanation : Repa | irs In Progress, Sco | affolding | Does Not Allow C | Observatio | ons | |
| Metal Panel | 5% | | 2050 | * * | 5 | \$2,300 | |
| | Repairs in Progress, Location : Through | | Affected | : 100% | | | |
| Metal Rail | 60% | | 2043 | * * | 5-10 | \$131,300 | |
| Metal Rail | 10% | | 2035 | * * | 5-10 | \$21,900 | |
| | Repairs in Progress, Location : Through | | Affected | : 100% | | | |
| Roof | | | | | | | |
| Copper/Terne | 15% | | 2045 | * * | 10 | \$34,200 | |
| | Repairs in Progress, | | Affected | : 100% | | | |
| | Location: Through | out | | | | | |
| Modified Bitumen | 75% | 7 1:1.4 | 2030 | \$811,400 | 10 | \$68,300 | |
| | Other Observation, I | - | Ајјестеа | : 100% | | | |
| | Location : Through Explanation : Repa | | | | | | |
| Cl1:-1-4 M-4-1/Cl | | | 2050 | * * | | | |
| Skylight, Metal/Glass | 10% Now Water Penetration, E | \$55,600 | 2050 | | | | |
| | Location : Stair On | | 11 Cu 2133 CC | леи . 570 | | | |
| Soffits | | | | | | | |
| Not Accessible | 100% | | | | | | |
| | Other Observation, I | Extent : N/A, Area A | ffected : | 0% | | | |
| | Location: | | | | | | |
| | Explanation : Scaff | folding Does Not Al | low Obse | ervation | | | |

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

| chitecture | Current Re | pair | Future | e Replacement | M | aintenance | |
|--|---|---|-----------------------|-------------------|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date F Total (Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| erior | | | | | | | |
| Floors | | | | | _ | | |
| Carpet | 20% Now Punct/Tear/Impact Dan Location: Offices At . Staining/Discoloring, E Location: Offices At . | Brd And 4th Floor xtent : Severe, Ar Brd And 4th Floor | rs ea Affect rs | ed : 25% | 3 | \$132,100 | |
| Cast in Place Concrete | 10% Now Broken/Missing Elemen Location: Sub-basem Cracking/Crumbling, E. Location: Sub-basem | ent / Basement xtent : Moderate, | | | 5 | \$96,300 | |
| Ceramic Tile | 5% | | 2033 | \$1,348,400 | 5 | \$22,000 | |
| Marble Panels | 5% 0-2 Cracking/Crumbling, E. Location: 1st Floor C | | LIFE Area Afj | * * | 5 | \$16,500 | |
| Terrazzo | 15% | | LIFE | * * | 5 | \$51,600 | |
| Vinyl Tile | 40% Now Uneven Substrate, Exter Location: Offices At 2 Worn/Eroded, Extent: I Location: Offices At 2 | Brd And 4th Floor Moderate, Area A | ffected : | | 3 | \$66,100 | |
| Wood | 5% 2-4 Deteriorated Finish, Ex Location: Office On 3 | \$28,500 tent : Moderate, 2 | 2045 | * * ected : 5% | 5 | \$20,600 | |
| Interior Walls | | | | | | | |
| Cast in Place Concrete | 2% Now Loose/Delam Surface, I Location: Chiller Roo Water Penetration, Exte Location: Sidewalk V Other Observation, Exte Location: Sidewalk V | om, Sublevel Gard nt : Moderate, Ar ault ent : Moderate, A | age rea Affec | ted : 25% | | | |
| | Explanation: Corrosi | on On Steel Colu | mns | | | | |
| Glazed Ceramic Panel Gypsum Board Masonry: Brick | 20% 60% 10% Now Spalling, Extent: Seven Location: Basement, | Steam Room, Side | ewalk Va | | 5 t | \$141,200 | |
| | Water Penetration, Exte Location: Basement, | | | | t | | |
| Plaster | 5% Now Water Penetration, Exte | \$10,400 nt : Severe, Area | LIFE Affected | ** | 5 | \$5,900 | |
| | | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 399

DEPT. OF CITYWIDE ADMIN. SERV. - 856 SUN BUILDING

Asset #: 2055

| Architecture | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|-------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 15% | | | 2035 | * * | 5 | \$66,100 | |
| AcousTileSusp.Lay-In | 55% | | | 2035 | * * | 5 | \$242,200 | |
| | _ | _ | , Extent : Light, Are | 00 | ed : 5% | | | |
| | Location | ı : Offices A | 1t 3rd And 4th Floo | rs | | | | |
| Exposed Struc: Concrete | 10% | Now | \$143,300 | LIFE | * * | 5 | \$6,900 | |
| | Cracking/ | Crumbling, | Extent: Moderate | , Area A <u>j</u> | fected : 5% | | | |
| | Location | ı : Basemen | nt | | | | | |
| | Loose/Dei | lam Surface | e, Extent : Severe, A | rea Affe | cted : 10% | | | |
| | Location | ı : Chiller I | Room | | | | | |
| Masonry: Vault Struct | 5% | Now | \$84,100 | LIFE | * * | | | |
| ý | | | od, Extent : Severe, | | fected : 10% | | | |
| | Location | ı : Vault Un | der Sidewalk - Rea | de Street | • | | | |
| | Loose Uni | its, Extent : | Severe, Area Affect | ted : 10% | 6 | | | |
| | Location | ı : Vault Un | der Sidewalk - Rea | de Street | • | | | |
| | Water Pen | etration, E. | xtent : Moderate, A | rea Affe | cted : 20% | | | |
| | Location | ı : Sidewalk | k Vault - Reade Stre | et | | | | |
| Plaster | 15% | Now | \$43,600 | LIFE | * * | 5 | \$41,300 | |
| Tuster | | | xtent : Severe, Area | | 1 · 5% | 5 | ψ11,500 | |
| | | | nt Corridor Leading | | | | | |
| Site Pavements | | | | , | J | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 4+ | \$14,500 | 2043 | * * | | | |
| | | ·= | Extent : Moderate | | fected : 15% | | | |
| | _ | ı : Through | | <i>J</i> . | • | | | |
| Parking/Driveway | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2043 | * * | | | |

| lectrical | Current Repair | nt Repair Future Replacement | | Maintenance | | |
|--|--|---------------------------------|------------|----------------|-----------------------|--------|
| ystem Component Type | % of Fail Date Estimat Total (Years) | ted Cost Year Estima FY | ated Cost | Cycle (Yrs) | Estimated Cost | Priori |
| nder 600 Volts | | | | | | |
| Service Equipment | | | | | | |
| Fused Disc Sw | 100% | 2050 | * * | 5 | \$1,300 | |
| | Other Observation, Extent : Li | ight, Area Affected : 100% | | | | |
| | Location : Electrical Room | | | | | |
| | Explanation: One 4,000 Am Disconnect Switch. | pere, One 2,000 Ampere A | nd One 1,6 | 00 Ampe | re Main | |
| Transformers | | | | | | |
| | | | | 5 | 01 100 | |
| Dry Type | 100% | 2043 | * * | 3 | \$1,100 | |
| Dry Type | 100% Other Observation, Extent : Li | | | 3 | \$1,100 | |
| Dry Type | | ight, Area Affected : 100% | | 3 | \$1,100 | |
| Dry Type | Other Observation, Extent : Li | ight, Area Affected : 100% 1 | | | . , | |
| | Other Observation, Extent : La Location : Mechanical Roon | ight, Area Affected : 100% 1 | | | . , | |
| Dry Type Switchgear / Switchboard Fused Disc Sw | Other Observation, Extent : La Location : Mechanical Roon | ight, Area Affected : 100% 1 | | | . , | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

| Electrical | Current l | Repair | Futur | e Replacement | M | aintenance | ance | |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Under 600 Volts | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 60% | | 2050 | * * | 1 | | | |
| Conduit | 40% | | 2030 | \$319,900 | 1 | | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | 2046 | * * | 5 | \$7,700 | | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | 2050 | * * | 1 | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 70% | | 2043 | * * | 5 | \$1,400 | | |
| Variable Frequency | 30% | | 2043 | * * | | | | |
| Drive | | | | | | | | |
| | Other Observation, E | - | 4ffected | : 100% | | | | |
| | Location : Enginee | rs Office | | | | | | |
| | Explanation: Most | Of The Controllers | Are Mo | nitored By Building | g Manag | ement System | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | 2043 | * * | 1 | \$90,500 | | |
| Generators | | | | | | | | |
| Diesel | 100% | | 2039 | * * | 1 | \$113,900 | | |
| | Other Observation, E | _ | | : 100% | | | | |
| | Location : Generate | | ent | | | | | |
| | Explanation: One | 450 Kilowatt | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | 2024 | \$2,700 | 5 | \$10,900 | | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | 2046 | * * | 5 | | | |
| | Other Observation, E | | | : 100% | | | | |
| | Location : Generate | | | | | | | |
| | Explanation: The T | Tank Capacity Is 12 | 5 Gallon | is. | | | | |
| Main Tank | 50% | | 2058 | * * | 5 | | | |
| | Other Observation, E | Extent : Moderate, A | rea Affe | cted : 100% | | | | |
| | Location : Sub-base | | | | | | | |
| | | | | | | | | |

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

| Electrical | Current Rep | air Futur | Future Replacement | | Maintenance | |
|-----------------------------|------------------------------------|---------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Es Total (Years) | timated Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | |
| Interior Lighting | | | | | | |
| Fluorescent | 80% | 2035 | * * | 10 | \$215,900 | |
| | Other Observation, Exter | 0 00 | : 100% | | | |
| | Location: Throughout | The Building | | | | |
| | Explanation: T-8 Lamp | DS . | | | | |
| Fluorescent | 10% | 2035 | * * | 10 | \$27,000 | |
| | Compact Fluorescent Lig | ght, Extent : Light, Area | Affected : 100% | | | |
| | Location : Lobby And I | Hallways | | | | |
| LED | 10% | 2038 | * * | | | |
| | Other Observation, Exter | | : 100% | | | |
| | Location : Garage | <i>G</i> , <i>3</i> , | | | | |
| | Explanation : New LEI |) Lights Have Been Inst | alled In The Garag | ge Area. | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 60% | 2035 | * * | 1 | | |
| Exit, LED | 40% | 2058 | * * | 1 | | |
| Exterior Lighting | | | | | | |
| HID | 100% | 2035 | * * | 10 | \$900 | |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 95% | | | | | |
| Generic | 5% | 2035 | * * | 1 | \$5,500 | |
| Fire/Smoke Detection | | | | | | |
| No Component | 70% | | | | | |
| Generic, Digital | 30% | 2035 | * * | 1-3 | \$54,400 | |

| Mechanical | | Current R | epair | Futui | e Replacement | M | aintenance | |
|-----------------------------|---------------|----------------------|--------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| leating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 98% | | | 2050 | * * | 1 | | |
| Electricity | 2% | | | 2050 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger, Shell & | 60% | | | 2039 | * * | | | |
| Tube | | | | | | | | |
| Pres. Reducing Valve/LP | 40% | | | 2033 | \$76,900 | 5 | \$7,000 | |
| Steam | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 80% | | | 2046 | * * | 4 | \$11,600 | |
| Hot Wtr Piping/Pump | 10% | Now | \$3,500 | 2046 | * * | 4 | \$1,500 | |
| i i | Broken, Ex | tent : Sever | e, Area Affected : | 10% | | | | |
| | Location | : Sub-baser | nent | | | | | |
| Central Plant Steam | 10% | | | 2040 | * * | 4 | \$2,200 | |
| Piping/Pmp | | | | | | | , , | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2055

| Mechanical | (| Current | Repair | Future Replacement | | M | | |
|-----------------------------------|---|---------------------|--|--------------------|-----------------------|----------------|---------------------------------------|----------|
| System Component Type | | ail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Terminal Devices | •• / | | | 2025 | | | 4.5 00 | |
| Unit Heater - Steam | 2% | | | 2035 | * * | 4 | \$500 | |
| No Component | 80% | | 7 | 1.00 . 1 | 00/ | | | |
| | | | Extent : Light, Area | Ајјестеа | : 0% | | | |
| | | - | out The Building Coil Units At Each | Window | Provida Heating A | nd Cooli | na - Covered | |
| | Under Air | | | minuow 1 | i roviue Heuling A | na Cooii | ng - Covereu | |
| No Component | 18% | | 6 | | | | | |
| rvo component | | vation, E | Extent : Light, Area | Affected | : 0% | | | |
| | | | ical Rooms On Eac | | | | | |
| | Explanatio | n : Air E | Handlers Are Cover | ed Under | Air Conditioning | System | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2046 | * * | 1 | | |
| Conversion Equipment | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | • • • • | | | | |
| Centrifugal, Elec Chiller | | _ | | 2033 | \$6,515,600 | 1 | \$318,400 | |
| | | _ | Extent : Light, Area | Affectea | l : 100% | | | |
| | Location: | | | 1.00 . 1 | 1000/ | | | |
| | | | Extent : Light, Area | Ајјестеа | : 100% | | | |
| | Location: | | | | | | | |
| Distribution | Explanatio | n : 2 On | its | | | | | |
| CW & CHW Wtr | 100% | | | 2050 | * * | 4 | \$14,500 | |
| Pipe/Pump | 10070 | | | 2030 | | 7 | \$14,500 | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 20% | | | 2035 | * * | 1 | \$36,400 | |
| Fan Coil - 4 Pipe | 80% | | | 2035 | * * | 1 | \$76,000 | |
| Heat Rejection | | | | | | | · · · · · · · · · · · · · · · · · · · | |
| Water Cooling Tower | 100% | | | 2024 | \$1,614,100 | 2 | \$296,100 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$164,100 | |
| Exhaust Fans | | | | | | | | |
| Interior | 80% | | | 2030 | \$1,133,800 | 2 | \$7,200 | |
| Roof | 20% | | | 2030 | \$124,000 | 2 | \$1,800 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | 250/ | | | 2040 | * * | 1 | | |
| Brass/Copper | 25% | | | 2040 | ** | 1 | | |
| Galvanized Steel | 75% | | | 2035 | | 1 | | |
| Water Heater With Tanks | 1000/ | | | 2025 | \$25.700 | 4 | | |
| Electric | 100% Other Obser | vation I | Extent : Light, Area | 2025 Affected | \$25,700 | 4 | | |
| | Location: | | - | zijjecieu | . 100/0 | | | |
| | | | u iple Units Range F1 | om 6 To | 50 Gallons Each | | | |
| IIW II . 4 F . 1 | ълршишо | iviuil | pic Omis Runge I'l | JIII U 10 | Jo Gunons Euch. | | | |
| HW Heat Exchanger | | | | | | | | |
| HW Heat Exchanger No Component | 80% | | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

| Mechanical | Current Repair Future Replacement Maintena | | aintenance | nce | | | |
|-----------------------------|--|--------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | |
| Sanitary Piping | | | | | | | |
| Cast Iron | 100% | | LIFE | * * | 1 | | |
| Storm Drain Piping | | | | | | | |
| Cast Iron | 90% | | LIFE | * * | 1 | | |
| Cast Iron | 10% Now | \$5,600 | LIFE | * * | 1 | | |
| | Broken, Extent : Sev | | 10% | | | | |
| | Location: Baseme | nt | | | | | |
| Sump Pump(s) | | | | | | | |
| Submersible | 100% | | 2024 | \$9,800 | 4 | \$9,300 | |
| Backflow Preventer | | | | | | | |
| Generic | 100% | | 2030 | \$142,700 | 1 | \$18,000 | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | LIFE | * * | | | |
| | Other Observation, | _ | 00 | | | | |
| | | Unit From Sub-base | ement to | 8th Floor, Passeng | er Unit F | From 1st to 7th | |
| | Floor | | | ** . | | | |
| T | Explanation : One | Freight Unit And 5 | Passeng | er Units | | | |
| Fire Suppression | | | | | | | |
| Standpipe | 1000/ | | 20.50 | | | #1.40.200 | |
| Generic | 100% | | 2050 | * * | 1-5 | \$148,300 | |
| Sprinkler | 1000/ | | 20.50 | a. a. | 1.0 | 000 400 | |
| Generic | 100% | | 2050 | * * | 1-2 | \$82,400 | |
| Fire Pump | 1000/ | | • • • • | | | 4-4 0 | |
| Generic | 100% | | 2039 | * * | 1 | \$54,900 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 404

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 : 09-Oct-2018 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,7,8,Mez

Block : 153 Lot : 24 BIN : 1001670

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$3,147,000 | \$511,000 |
| Interior Architecture | \$2,964,700 | \$593,700 |
| Electrical | \$3,015,500 | \$2,848,700 |
| Mechanical | \$2,692,200 | \$452,800 |
| Total | \$11,819,300 | \$4,406,100 |
| Importance Code A | \$3,147,000 | \$721,200 |
| Importance Code B | \$6,776,100 | \$3,532,800 |
| Importance Code C | \$1,896,200 | \$152,100 |
| Total | \$11,819,300 | \$4,406,100 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|-----------|-----------|----------|
| Exterior Architecture | \$7,300 | \$46,800 | | |
| Interior Architecture | \$94,800 | | \$296,400 | \$7,600 |
| Electrical | \$22,300 | \$76,500 | \$8,200 | \$10,100 |
| Mechanical | \$114,400 | \$54,100 | \$47,900 | \$23,900 |
| Site Pavements | \$37,200 | | | |
| Elevators/Escalators | \$39,500 | \$39,500 | \$39,500 | \$39,500 |
| Total | \$315,500 | \$216,900 | \$392,000 | \$81,000 |
| Importance Code A | \$7,300 | \$47,300 | | |
| Importance Code B | \$293,800 | \$169,700 | \$392,000 | \$81,000 |
| Importance Code C | \$14,400 | | | |
| Total | \$315,500 | \$216,900 | \$392,000 | \$81,000 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

| rchitecture | Current Repair | Future Replacement | M | aintenance | |
|-------------------------------|---|---|----------------|-----------------------|----------|
| stem Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cos FY | Cycle (Yrs) | Estimated Cost | Priority |
| terior | | | | | |
| Exterior Walls | 50/ | 2065 *: | . 10 | #20.400 | |
| Copper/Terne | 5% | 2003 | * 10 | \$29,400 | |
| | Other Observation, Extent : Light, Area Location : At 7th Floor | a Affectea : 100% | | | |
| | Explanation: Copper Detailing Is At | 7th Floor And Above | | | |
| Masonry: Granite | 72% 0-2 \$463,300 | LIFE *: | * 5 | \$135,400 | |
| Masonry. Granic | Joint Mortar Miss/Erod, Extent : Mode | | 3 | \$155,400 | |
| | Location: Decorative Elements - Inte | 00 | | | |
| | Recent Repair Evident, Extent : N/A, A | • | | | |
| | Location : All Exterior Facades | 30 | | | |
| | Staining/Discoloring, Extent: Modera | te, Area Affected : 15% | | | |
| | Location : Interior Courtyard | | | | |
| Masonry: Granite | 23% | LIFE *: | * 5 | \$43,300 | |
| Windows | | | | | |
| Wood | 100% Now \$2,522,300 | 2055 ** | * 5 | \$332,300 | |
| | Air Infiltration, Extent : Moderate, Are | a Affected : 100% | | | |
| | Location: Throughout. | 1. 1. 1.00 . 1. 250/ | | | |
| | Broken/Missing Elements, Extent : Lig | ht, Area Affected : 25% | | | |
| | Location: Various Locations | 1 1000/ | | | |
| | Deteriorated Finish, Extent: Moderate | e, Area Affectea : 100% | | | |
| | Location : Throughout. Thermally Inefficient, Extent : Modera | to Aver Affected , 1000/ | | | |
| | Location: Throughout. | ie, Area Affectea . 100% | | | |
| | Caulking Deteriorated, Extent: Moder | rate Area Affected : 100% | | | |
| | Location: Throughout. | ине, лиси пуресней . 100/0 | | | |
| Parapets | | | | | |
| Masonry: Granite | 40% | LIFE *: | 5 | \$7,600 | |
| Metal Panel | 60% | 2040 *: | * 5 | \$34,900 | |
| Roof | 50/ 21 0100 | 2059 *: | | | |
| Copper/Terne | 5% Now \$1,900 | 2058 * * | • | | |
| | C. A/DC Non E /Minn Endand . Mada | | | | |
| | Gut/DS Non Func/Miss, Extent: Mode | | | | |
| | Location: 6th Floor Cornice | rate, Area Affected : 16% | | | |
| | Location : 6th Floor Cornice Water Penetration, Extent : Moderate, | rate, Area Affected : 16% Area Affected : 10% | | | |
| Matal Panal | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms Fro | rate, Area Affected : 16% Area Affected : 10% om 6th Floor Cornice | k | | |
| Metal Panel | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms Fro 3% Now \$2,100 | rate, Area Affected : 16% Area Affected : 10% om 6th Floor Cornice 2043 ** | * | | |
| Metal Panel | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms Fro 3% Now \$2,100 Water Penetration, Extent: Moderate, | rate, Area Affected : 16% Area Affected : 10% om 6th Floor Cornice 2043 ** | ķ. | | |
| Metal Panel | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms From 3% Now \$2,100 Water Penetration, Extent: Moderate, Location: 7th Floor Throughout | rate, Area Affected : 16% Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25% | ķ | | |
| Metal Panel | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms Fro 3% Now \$2,100 Water Penetration, Extent: Moderate, | rate, Area Affected : 16% Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25% | k | | |
| Metal Panel | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms Fro 3% Now \$2,100 Water Penetration, Extent: Moderate, Location: 7th Floor Throughout Other Observation, Extent: Light, Area | rate, Area Affected : 16% Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25% | k | | |
| Metal Panel Modified Bitumen | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms From 3% Now \$2,100 Water Penetration, Extent: Moderate, Location: 7th Floor Throughout Other Observation, Extent: Light, Area Location: 7th Floor Records Room Explanation: Dormer Windows | rate, Area Affected : 16% Area Affected : 10% om 6th Floor Cornice 2043 Area Affected : 25% a Affected : 100% | | | |
| | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms From 3% Now \$2,100 Water Penetration, Extent: Moderate, Location: 7th Floor Throughout Other Observation, Extent: Light, Area Location: 7th Floor Records Room Explanation: Dormer Windows | rate, Area Affected: 16% Area Affected: 10% om 6th Floor Cornice 2043 Area Affected: 25% a Affected: 100% | | | |
| | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms Fro 3% Now \$2,100 Water Penetration, Extent: Moderate, Location: 7th Floor Throughout Other Observation, Extent: Light, Area Location: 7th Floor Records Room Explanation: Dormer Windows 30% 2-4 \$3,200 | rate, Area Affected: 16% Area Affected: 10% om 6th Floor Cornice 2043 Area Affected: 25% a Affected: 100% | | | |
| | Location: 6th Floor Cornice Water Penetration, Extent: Moderate, Location: 5th Floor Courtrooms Fro 3% Now \$2,100 Water Penetration, Extent: Moderate, Location: 7th Floor Throughout Other Observation, Extent: Light, Area Location: 7th Floor Records Room Explanation: Dormer Windows 30% 2-4 \$3,200 Blisters, Extent: Moderate, Area Affec | rate, Area Affected: 16% Area Affected: 10% om 6th Floor Cornice 2043 Area Affected: 25% a Affected: 100% |) | \$40,800 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

| Architecture | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|-------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Soffits | | | | | | | | |
| Masonry: Granite | 70% | | | LIFE | * * | 5 | | |
| Pre-Cast Concrete | 30% | | | LIFE | * * | 5 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | | Now | \$58,100 | 2026 | \$290,700 | 3 | \$22,700 | |
| | _ | 0 0 | Extent : Moderate, | Area Aff | fected : 15% | | | |
| | Location | : Judges (| Chamber 510 | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | * * | 5 | \$66,200 | |
| Ceramic Tile | 5% | | | 2039 | * * | 5 | \$15,100 | |
| Mosaic Tile | 35% | 0-2 | \$377,900 | 2035 | * * | 5 | \$132,400 | |
| | Horizonta | l Cracks, E | xtent : Light, Area | Affected | : 100% | | | |
| | Location | : 2nd - 5th | n Floor Lobbies | | | | | |
| Marble Panels | 15% | 2-4 | \$324,500 | LIFE | * * | 5 | \$34,000 | |
| | | | xtent : Light, Area | | : 100% | - | , , , , , , , | |
| | | | eads, Various Locat | 00 | | | | |
| | Worn/Eroc | led. Extent | : Moderate, Area A | Iffected : | 15% | | | |
| | | | ads, Various Locat | | | | | |
| Terrazzo | 15% | 2-4 | \$92,200 | LIFE | * * | 5 | \$35,500 | |
| TCITALLO | | | xtent : Light, Area | | | 3 | \$55,500 | |
| | | : 8th Floo | 0 | anjecieu | . 5/0 | | | |
| 7.7' 1.70'1 | | . om 1 100 | 1 11uiiwuy. | 2020 | * * | | Φ1 7 .000 | |
| Vinyl Tile | 15% | | | 2038 | * * | 3 | \$17,000 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

| Architecture | Curren | Repair | Futu | e Replacement | М | aintenance | |
|-----------------------------|--|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Dat Total (Years) | e Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior | | | | | | | |
| Interior Walls | | | | | | | |
| Ceramic Tile | 3% | | 2039 | * * | 5 | \$22,000 | |
| Masonry: Brick | 10% Now | \$440,800 | LIFE | * * | | | |
| | Joint Mortar Miss/I | Erod, Extent : Moder | ate, Ared | a Affected : 10% | | | |
| | Location: Basem | ent Wall Along Cente | er Street | | | | |
| | Water Penetration, | Extent : Moderate, A | lrea Affe | cted : 20% | | | |
| | Location: Basem | ent Wall Along Cente | er Street | | | | |
| Metal Panel | 5% | | LIFE | * * | | | |
| | Loose/Miss Fastene | ers, Extent : Moderat | te, Area A | Affected : 20% | | | |
| | Location: Radiate | or Covers Throughor | ut | | | | |
| | Other Observation, | Extent : Moderate, 2 | Area Affe | ected : 20% | | | |
| | Location: Radiate | or Covers Througho | ut | | | | |
| | Explanation : Rad | liator Covers Are Un | -support | ed And Not Install | ed | | |
| Marble Panels | 13% Now | \$1,372,900 | LIFE | * * | | | |
| | Broken/Missing Ele | ments, Extent : Mod | erate, Ar | ea Affected : 15% | | | |
| | Location : Perime | eter Radiators In Co | ridors, (| Offices, Judges Cha | ımbers. | | |
| | Cracking/Crumblin | g, Extent : Moderate | , Area Aj | ffected : 15% | | | |
| | Location : Decord | ative Treatments At L | Doors - 1 | st Floor And Basen | nent Leve | el | |
| Plaster | 17% Now | \$82,500 | LIFE | * * | 5 | \$37,500 | |
| | | g, Extent : Moderate | | ffected : 20% | - | 40.,000 | |
| | - | or Storage And Toil | - | - | chive | | |
| | | Extent : Moderate, A | | | | | |
| | | or Storage And Toil | | | chive | | |
| Plaster | 52% | | LIFE | * * | 5 | \$114,600 | |
| Ceilings | | | | | | | |
| AcousTile,Adhered | 5% 4+ | \$18,100 | 2035 | * * | 5 | \$13,000 | |
| | | ments, Extent : Mod | erate, Ar | ea Affected : 2% | | | |
| | Location: 1st Flo | or Office | | | | | |
| AcousTileSusp.Lay-In | 5% | | 2043 | * * | 5 | \$25,900 | |
| Mosaic Tile | 5% | | LIFE | * * | 1 | | |
| | Other Observation, | Extent : Light, Area | Affected | : 5% | | | |
| | Location: 1st Flo | or Elevator Lobby | | | | | |
| | Explanation: Und | der Repair, Scaffoldi | ng In Pla | ice. | | | |
| Plaster | 20% Now | \$85,600 | LIFE | * * | 5 | \$64,800 | |
| | Water Penetration, | Extent : Moderate, A | lrea Affe | cted : 5% | | | |
| | Location: 5th Floor Court Room Ceiling | | | | | | |
| Plaster | 55% Now | \$188,300 | LIFE | * * | 5 | \$178,200 | |
| | Broken/Missing Ele | ments, Extent : Seve | re, Area . | Affected : 20% | | , , | |
| | Location : Sub-ba | | | | | | |
| | | Extent : Moderate, A | lrea Affe | cted : 15% | | | |
| | | or Storage And Toil | | | | | |
| Under Construction | 10% | - | | | | | |
| te Englosure | 10/0 | | | | | | |

Site Enclosure

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

| Architecture | Current F | Repair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Enclosure | | | | | | | |
| Fence/Gates | | | | | | | |
| Iron Picket | 100% | | 2050 | * * | | | |
| | Deteriorated Finish, | Extent : Light, Ared | a Affecte | d : 10% | | | |
| | Location : Through | out | | | | | |
| Retaining Walls | | | | | | | |
| Masonry: Fieldstone | 100% | | 2040 | * * | | | |
| • | Other Observation, E. | xtent : Light, Area | Affected | : 100% | | | |
| | Location : Area Way | s Throughout | | | | | |
| | Explanation : Mater | rial Is Granite | | | | | |
| Site Pavements | * | | | | | | |
| Public Sidewalk | | | | | | | |
| Cast in Place Concrete | 100% Now | \$33,800 | 2035 | * * | | | |
| | Cracking/Crumbling, | Extent : Moderate | , Area A | ffected : 15% | | | |
| | Location : Elk And | | | • | | | |
| On-Site Walkways | | | | | | | |
| Masonry: Granite | 100% Now | \$3,400 | LIFE | * * | | | |
| - | Joint Mortar Miss/Er | od, Extent : Moder | ate, Ared | a Affected : 20% | | | |
| | Location : Entrance | Stairs | | | | | |

| ectrical | | Current Re | pair | Futur | e Replacement | M | aintenance | |
|---------------------------------|------------------------|------------------------------|-------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| stem Component Type | % of Total | Fail Date E (Years) | Sstimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| der 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 70% | | | 2030 | \$73,100 | 5 | \$600 | |
| | Other Obse | ervation, Ext | ent : Light, Area | Affected | : 100% | | | |
| | Location | : Sub-basem | ent Electrical Ro | om | | | | |
| | Explanati Condition | | re Two 2,000 An | pere Ma | in Disconnect Swit | ches In S | Satisfactory | |
| Fused Disc Sw | 30% | | | 2030 | \$31,300 | 5 | \$300 | |
| | Other Obse | ervation, Ext | ent : Light, Area | Affected | : 100% | | | |
| | Location | : Basement I | Electrical Room | | | | | |
| | Explanati Condition | | One 1,600 Amp | ere Main | Disconnect Switch | h In Satis | factory | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2035 | * * | 5 | \$700 | |
| Switchgear / Switchboard | | | | | | | | |
| | 80% | | | 2030 | \$395,500 | 5 | \$700 | |
| Fused Disc Sw | | | | | | | | |
| Fused Disc Sw Fused Knife Sw | 20% | Now | \$98,900 | 2060 | * * | 5 | \$100 | |
| | | | \$98,900 ent : Light, Area | | | 5 | \$100 | |
| | Other Obse | | ent : Light, Area | | | 5 | \$100 | |
| | Other Obse Location | ervation, Ext : Sub-basem | ent : Light, Area | Affected | : 100% | 5 | \$100 | |
| | Other Obse Location | ervation, Ext : Sub-basem | ent : Light, Area ent | Affected | : 100% | 5 | \$100 | |
| Fused Knife Sw | Other Obse Location | ervation, Ext : Sub-basem | ent : Light, Area ent | Affected | : 100% | 1 | \$100 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

| Electrical | Curre | Current Repair | | Future Replacement | | Maintenance | |
|--------------------------------------|---|--|------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail D Total (Year | ate Estimated Cost 's) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | |
| Panelboards | -0/ | | | 0000 | _ | 4.00 | |
| Fused Disc Sw | 5% | | 2029 | \$26,000 | 5 | \$200 | |
| Molded Case Bkrs | 10% | | 2046 | | 5 | \$500 | |
| Molded Case Bkrs | 85% | | 2029 | \$442,200 | 5 | \$4,500 | |
| Wiring Braided Cloth | Location: Thro | \$590,700 Extent : Light, Area Aj ughout | | | 1 | | |
| Thermoplastic | 20% | | 2050 | * * | 1 | | |
| Motor Controllers Locally Mounted | 30% 4+ Cracked Case, Ex Location : Roof | \$10,100 ctent : Moderate, Area | 2028 Affected | \$202,700 : 20% | 5 | \$200 | |
| Motor Control Center | 65% | | 2028 | \$616,500 | 5 | \$3,600 | |
| Variable Frequency Drive | 5% | | 2047 | * * | | | |
| | Location: Custo | n, Extent : Light, Area odian Engineer Office ll Controllers Monitor | | | t System | | |
| Ground | | | | | | | |
| Grounding Devices | 1000/ | | LIEE | * * | _ | #2 000 | |
| Generic | 100% | | LIFE | * * | 5 | \$3,000 | |
| Lighting Interior Lighting | | | | | | | |
| Fluorescent | | n, Extent : Light, Area ughout The Building amp T-12 | 2025 Affected | \$1,771,100 : 90% | 10 | \$98,300 | |
| Fluorescent | 8% | | 2038 | * * | 10 | \$14,800 | |
| | - | ixtures, Extent : Mode ughout The Building | rate, Ared | a Affected : 100% | | | |
| Fluorescent | - | cent Light, Extent : Li ughout Books Storage | _ | ** | 10 | \$13,000 | |
| Incandescent | | n, Extent : Light, Area t Rooms, Corridors A | | | 2 | \$1,300 | |
| | Explanation : The Corridors. | here Are Ornate Chan | deliers In | Courtrooms And I | Pendant . | Fixtures In | |
| LED | 2% Other Observation | n Extant : Light Augs | 2035 | ** | | | |
| | Location : Room Explanation : L. | | а Азјестеа | . 100/0 | | | |
| Egress Lighting | | | | | | | |
| Emergency, Battery | 60% | | 2025 | \$221,200 | 10 | \$29,300 | |
| Exit, Service | 40% | | 2025 | \$37,900 | 1 | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

| Electrical | Current Repair | Future | Future Replacement | | Maintenance | |
|-----------------------------|--|----------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Co Total (Years) | ost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting | | | | | | |
| Exterior Lighting | | | | | | |
| Incandescent | 20% | 2025 | \$235,400 | 2 | \$100 | |
| | Other Observation, Extent : Light, A | rea Affected . | : 100% | | | |
| | Location: Main Entrance | | | | | |
| | Explanation: 8 (Pole Mounting Ty | pe) | | | | |
| No Component | 80% | | | | | |
| Alarm | | | | | | |
| Security System | | | | | | |
| No Component | 70% | | | | | |
| Generic | 30% | 2030 | \$123,700 | 1 | \$22,700 | |
| Fire/Smoke Detection | | | | | | |
| No Component | 50% | | | | | |
| Generic, Digital | 50% | 2030 | \$283,300 | 1-3 | \$64,200 | |

| V lechanical | Cı | ırrent Repair | Futur | e Replacement | M | aintenance | |
|--------------------------------|---|---|-------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | , | Date Estimated Cost (ears) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| leating | | | | | | | |
| Energy Source | | | | | | | |
| Utility Steam | 80% | | 2040 | * * | 1 | | |
| HTHW/HW | 20% | | 2040 | * * | 1 | | |
| | Other Observa | ition, Extent : Light, Are | a Affected | : 100% | | | |
| | Location : B | asement, 2nd Floor And | 5th Floor | | | | |
| | Explanation | : Hot Water Supplied Fr | om Nearby | y Building On Cen | tre Street | | |
| Conversion Equipment | | | | | | | |
| Pres. Reducing Valve/LP | 80% | | 2033 | \$105,800 | 5 | \$9,600 | |
| Steam | | | | | | | |
| No Component | 10% | | | | | | |
| | Other Observa | ition, Extent : Light, Are | a Affected | : 0% | | | |
| | Location : St | ıb-basement | | | | | |
| | | : Air Handlers Are Equi Quals As A Heating Coil. | pped With | Steam Heating Co | il Howev | er, The Chilled | |
| No Component | 10% | | | | | | |
| 1 | Other Observa | ition, Extent : Light, Are | a Affected | : 0% | | | |
| | Location : B | asement, 2nd Floor And | 5th Floor | | | | |
| | Explanation | : Hot Water From Centr | e Street Fe | eding Fan Coils. I | Vo Conve | ersion Equipment | |
| Distribution | - | | | - | | | |
| Hot Wtr Piping/Pump | 20% | | 2038 | * * | 4 | \$2,000 | |
| Central Plant Steam Piping/Pmp | 80% | | 2040 | * * | 4 | \$12,000 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

| Mechanical | Current Repair | Futur | e Replacement | M | aintenance | |
|---|---|--|---|----------------|-----------------------|---------|
| system Component Type | % of Fail Date Estimated (Total (Years) | Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priorit |
| eating | | | | | | |
| Terminal Devices | | | | | | |
| Air Handler | 5% | 2035 | * * | 1 | \$6,300 | |
| Air Handler | 10% | 2025 | \$372,000 | 1 | \$12,500 | |
| | On Extended Life, Extent : Modero Location : Sub-basement | ate, Area Affect | ted : 10% | | | |
| Convector/Radiator | 80% | 2035 | * * | 1 | \$52,300 | |
| Fan Coil Unit/Heat | 5% | 2035 | * * | 1 | \$3,300 | |
| ir Conditioning | | | | | | |
| Energy Source | | | | | | |
| District Chilled Water | 20% | 2040 | * * | 1 | | |
| | Other Observation, Extent: Light, Location: From Centre Street Bu | | : 100% | | | |
| | Explanation : Serves 2nd Floor A Abandoned In Place | | nit Only And Chill | ers Cool | ing Towers | |
| Electricity | 80% | 2046 | * * | 1 | | |
| Conversion Equipment Reciprocating Compr/Chiller | 60% | 2025 | \$1,944,100 | 1 | \$56,300 | |
| | Location: Sub-basement, Chilled Street | | | led From | One Centre | |
| | | ate, Area Affect | ted : 20% | led From | One Centre | |
| Exterior Pkg Unit - Cooling | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A | ate, Area Affect | ted : 20% | led From | One Centre \$300 | |
| Exterior Pkg Unit - Cooling | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof | ate, Area Affect (rea Affected : 2030 Area Affected | 100% \$48,200 | | | |
| Cooling | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof Explanation: Unit Feeding Part | ate, Area Affect (rea Affected : 2030 Area Affected ial 8th Floor | sted: 20% 100% \$48,200 : 2% | 2 | | |
| _ | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof | ate, Area Affected: 2030 Area Affected ial 8th Floor 2024 | s48,200 : 2% | | | |
| Cooling | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof Explanation: Unit Feeding Part. 20% On Extended Life, Extent: Modera Location: Throughout Other Observation, Extent: Light, Location: Throughout | ate, Area Affected: 2030 Area Affected ial 8th Floor 2024 ate, Area Affected Area Affected | \$48,200 : 2% \$166,400 ted: 70% | 2 | | |
| Cooling | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof Explanation: Unit Feeding Part. 20% On Extended Life, Extent: Modera Location: Throughout Other Observation, Extent: Light, | ate, Area Affected: 2030 Area Affected ial 8th Floor 2024 ate, Area Affected Area Affected | \$48,200 : 2% \$166,400 ted: 70% | 2 | | |
| Cooling | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof Explanation: Unit Feeding Part. 20% On Extended Life, Extent: Modera Location: Throughout Other Observation, Extent: Light, Location: Throughout | ate, Area Affected: 2030 Area Affected ial 8th Floor 2024 ate, Area Affected Area Affected | \$48,200 : 2% \$166,400 ted: 70% | 2 | | |
| Cooling Window/Wall Unit No Component Distribution CW & CHW Wtr | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof Explanation: Unit Feeding Part. 20% On Extended Life, Extent: Modera Location: Throughout Other Observation, Extent: Light, Location: Throughout Explanation: Equipment Service | ate, Area Affected: 2030 Area Affected ial 8th Floor 2024 ate, Area Affected Area Affected | \$48,200 : 2% \$166,400 ted: 70% | 2 | | |
| Cooling Window/Wall Unit No Component Distribution | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof Explanation: Unit Feeding Part 20% On Extended Life, Extent: Modera Location: Throughout Other Observation, Extent: Light, Location: Throughout Explanation: Equipment Service 18% 30% Other Observation, Extent: Light, | ate, Area Affected: 2030 Area Affected ial 8th Floor 2024 ate, Area Affected Area Affected ed By Others 2050 Area Affected | \$48,200 \$48,200 \$2% \$166,400 \$20% \$166,400 \$166,400 \$166,400 | 1 | \$300 | |
| Cooling Window/Wall Unit No Component Distribution CW & CHW Wtr | Street On Extended Life, Extent: Modera Location: Sub-basement R-22 Refrigerant, Extent: Light, A Location: Sub-basement 2% Other Observation, Extent: Light, Location: Roof Explanation: Unit Feeding Parta 20% On Extended Life, Extent: Modera Location: Throughout Other Observation, Extent: Light, Location: Throughout Explanation: Equipment Service 18% 30% | ate, Area Affected: 2030 Area Affected ial 8th Floor 2024 ate, Area Affected Area Affected ed By Others 2050 Area Affected | ### ### #### ######################### | 1 4 | \$3,000 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2052

| Current Repair Future Replacement Maintenance | | | | | | | |
|---|--|--|---|--|--------------------|-----------------------|----------------------------|
| % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| | | | | | | | |
| | | | | | | | |
| | | | | | 2 | \$24,400 | |
| | | ctent : Moderate, 2 | 4rea Affe | cted : 20% | | | |
| | - | | | | | | |
| | | ooling Tower Is P | | | | | |
| | | | | · | 2 | \$16,300 | |
| | | ctent : Light, Area | Affected | : 20% | | | |
| | · · | | | | | | |
| Explana | tion : Coolir | ig Tower Is Not In | Service | | | | |
| 80% |) | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 100% | ı | | LIFE | * * | 2-5 | \$112,800 | |
| | | | | | | | |
| | | \$42,600 | 2040 | * * | 2 | \$500 | |
| | - | ent : Severe, Area | Affected | : 20% | | | |
| Location | ı:Roof | | | | | | |
| 90% | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 100% | J | | 2040 | * * | 1 | | |
| No Water | Meter, Exten | ıt : Light, Area Afj | ^f ected : 1 | 00% | | | |
| Location | n : Sub-baser | nent | | | | | |
| | | | | | | | |
| 100% | ı | | 2040 | * * | 4 | \$30,000 | |
| | | | | | | | |
| 5% | , | | LIFE | * * | 1 | | |
| 95% | , | | LIFE | * * | 1 | | |
| On Extend | ded Life, Ext | ent : Moderate, Ai | rea Affec | ted : 100% | | | |
| Location | n : Througho | ut | | | | | |
| | | | | | | | |
| 95% | , | | LIFE | * * | 1 | | |
| On Extend | ded Life, Ext | ent : Moderate, Ai | rea Affec | ted : 100% | | | |
| Location | n : Througho | ut | | | | | |
| 5% | Now | \$23.200 | LIFE | * * | 1 | | |
| | | | | | • | | |
| | | | | f Drains | | | |
| | | | | | | | |
| 100% |) | | 2024 | \$6 800 | 4 | \$6,400 | |
| 100/0 | | | 2021 | Ψ0,000 | • | ψο, 100 | |
| 100% | 1 | | 2030 | \$115,000 | 4 | \$8,000 | |
| 100/0 | | | | | - | ψ0,000 | |
| Other Obs | servation Ex | ctent : Light Area | Affected | : 100% | | | |
| | servation, Ex n : Sub-basen | ctent : Light, Area nent | Affected | : 100% | | | |
| | 12% Other Obs. Location Explana 8% Other Obs. Location Explana 80% 100% | 12% Other Observation, Extended Life, Extended Life | 12% Other Observation, Extent: Moderate, A Location: Roof Explanation: The Cooling Tower Is Proceeding Tower Is Proceeding: Roof Explanation: Cooling Tower Is Not In 80% 100% 100% 100% 100% 100% No Water Meter, Extent: Light, Area Affil Location: Sub-basement 100% 5% 95% On Extended Life, Extent: Moderate, And Location: Throughout 95% On Extended Life, Extent: Moderate, And Location: Throughout 95% On Extended Life, Extent: Moderate, And Location: Throughout 5% Now \$23,200 Damaged, Extent: Severe, Area Affected Location: Sixth Floor, Probable Defections 100% | Total (Years) 12% 2028 Other Observation, Extent: Moderate, Area Affected Location: Roof Explanation: The Cooling Tower Is Presently If 8% 2031 Other Observation, Extent: Light, Area Affected Location: Roof Explanation: Cooling Tower Is Not In Service 80% 100% LIFE 10% 0-2 \$42,600 2040 On Extended Life, Extent: Severe, Area Affected Location: Roof 90% 100% 2040 No Water Meter, Extent: Light, Area Affected: It Location: Sub-basement 100% 2040 5% LIFE On Extended Life, Extent: Moderate, Area Affected Location: Throughout 95% UIFE On Extended Life, Extent: Moderate, Area Affected Location: Throughout 5% Now \$23,200 LIFE Damaged, Extent: Severe, Area Affected: 5% Location: Sixth Floor, Probable Defective Roog 100% 2024 | Total (Years) FY | Total (Years) FY | Total (Years) FY (Yrs) |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

| Mechanical | Current Repair | Future F | Replacement | M | | |
|-----------------------------|---|---------------------|---------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated (Total (Years) | Cost Year E FY | stimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | |
| Fixtures | | | | | | |
| Generic | 100% | | | | | |
| | Obsolete Fixtures, Extent : Severe, | , Area Affected : 1 | 100% | | | |
| | Location : Throughout | | | | | |
| Vertical Transport | | | | | | |
| Elevators | | | | | | |
| Geared Traction | 90% | LIFE | * * | | | |
| | Other Observation, Extent: Light, | Area Affected : I | 00% | | | |
| | Location: 1st To 8th Floor | | | | | |
| | Explanation : 4 Units | | | | | |
| Hydraulic | 10% | LIFE | * * | | | |
| | Other Observation, Extent : Light, | | 00% | | | |
| | Location: Sub-basement To 1st I | Floor | | | | |
| | Explanation: 1 Unit | | | | | |
| Fire Suppression | | | | | | |
| Standpipe | 100% | 2040 | * * | 1.5 | ¢102.000 | |
| Generic | 100% | 2040 | 7 7 | 1-5 | \$102,000 | |
| Sprinkler No Component | 99% | | | | | |
| No Component Generic | 99% 1% | 2040 | * * | 1-2 | \$600 | |
| | 1 /0 | ZU4U | | 1-2 | \$000 | |
| Fire Pump Generic | 100% | 2026 | \$209,700 | 1 | \$37,800 | |
| Generic | Other Observation, Extent : Light, | -0-0 | | 1 | \$37,000 | |
| | Location : Sub-basement | тей Ајјестей . 1 | 00/0 | | | |
| | Explanation: Workshop | | | | | |
| | Explanation , workshop | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 2024 - 2027 | FY 2028 - 2033 |
|-----------------------|----------------|----------------|
| Exterior Architecture | \$1,782,400 | \$252,200 |
| Interior Architecture | \$1,296,300 | \$1,936,800 |
| Electrical | | \$3,858,500 |
| Mechanical | \$136,600 | \$8,550,200 |
| Site Pavements | \$441,100 | |
| Total | \$3,656,500 | \$14,597,800 |
| Importance Code A | \$1,782,400 | \$252,200 |
| Importance Code B | \$908,700 | \$14,293,700 |
| Importance Code C | \$965,300 | \$51,800 |
| Total | \$3,656,500 | \$14,597,800 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-----------------------|-----------|----------|-----------|-----------|
| Exterior Architecture | \$25,200 | | \$47,200 | |
| Interior Architecture | \$212,600 | | \$12,300 | \$36,600 |
| Electrical | \$26,500 | \$25,500 | \$27,600 | \$28,400 |
| Mechanical | \$93,000 | \$34,700 | \$41,200 | \$30,800 |
| Elevators/Escalators | \$19,700 | \$19,700 | \$19,700 | \$19,700 |
| Total | \$377,000 | \$79,900 | \$148,000 | \$115,600 |
| Importance Code A | \$27,300 | | \$47,200 | |
| Importance Code B | \$310,200 | \$79,900 | \$94,400 | \$115,600 |
| Importance Code C | \$39,500 | | \$6,500 | |
| Total | \$377,000 | \$79,900 | \$148,000 | \$115,600 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

| Architecture | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|-------------------------------|---------------|-----------------------------|--------------------------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 2% | | \$5,700 | LIFE | ** | 5 | \$3,200 | |
| | | | od, Extent : Moder ll To Basement | ate, Area | a Affected : 100% | | | |
| Masonry: Limestone | 85% | | \$865,600 | LIFE | * * | 5 | \$101,200 | |
| Masonry. Emiestone | Cracking/ | | Extent : Light, Are | | ed : 10% | 3 | \$101,200 | |
| Metal, Corrugated | 2% | | | 2043 | * * | 1 | | |
| Metal Panel | 1% | | | 2043 | * * | 5-10 | \$10,900 | |
| Granite Panels | 10% | 2-4 | \$159,200 | LIFE | * * | 5 | \$11,900 | |
| | | | od, Extent : Moder | | ** | | | |
| | Location | i : North Fo | acade And Cheek W | Valls Of N | Main Stairs | | | |
| Windows | | | | | | _ | **** | |
| Steel | 20% | | | 2041 | * * | 5 | \$94,400 | |
| Wood | 80% | | | 2041 | * * | 5 | \$302,100 | |
| Parapets | 0.50/ | | | LIEE | * * | 5 10 | ¢265.700 | |
| Masonry: Marble Metal Rail | 95% 5% | | | LIFE 2038 | * * | 5-10 5-10 | \$265,700 \$20,700 | |
| Roof | 370 | | | 2038 | | 3-10 | \$20,700 | |
| Cast in Place Concrete | 5% | Now | \$19,500 | LIFE | * * | | | |
| Cast in 1 face Concrete | | | xtent : Severe, Area | | d : 100% | | | |
| | | | k Over Steam Room | 00 | | | | |
| Metal, Corrugated | 75% | | | 2038 | * * | 1 | | |
| Metal Panel | 5% | | | 2038 | * * | 10 | \$9,800 | |
| Skylight, Metal/Glass | 15% | Now | \$368,300 | 2043 | * * | | | |
| | | etration, E. a : Over Ro | xtent : Light, Area . tunda | Affected | : 10% | | | |
| Soffits | | | | | | | | |
| Cast Stone/Terra Cotta | 100% | | | LIFE | * * | 5 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | | | 2029 | \$1,126,300 | 3 | \$117,300 | |
| Cast in Place Concrete | 10% | | \$108,300 | LIFE | * * | 5 | \$51,300 | |
| | _ | - | Extent : Light, Are | | | | | |
| | | | r Mechanical Roon | | | | | |
| Ceramic Tile | 5% | | | 2036 | * * | 5 | \$11,700 | |
| Glass Block | 5% | | | 2048 | * * | 1 | | |
| Mosaic Tile | 5% | | | 2038 | * * | 5 | \$29,300 | |
| Marble Panels | 25% | | | LIFE | ** | 5 | \$87,900 | |
| Vinyl Tile | 25% | | | 2033 | \$1,759,300 | 3 | \$29,300 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

| Architecture | | Current I | Repair | Futur | e Replacement | М | aintenance | |
|-------------------------------|---------------|----------------------|---|--------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| nterior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2036 | * * | 5 | \$13,000 | |
| Concrete Masonry Unit | 5% | | | LIFE | * * | 5 | \$10,400 | |
| Glass: Single Pane | 5% | | | LIFE | * * | 5 | \$19,400 | |
| Masonry: Brick | 25% | | Φ. 7.2. 7. 0.0.0 | LIFE | * * | 10 | \$19,400 | |
| Masonry: Brick | 5% | | \$535,800 | LIFE | | | | |
| | | | : Light, Area Affec r Mechanical Roon | | o | | | |
| | | | od, Extent : Moder | | Affected : 20% | | | |
| | | | oa, Extent : Moder r Mechanical Roon | | Affected . 2070 | | | |
| Granite Panels | 5% | | | | * * | 10 | Ø5 200 | |
| Granite Panels Plaster | 5% 10% | | | LIFE LIFE | * * | 10 5-10 | \$5,200 \$22,000 | |
| Plaster | 35% | | | LIFE | * * | 5-10 5-10 | \$77,100 \$77,100 | |
| Wood | 55% 5% | | | LIFE | * * | 5-10 5 | \$103,600 | |
| Ceilings | 370 | | | LIFE | | | \$105,000 | |
| AcousTileSusp.Lay-In | 15% | | | 2038 | * * | 5 | \$33,700 | |
| Exposed Struc: Concrete | | | \$182,900 | LIFE | * * | 5 | \$1,800 | |
| 2peeced 24.40. 20 | Water Per | etration, E. | xtent : Moderate, A eps At Main Entra | rea Affec | cted : 10% | J | \$1,000 | |
| | Location | ı : Below St | Extent : Moderate, A eps At Main Entra Oded Steel Angle | | cted : 20% | | | |
| F 10, 0, 1 | | | | LIEE | * * | | | |
| Exposed Struc: Steel | | Now | \$23,500 | LIFE | | | | |
| | Location | ı : Steam Re | xtent : Moderate, A oom And Outside T | | | | | |
| Exposed Struc: Steel | 8% | | | LIFE | * * | 10 | \$36,000 | |
| Glass: Susp Panels | 5% | | | LIFE | * * | 10 | \$8,400 | |
| Gypsum Board | 5% | | | LIFE | * * | 5-10 | \$38,600 | |
| Masonry: Infill Arch | 5% | | \$89,600 | LIFE | * * | | | |
| | | | xtent : Moderate, A oom And Adjacent | | | | | |
| Metal Panel | 2% | Now | \$133,400 | LIFE | * * | 5 | \$5,600 | |
| | | _ | xtent : Moderate, A Main Stairs | lrea Affeo | cted : 100% | | | |
| Plaster | 53% | | | LIFE | * * | 5-10 | \$204,700 | |
| te Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 40% | | | 2043 | * * | | | |
| Iron Picket | 60% | | | 2053 | * * | | | |
| ite Pavements Public Sidewalk | | | | | | | | |
| Pavers/Stone | Other Obs | | \$127,600 Extent : Moderate, A Along Chambers & | | * * cted : 50% | | | |
| | E 1 | T | e Stone Panels | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

| Architecture | | Current I | Repair | Futur | re Replacement | M | aintenance | |
|-----------------------------|---------------|----------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Site Pavements | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Pavers/Stone | 80% | | | 2042 | * * | | | |
| Pavers/Stone | 20% | Now | \$313,600 | 2042 | * * | | | |
| | Joint Mort | ar Miss/Er | od, Extent : Moder | ate, Ared | a Affected : 100% | | | |
| | Location | : Front Sto | airs | | | | | |

| Electrical | (| Current Repair | Futu | re Replacement | M | aintenance | |
|-----------------------------|------------|------------------------------|--------------------|-----------------------|----------------|------------------|----------|
| System Component Type | | ail Date Estimate (Years) | d Cost Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts | | | | | | | |
| Service Equipment | | | | | | | |
| Fused Disc Sw | 100% | | 2043 | * * | 5 | \$700 | |
| | | vation, Extent : N/A | l, Area Affected : | 100% | | | |
| | | Electrical Room | | | | | |
| | Explanatio | on : Main Service Sv | vitch Rated At 4, | 000 Amperes | | | |
| Switchgear / Switchboard | | | | | | | |
| Air Circuit Breaker | 5% | | 2043 | * * | 5 | | |
| Fused Disc Sw | 15% | | 2043 | * * | 5 | \$100 | |
| Molded Case Bkrs | 80% | | 2043 | * * | 5 | \$3,300 | |
| Raceway | | | | | | | |
| Busway | 5% | | 2038 | * * | 1 | | |
| Conduit | 95% | | 2043 | * * | 1 | | |
| Panelboards | | | | | | | |
| Molded Case Bkrs | 100% | | 2041 | * * | 5 | \$4,100 | |
| Wiring | | | | | | | |
| Busway | 5% | | 2038 | * * | 1 | | |
| Thermoplastic | 95% | | 2043 | * * | 1 | | |
| Motor Controllers | | | | | | | |
| Locally Mounted | 50% | | 2038 | * * | 5 | \$500 | |
| Variable Frequency | 50% | | 2038 | * * | | | |
| Drive | | | | | | | |
| Ground | | | | | | | |
| Grounding Devices | | | | | | | |
| Generic | 100% | | LIFE | * * | 5 | \$4,600 | |
| Stand-by Power | | | | | | | |
| Transfer Switches | | | | | | | |
| Automatic | 100% | | 2038 | * * | 1 | \$48,200 | |
| | | vation, Extent : N/A | l, Area Affected : | 100% | | | |
| | Location: | | | | | | |
| | Explanatio | n : One Of The Tra | nsfer Switches Is | Dedicated To Serv | e The Ci | ty Hall Building | |
| Generators | | | | | | | |
| Diesel | 100% | · | 1,800 2036 | ** | 1 | \$54,600 | |
| | | ce, Extent : Modera | | | | | |
| | | Generator Number | | | | | |
| | Charger Ai | nd Batteries Not Op | erational. Gener | ator Koom And Ro | oj Enclo | sure | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

| Electrical | Current Repai | r Future | Replacement | Ma | aintenance | |
|-----------------------------|---|--------------------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estin Total (Years) | mated 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 : A Location : Generator Roc | | d : 2% | | | |
| Fuel Storage | Education . Generator Roc | III Basement | | | | |
| Day Tank | 50% | 2041 | * * | 5 | | |
| , | Other Observation, Extent | : N/A, Area Affected : I | 100% | | | |
| | Location : Generator Roc | om | | | | |
| | Explanation: Two 100 G | allon Capacity | | | | |
| Main Tank | 50% | 2048 | * * | 5 | | |
| | Other Observation, Extent | : N/A, Area Affected : A | 100% | | | |
| | Location: Basement | | | | | |
| | Explanation: 10,000 Gal | lon Capacity | | | | |
| Lighting | | | | | | |
| Interior Lighting | 80% | 2022 | ¢2 222 100 | 10 | ¢115 000 | |
| Fluorescent | 80% T-8 Lamps And Fixtures, E. | 2033 | \$2,323,100 | 10 | \$115,000 | |
| | Location : Throughout Th | | .tea . 100/0 | | | |
| Fluorescent | 20% | 2033 | \$580,800 | 10 | \$29.700 | |
| Fluorescent | 20% Compact Fluorescent Light | | | 10 | \$28,700 | |
| | Location: Throughout Th | | yjeciea i 10070 | | | |
| Egress Lighting | | | | | | |
| Emergency, Service | 50% | 2033 | \$52,400 | 1 | | |
| Exit, LED | 50% | 2048 | * * | 1 | | |
| Alarm | | | | | | |
| Security System | 1000/ | 2022 | #210.500 | 1 | Ø50 500 | |
| Generic | 100% Other Observation, Extent | 2033 | \$319,500 | 1 | \$58,500 | |
| | Location : Interior And E | - | 100% | | | |
| | Explanation: Surveillance | • | | | | |
| Fire/Smoke Detection | <u>ыхрининон</u> . эш чешинс | e Cameras | | | | |
| Generic, Digital | 100% | 2033 | \$439,000 | 1-3 | \$99,500 | |
| 2011-11-1, 2181-11 | Other Observation, Extent | | | | <i>\$22,</i> 200 | |
| | Location : Throughout Th | *** | | | | |
| | Explanation : Smoke Det | ectors, Manual Pull Sta | ations, Horns, Str | be Light | ts, Alarm Bells | |

| Mechanical | Current F | Repair | Futur | re Replacement | M | aintenance | |
|-----------------------------|---------------------------------|-----------------------|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

| Mechanical | | Current I | Renair | Futur | e Replacement | М | aintenance | |
|---------------------------|------------|--------------|-----------------------|------------|-----------------------|-------|-----------------------|----------|
| System | 0/ 0 | | | | | | | D |
| Component | | | Estimated Cost | Year FY | Estimated Cost | - | Estimated Cost | Priority |
| Туре | Total | (Years) | | FY | | (Yrs) | | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 30% | | | 2043 | * * | 1 | | |
| · | Other Obs | ervation, E | Extent : N/A, Area A | Iffected : | 100% | | | |
| | Location | : Through | out | | | | | |
| | Explanat | tion : Stean | n From Con Edisor | ı | | | | |
| HTHW/HW | 70% | | | 2053 | * * | 1 | | |
| | | ervation, E | Extent : N/A, Area A | | 100% | | | |
| | | : Basemen | | | | | | |
| | Explanat | tion : From | One Centre Street | Municip | al Building | | | |
| Conversion Equipment | • | | | | | | | _ |
| Pres. Reducing Valve/LP | 100% | Now | \$2,000 | 2036 | * * | 5 | \$4,700 | |
| Steam | | | | | | | . , | |
| | Leak Evide | ent, Extent | : Severe, Area Affe | cted: 10 | % | | | |
| | Location | : Basemer | nt Flash Tank | | | | | |
| | Other Obs | ervation, E | Extent : N/A, Area A | Iffected : | 100% | | | |
| | Location | : Basemer | ıt Steam Room | | | | | |
| | Explanat | tion : 2 He | at Exchangers, Con | ntrols Ina | ccessible. | | | |
| Distribution | | | | | | | | _ |
| Hot Wtr Piping/Pump | 100% | Now | \$18,600 | 2049 | * * | 4 | \$7,700 | |
| | Corroded, | Extent: M | loderate, Area Affe | cted : 1% | Ó | | | |
| | Location | : Basemer | ıt 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 | | | |
| | | | Extent : Severe, Are | a Affecte | d : 100% | | | |
| | Location | : Basemen | nt | | | | | |
| | Explanat | tion : Softw | are Obsolete | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | di di | | | |
| District Chilled Water | 100% | | 3 37/4 4 | 2053 | ** | 1 | | |
| | | | Extent : N/A, Area A | Iffected : | 100% | | | |
| | | : Basemen | | | . 16 15 | | | |
| | Explanat | ion : From | Adjacent One Cer | itre Stree | t - Municipal Buila | ling | | |
| Conversion Equipment | 20/ | | | 2020 | Ф1 2 000 | 1 | | |
| Window/Wall Unit | 2% | | | 2028 | \$12,900 | 1 | | |
| No Component | 98% | | | | | | | |
| Distribution | 1000/ | | | 20.42 | * * | 4 | Φ 7 7 00 | |
| CW & CHW Wtr | 100% | | | 2043 | * * | 4 | \$7,700 | |
| Pipe/Pump | | | | | | | | |
| Terminal Devices | 000/ | | | 2022 | Ø 50 000 | 1 | ф л д 500 | |
| Air Handler/Cool/Ht | 80% | | | 2033 | \$52,800 | 1 | \$77,500 | |
| Fan Coil - 2 Pipe | 20% | | | 2033 | \$20,800 | 1 | \$10,100 | |
| Ventilation | | | | | | | | |
| Distribution Distribution | 1000/ | | | LIDD | * * | 2.5 | ¢120 200 | |
| Ductwork/Diffusers | 100% | | | LIFE | | 2-5 | \$138,300 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2053

| Mechanical | Current Repair | Future Rep | lacement | Maintenance | |
|---------------------------------|------------------------------|------------------------------|-------------------|--------------------|----------|
| System | % of Fail Date Estir | nated Cost Year Estin | nated Cost Cycl | e Estimated Cost | Priority |
| Component | Total (Years) | FY | (Yrs | | |
| Type | | | | | |
| Ventilation Exhaust Fans | | | | | |
| | 1000/ | 2029 | ** 7 | \$4.800 | |
| Interior | 100% | 2038 | ** 2 | \$4,800 | |
| Plumbing H/C Water Piping | | | | | |
| Brass/Copper | 100% | 2053 | ** 1 | | |
| HW Heat Exchanger | 10070 | 2033 | 1 | | |
| Steam Fired | 100% | 2053 | ** 4 | \$23,200 | |
| Sanitary Piping | 10070 | 2033 | 4 | \$23,200 | |
| Cast Iron | 100% | LIFE | ** 1 | | |
| | 10076 | LIFE | 1 | | |
| Storm Drain Piping Cast Iron | 100% | LIFE | ** 1 | | |
| | 10076 | LIFE | 1 | | |
| Sump Pump(s) Non-Submersible | 100% 0-2 | \$34,100 2043 | ** 4 | \$3,300 | |
| Non-Submersible | On Extended Life, Extent : 1 | - | 4 | \$3,300 | |
| | Location : Basement | Ligni, Area Ajjeciea . 10070 | | | |
| Backflow Preventer | Location . Dasement | | | | |
| Generic | 100% | 2038 | ** 1 | \$9,600 | |
| Generic | Other Observation, Extent : | | 1 | \$9,000 | |
| | Location: Basement | WA, Area Affected . 10070 | | | |
| | | One Domestic And Two Fire | a Protaction | | |
| Fixtures | Explanation: 5 Services, | One Domestic And Two Fire | e i rotection | | |
| Generic | 100% | | | | |
| Vertical Transport | 10070 | | | | |
| Elevators | | | | | |
| Geared Traction | 90% | LIFE | * * | | |
| 3000 110001011 | Other Observation, Extent : | | % | | |
| | | om Basement To Attic, One | | th Floor, One Unit | |
| | From Basement To 4th Flo | | | | |
| | Explanation: Four Units | | | | |
| Hydraulic | 10% | LIFE | * * | | |
| - | Other Observation, Extent : | Severe, Area Affected : 100 | 0% | | |
| | Location: Basement To G | round Floor | | | |
| | Explanation: One Freigh | t Unit. Hydraulic Fluid Lea | king From The Pur | np 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 . | | | | |
| | Location : Basement, Firs | | | | |
| | Explanation : No Sprinkle | er For Second And Third Flo | oors | | |
| Fire Pump | 1000/ | 20.10 | ئە بادىل | #20.20 | |
| Generic | 100% | 2042 | ** 1 | \$29,300 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 421

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : PIER AT 44TH DRIVE

Address : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS004.000 \, / \, 14020 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Area Sq Ft : 6,640 Project Type : REAL PROPERTY

Date of Survey : 22-Jan-2021 Landmark Status : NONE

Areas Surveyed :

Block : Lot : BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Piers | | \$188,100 |
| Total | | \$188,100 |
| Importance Code B | | \$188,100 |
| Total | | \$188.100 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------|---------|---------|---------|---------|
| Piers | | | \$2,300 | |
| Total | | | \$2,300 | |
| Importance Code A | | | | |
| Importance Code C | | | \$2,300 | |
| Total | | | \$2,300 | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 PIER AT 44TH DRIVE

| Piers | Current Repa | ir Futur | e Replacement | М | aintenance | |
|-----------------------------|---|--------------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Est Total (Years) | imated 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 : Location : Isolated Area | | 5% | | | |
| Electrical | | | | | | |
| Lighting Fixture | | | | | | |
| Incandescent | 100% | 2026 | | | | |
| | Other Observation, Extend | t : N/A, Area Affected : | 100% | | | |
| | Location : 6 Light Fixtu | res | | | | |
| | Explanation: Other | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : CONCRETE BULKHEAD

Address : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS001.000 \, / \, 14015 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 1,376 Project Type : REAL PROPERTY

Date of Survey : 18-Jun-2020 Landmark Status : NONE

Areas Surveyed :

Block : 16109 Lot : 47 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------------------------|---------|---------|---------|---------|
| Bulkheads | | \$7,900 | | |
| Total | | \$7,900 | | |
| Importance Code A Importance Code B | | \$7,900 | | |
| Importance Code C | | | | |
| Total | | \$7,900 | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCRETE BULKHEAD

| Bulkheads Current Repair | | Future Replacement | | Maintenance | | | | |
|-----------------------------|--|---|------------|-------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Es Total (Years) | stimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Structural | | | | | | | | |
| Coping/Curb | | | | | | | | |
| Concrete | 100% | | LIFE | * * | 5 | \$1,300 | | |
| | Cracking, Extent : Light, | | | | | | | |
| | Location : Intermittent | Shrinkage Cracks | s In Cop | ping | | | | |
| Gravity Wall | | | | | | | | |
| Concrete | 30% | | LIFE | * * | 5 | \$1,700 | | |
| | Discolor & Bleeding, Ex | _ | 00 | | | | | |
| | Location : Below Joint | Location: Below Joint Between Coping And Gravity Wall | | | | | | |
| | Erosion, Extent : Light, A | 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 | | | | | | | |
| | Spalling, Extent: Moderate, Area Affected: 10% | | | | | | | |
| | Location: Along Mean | | tion An | d At Construction | Joints, F | Primarily 700 - | | |
| | 910 Feet From West En | id | | | | | | |
| Not Accessible | 65% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | 1000/ | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | 1000/ | | • • • • | d. d. | _ | | | |
| Concrete | 100% | | 2040 | * * | 5 | \$15,700 | | |
| Deck Elements | | | | | | | | |
| Railing | 1000/ | | • • • • | 00 | | | | |
| Aluminum | 100% | | 2029 | \$355,300 | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE

Address : 390 KENT AVE. BETWEEN S 6TH ST. AND BROADWAY

Borough : BROOKLYN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0025.010 \, / \, 14652 \qquad \qquad Yr \, Built/Renovated \quad : \,$

Linear Ft : 500 Project Type : REAL PROPERTY

Date of Survey : 03-Feb-2020 Landmark Status : NONE

Areas Surveyed :

Block : 2467 Lot : 1 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Bulkheads | \$472,200 | |
| Total | \$472,200 | |
| Importance Code B | \$87,400 | |
| Importance Code C | \$384,800 | |
| Total | \$472.200 | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------------------------|----------|---------|---------|---------|
| Bulkheads | \$68,600 | | | \$100 |
| Total | \$68,600 | | | \$100 |
| Importance Code B Importance Code C | \$68,600 | | | \$100 |
| Total | \$68,600 | | | \$100 |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE

| Bulkheads | | Current R | epair | Futur | e Replacement | М | aintenance | |
|-----------------------------|---|----------------------|---|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 100% | | \$384,800 | LIFE | * * | 5 | \$3,000 | 1 |
| | 0 | | Severe, Area Affe | | | | | |
| | | | | • | w Mean High Wate | er | | |
| | | | tent : Severe, Ared | | | | | |
| | | | | i South E | and The Revetment | Consists | Of Small Crib | |
| | | om A Collap | | | | | | |
| D 1 C11 | Explanat | ion : Inadeq | quate Stone | | | | | |
| Backfill Fill | | | | | | | | |
| | 200/ | Now | ¢07.400 | 2071 | * * | | | |
| Topsoil | | | \$87,400 re, Area Affected : | | | | | |
| | | | re, Area Affectea . 150 Feet And Nor | | 0 Foot | | | |
| 27.4 | | . Southern | 1301 eei 11111 1101 | inern 25 | 01661 | | | |
| Not Accessible | 20% | | | | | | | |
| Surface | 200/ | | | 2024 | * * | - | Ф1 100 | |
| Asphalt | 20% | 3.7 | #44.500 | 2034 | * * | 5 | \$1,100 | |
| Asphalt | | Now | \$44,500 | 2046 | * * | 5 | \$2,300 | |
| | | | ere, Area Affected | | eet And Northern 2 | 50 E4 | | |
| - 1-21 | Location | : Intermitte | nt Across Souther | n 130 Fe | et Ana Nortnern 2. | 30 Feet | | |
| Deck Elements | | | | | | | | |
| Railing | 1000/ | N | ¢22 500 | 2026 | * * | 2 | \$200 | |
| Fencing | 100% | | \$23,500 | 2036 | * * | 3 | \$200 | |
| | Broken, Extent: Severe, Area Affected: 100% | | | | | | | |
| | Location: Along Entire Asset Due To Foundation Displacement | | | | | | | |
| | Progressing Scour, Extent : Severe, Area Affected : 100% Location : Foundations Exposed And Undermined In Southern 150 Feet And Northern 250 | | | | | | | |
| | Location Feet | : Foundatio | ons Exposed And (| Indermi | ned In Southern 15 | U Feet A | nd Northern 250 | |
| - | гееі | | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : GRAVITY RETAINING WALL

Address : SE ABUTMENT OF CITY ISLAND BRDG SOUTH TO SEA SHORE PARKING LOT

Borough : BRONX Agency's Number : N/A

Linear Ft : 535 Project Type : REAL PROPERTY

Date of Survey : 06-Mar-2019 Landmark Status : NONE

Areas Surveyed :

Block : 5636 Lot : 100 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Bulkheads | | \$314,500 |
| Total | | \$314,500 |
| Importance Code B | | \$314,500 |
| Total | | \$314.500 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------|---------|---------|---------|---------|
| Bulkheads | | | | |
| Total | | | | |
| Importance Code A | | | | |
| Importance Code B | | | | |
| Importance Code C | | | | |

Total



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY RETAINING WALL

| Bulkheads | Current Repair | Futur | e Replacement | М | | |
|-----------------------------|---|--------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | t Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | |
| Gravity Wall | | | | | | |
| Concrete | 100% | LIFE | * * | 5 | \$2,200 | |
| | Recent Repair Evident, Extent: N/A, A Location: Full Length | lrea Affect | ed : 100% | | | |
| Revetment | | | | | | |
| Stone | 100% | LIFE | * * | 5 | \$3,200 | |
| | Recent Replace Evident, Extent : N/A, Location : Full Length | Area Affeo | cted : 100% | | | |
| Backfill | | | | | | |
| Fill | | | | | | |
| Not Accessible | 100% | | | | | |
| Surface | | | | | | |
| Asphalt Pavers | 90% | 2043 | * * | 5 | \$5,500 | |
| · | Recent Replace Evident, Extent : N/A, Location : Southern 480 Feet | Area Affec | eted : 100% | | | |
| Under Construction | 10% | | | | | |
| Deck Elements | | | | | | |
| Railing | | | | | | |
| Steel | 100% | 2029 | \$314,500 | | | |
| | Recent Replace Evident, Extent : N/A, Location : Full Length | Area Affec | eted : 100% | | | |
| Electrical | | | | | | |
| Lighting Fixture | | | | | | |
| Incandescent | 100% | 2025 | | | | |
| | Recent Replace Evident, Extent: N/A, Location: Full Lungth | Area Affec | eted : 100% | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : GRAVITY WALL W/REVETMENT

Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS005.000 \, / \, 14025 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 903 Project Type : REAL PROPERTY

Date of Survey : 07-Jul-2020 Landmark Status : NONE

Areas Surveyed :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|----------|---------|---------|---------|
| Bulkheads | \$77,300 | \$4,400 | | |
| Total | \$77,300 | \$4,400 | | |
| Importance Code A Importance Code B Importance Code C | \$77,300 | \$4,400 | | |
| Total | \$77,300 | \$4,400 | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Asset #: 14025

| Bulkheads | Current Repair | Future Replacement | М | aintenance | |
|-----------------------------|---|---|----------------|----------------|----------|
| System Component Type | % of Fail Date Estimated Cost Total (Years) | Year Estimated Cost FY | Cycle (Yrs) | Estimated Cost | Priority |
| tructural | | | | | |
| Coping/Curb | 000/ | | _ | 4000 | |
| Concrete | 90% Displaced Elements, Extent: Moderate, Location: Above Tilting Stone Wall | LIFE ** Area Affected : 22% | 5 | \$800 | |
| No Component | 10% | | | | |
| Gravity Wall | | | | | |
| Concrete | 10% Cracking, Extent : Light, Area Affected Location : Western 80 Feet Of Asset | LIFE ** : 2% | 5 | \$400 | |
| Stone | 45% 4+ \$411,000 Missing Block Seal, Extent : Severe, Are Location : Widespread | LIFE ** ea Affected : 80% | 5 | \$34,400 | |
| Stone | 15% Now \$137,000 Missing Part, Extent : Severe, Area Affe Location : 86, 303, 710, 837, And 898 | | 5 | \$11,500 | |
| Stone | 30% 2-4 \$548,000 Missing Part, Extent: Severe, Area Affe Location: 277, 369, 533, And 872 Fet Tilting, Extent: Moderate, Area Affected Location: 570 To 761 Feet From Sour | et From South End d : 100% | 5 | \$23,000 | |
| Revetment | | | | | |
| Stone | 90% Now \$625,500 Missing Part, Extent : Severe, Area Affe Location : Inadequate Stone Coverage | | 5 y Wall | \$4,900 | |
| No Component | 10% | | | | |
| ackfill Fill | | | | | |
| Topsoil | 15% Now \$29,600 Sinkhole, Extent: Moderate, Area Affect Location: Voids Around Approximate Other Observation, Extent: Severe, Are Location: At Failed Gravity Wall Loc | ly Half Of Rail Posts a Affected : 75% | nd 898 F | eet From South | |
| | End Explanation : Fill Loss | | .,,,, | | |
| Not Accessible | 85% | | | | |
| Surface | | | | | |
| Asphalt | 85% | 2040 ** | 5 | \$8,800 | |
| Asphalt | 15% 0-2 \$15,100 Other Observation, Extent : Severe, Are Location : At Failed Gravity Wall Loc | | 5 | \$800 | |
| Deck Elements | Explanation : Undermining | | | | |

Deck Elements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

| Bulkheads | Current I | Repair | Future | e Replacement | M | aintenance | |
|-----------------------------|--|-----------------------|-------------|----------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Deck Elements | | | | | | | |
| Railing | | | | | | | |
| Timber | 73% 4+ | \$32,700 | 2025 | \$108,900 | | | |
| | Rotting/Splitting, Ext | ent : Light, Area Aj | ffected : 7 | 75% | | | |
| | Location : Widespre | ead Missing Coatin | g And Dr | y Rot | | | |
| | Other Observation, E | Extent : Moderate, 2 | Area Affe | cted : 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 2 | Areas In Northern | Half Total | ling 197 Feet | | | |
| Timber | 7% Now | \$10,400 | 2026 | \$10,400 | | | |
| | Broken, Extent : Seve | re, Area Affected : | 75% | , | | | |
| | Location: 13, 307, | 461, And 875 Feet | From Son | uth End | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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: REAL PROPERTY

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : REVETMENT

Address : FOOT OF LIPSETT AVE. EAST

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0066.000 \, / \, 13943 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 595 Project Type : REAL

Date of Survey : 05-Feb-2019 Landmark Status : NONE

Areas Surveyed :

Block : 6392 Lot : 1 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 | |
|-------------------|----------------|----------------|--|
| Bulkheads | \$587,900 | \$59,300 | |
| Total | \$587,900 | \$59,300 | |
| Importance Code B | \$130,000 | \$59,300 | |
| Importance Code C | \$457,900 | | |
| Total | \$587,900 | \$59,300 | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------------------------|----------|---------|---------|---------|
| Bulkheads | \$35,600 | | | |
| Total | \$35,600 | | | |
| Importance Code B Importance Code C | \$35,600 | | | |
| Total | \$35,600 | | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

| Bulkheads Cเ | | 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 | \$457,900 | LIFE | * * | 5 | \$3,600 | 1 |
| | Erosion, E | xtent : Seve | re, Area Affected . | 100% | | | | |
| | Location | : Inadequa | te Armor Stone Al | ong Enti | re Length | | | |
| | Progressin | ng Scour, Ex | tent : Severe, Area | Affected | d: 100% | | | |
| | Location | : Througho | out | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 100% | Now | \$130,000 | 2070 | * * | | | |
| 1 | Erosion, E | xtent : Seve | re, Area Affected . | 100% | | | | |
| | Location Properti | _ | th Embankment F | ailure Ar | nd Progressing Sco | ur Into A | djacent | |
| Surface | | | | | | | | |
| Topsoil | 100% | Now | \$35,600 | 2030 | \$59,300 | 5 | \$1,400 | |
| • | Erosion, E | xtent : Seve | re, Area Affected . | 100% | • | | • | |
| | Location Properti | _ | th Embankment F | ailure Ar | nd Progressing Sco | ur Into A | djacent | |

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 : 05-Feb-2019 Landmark Status : NONE

Areas Surveyed :

Block : 5420 Lot : 200 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Bulkheads | \$230,000 | |
| Total | \$230,000 | |
| Importance Code B | \$69,900 | |
| Importance Code C | \$160,100 | |
| Total | \$230,000 | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------------------------|----------|---------|---------|---------|
| Bulkheads | \$43,400 | | | |
| Total | \$43,400 | | | |
| Importance Code B Importance Code C | \$43,400 | | | |
| Total | \$43,400 | | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

| Bulkheads | | Current I | Repair | Futur | e Replacement | M | aintenance | |
|-----------------------------|---------------|----------------------|--|------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 35% | | | LIFE | * * | 5 | \$700 | |
| Stone | 65% | Now | \$160,100 | LIFE | * * | 5 | \$1,200 | |
| | | _ | xtent : Severe, Area ate Revetment Heig | 00 | | | | |
| Backfill Fill | | | | | | | | |
| Topsoil | 100% | Now | \$69,900 | 2070 | * * | | | |
| • | Erosion, E. | xtent : Sev | ere, Area Affected : | 100% | | | | |
| | Location | : Along To | p Of Revetment Fo | r Full Le | ength Of Asset | | | |
| Surface | | | | | | | | |
| Asphalt | 65% | Now | \$23,100 | 2045 | * * | 5 | \$1,200 | 1 |
| | | | vere, Area Affected den Avenue | : 100% | | | | |
| Topsoil | 35% | Now | \$6,700 | 2030 | \$11,200 | 5 | \$300 | |
| • | Erosion, E. | xtent : Sev | ere, Area Affected : | 100% | • | | | |
| | Location | : At Top (| Of Revetment For F | ull Leng | th Of Asset | | | |
| Deck Elements | | | | | | | | |
| Railing Guard Rail | 650/ | Now | \$13,600 | LIFE | * * | | | |
| Guard Kan | | | \$15,000 xtent : Severe, Area | | 1 - 1000/ | | | |
| | _ | _ | xieni . severe, Area ailing Due To Eros | 00 | | | | |
| No Component | 35% | | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : REVETMENT #3

Address : ALONG BANK STREET FROM WESTERVELT AVE EAST

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0063.000 \, / \, 13929 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 200 Project Type : REAL PROPERTY

Date of Survey : 20-Feb-2019 Landmark Status : NONE

Areas Surveyed :

Block : 2 Lot : 778 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Bulkheads | \$153,900 | |
| Total | \$153,900 | |
| Importance Code C | \$153,900 | |
| Total | \$153,900 | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------------------------|----------|----------|---------|---------|
| Bulkheads | \$27,800 | \$10,200 | | |
| Total | \$27,800 | \$10,200 | | |
| Importance Code B Importance Code C | \$27,800 | \$10,200 | | |
| Total | \$27,800 | \$10,200 | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT #3

| Bulkheads | Current Re | Current Repair | | Future Replacement | | Maintenance | |
|-----------------------------|--|--------------------|------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date I Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | |
| Revetment | | | | | | | |
| Stone | 60% 4+ | \$92,400 | LIFE | * * | 5 | \$700 | |
| | Other Observation, Ext Location : Intermitter Explanation : Insuffic | nt Locations Alon | 00 | | | | |
| Stone | 40% Now | \$61,600 | LIFE | * * | 5 | \$500 | |
| | Missing Part, Extent : S | | | % | | · | |
| | Location : Missing St | | | | | | |
| Backfill Fill | | | | | | | |
| Topsoil | 50% Now | \$21,800 | 2070 | * * | | | |
| • | Erosion, Extent : Sever Location : Behind Re | | 100% | | | | |
| Not Accessible | 50% | | | | | | |
| Surface | | | | | | | |
| Topsoil | 50% Now | \$6,000 | 2030 | \$10,000 | 5 | \$200 | |
| • | Erosion, Extent : Sever | e, Area Affected : | 100% | | | | |
| | Location : At Western | Half Of Asset | | | | | |
| Topsoil | 50% | | 2025 | \$10,000 | 5 | \$500 | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 14-Oct-2022 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : REVETMENT NORTH OF SW BKLYN MTS

Address : ABOUT 1800 SHORE PARKWAY GRAVESEND BAY REAR OF DEALERSHIP

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

 $Program \, / \, Asset \, \# \quad : \, \, DCAS013.000 \, / \, \, 15218 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 192 Project Type : REAL PROPERTY

Date of Survey : 19-Jan-2021 Landmark Status : NONE

Areas Surveyed :

Block : 6491 Lot : 412 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Bulkheads | \$60,100 | |
| Total | \$60,100 | |
| Importance Code C | \$60,100 | |
| Total | \$60,100 | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------|----------|---------|---------|---------|
| Bulkheads | \$16,900 | | | |
| Total | \$16,900 | | | |
| Importance Code B | \$13,400 | | | |
| Importance Code C | \$3,500 | | | |
| Total | \$16,900 | | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT NORTH OF SW BKLYN MTS

| Bulkheads | (| Current Repair | | Future Replacement | | Maintenance | | |
|-----------------------------|--------------|-----------------------|---------------------|--------------------|-----------------------|----------------|-----------------------|----------|
| System Component Type | | ail Date l (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Asphalt Remnants | 50% | Now | \$3,500 | LIFE | * * | 5 | \$100 | |
| - | Erosion, Ext | ent : Sever | e, Area Affected : | 100% | | | | |
| | Location: | Across Ent | tire Asset | | | | | |
| Concrete | 50% | Now | \$60,100 | LIFE | * * | | | |
| | Other Obser | vation, Exi | tent : Severe, Ared | a Affecte | d : 100% | | | |
| | Location: | | | 55 | | | | |
| | Explanatio | n · Erosioi | 1 | | | | | |
| Backfill | | | • | | | | | |
| Fill | | | | | | | | |
| Topsoil | 25% | Now | \$10,500 | 2072 | * * | | | |
| • | Erosion, Ext | ent : Sever | e, Area Affected : | 100% | | | | |
| | Location: | Across Ent | tire Asset | | | | | |
| Not Accessible | 75% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 25% | Now | \$2,900 | 2032 | \$4,800 | 5 | \$100 | |
| • | Erosion, Ext | ent : Sever | e, Area Affected : | 100% | | | | |
| | Location: | | | | | | | |
| No Component | 75% | | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Address : HAMILTON AVE MTS SOUTH TO 19TH STREET

Borough : BROOKLYN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOS0009.030 \, / \, 14948 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 700 Project Type : REAL PROPERTY

Date of Survey : 03-Dec-2020 Landmark Status : NONE

Areas Surveyed :

Block : 625 Lot : 250 BIN :

| CAPITAL | | FY 2024 - 2027 | | FY 2028 - 2033 |
|-------------------|---------|----------------|---------|----------------|
| 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 2024 | FY 2025 | FY 2026 | FY 2027 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|----------|---------|---------|---------|
| Bulkheads | \$29,400 | | | |
| Total | \$29,400 | | | |
| Importance Code A Importance Code B Importance Code C | \$29,400 | | | |
| Total | \$29,400 | | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Asset #: 14948

| Bulkheads | Current Re | Current Repair | | Future Replacement | | Maintenance | |
|-----------------------------|---|-------------------|--------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail Date F Total (Years) | Estimated Cost | Year l FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | |
| Gravity Wall | | | | | | | |
| Concrete | 15% 4+ | \$188,100 | LIFE | * * | 5 | \$400 | |
| | Erosion, Extent : Model | ** | ed : 80% | | | | |
| | Location: Tidal Zone | | . 1 200/ | | | | |
| | Spalling, Extent : Mode Location : Isolated Lo | | ted: 30% | | | | |
| No Component | 85% | | | | | | |
| Revetment | | | | | | | |
| Stone | 70% | | LIFE | * * | 5 | \$2,900 | |
| Stone | 15% Now | \$80,800 | LIFE | * * | 5 | \$600 | |
| | Missing Part, Extent : S | Severe, Area Affe | cted : 1009 | % | | | |
| | Location: 80 Feet Of | Erosion And Ins | ufficient St | one Coverage At | South E | nd Of Mooring | |
| | Rack | | | | | | |
| | Other Observation, Ext | | | | | | |
| | Location: Trees Grov | | vetment At | Area Of Erosion | | | |
| | Explanation : Vegetat | ion | | | | | |
| No Component | 15% | | | | | | |
| Backfill | | | | | | | |
| Fill | | | | | | | |
| Gravel | 15% Now | \$12,200 | 2047 | * * | 5 | \$100 | |
| | Other Observation, Ext | | | : 100% | | | |
| | Location: South End | | rk | | | | |
| | Explanation : Erosion | ı | | | | | |
| Not Accessible | 85% | | | | | | |
| Surface | | | | | | | |
| Not Accessible | 100% | | | | | | |
| | Other Observation, Ext | ent : Light, Area | Affected: | 0% | | | |
| | Location : Limited Ac | cess To Top Of R | Revetment | | | | |
| | Explanation: Heavy | 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 Da | mage Along Nor | thern 50 Fe | eet Of Railing | | | |
| No Component | 85% | | | | | | |
| | 00.0 | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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 : 27-Feb-2019 Landmark Status : NONE

Areas Surveyed :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Bulkheads | \$166,600 | |
| Total | \$166,600 | |
| Importance Code A | \$166,600 | |
| Total | \$166,600 | |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------|----------|----------|---------|---------|
| Bulkheads | \$35,800 | \$15,800 | | |
| Total | \$35,800 | \$15,800 | | |
| Importance Code A | | | | |
| Importance Code B | | \$15,800 | | |
| Importance Code C | \$35,800 | | | |
| Total | \$35,800 | \$15,800 | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND TERMINAL LLC REVETMENT

| Bulkheads | | Current I | Repair | Future Replacement Maintenance | | Maintenance | | |
|-----------------------------|---------------|---------------------------|--|--------------------------------|-----------------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Concrete | 70% | | | LIFE | * * | 5 | \$400 | |
| Concrete | 20% | 0-2 | \$111,100 | LIFE | * * | 5 | \$100 | |
| | Location | : At Cente | Extent : Moderate, A er Of Asset ting Elements | Area Affe | cted : 70% | | | |
| Concrete | | Now | \$55,500 | LIFE | * * | 5 | \$100 | |
| | Displaced | Elements, | Extent : Severe, Ar ed At Eastern End (| ea Affect | ed : 100% | J | Ψ100 | |
| Revetment | | | | | | | | |
| Stone | 30% | 0-2 | \$35,800 | LIFE | * * | 5 | \$300 | |
| | | xtent : Sev : Isolated | ere, Area Affected : Locations | 100% | | | | |
| Stone | 70% | | | LIFE | * * | 5 | \$700 | |
| | Location | : Entire Le | Extent : Moderate, A ength Of Asset equate Revetment | Area Affe | cted : 100% | | | |
| Backfill | | | 1 | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 100% | | | 2025 | \$15,400 | 5 | \$700 | |
| | | Extent : L : Behind E | light, Area Affected Block Wall | : 25% | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

PGS20065 2020 / 12027

Program / Asset # : DGS0065.000 / 13937 Yr Built/Renovated :

Linear Ft : 126 Project Type : REAL PROPERTY

Date of Survey : 27-Feb-2019 Landmark Status : NONE

Areas Surveyed :

Block : 1107 Lot : 100 BIN :

CAPITAL

Total

Importance Code

Total

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------|----------|---------|---------|---------|
| Bulkheads | \$79,200 | | | |
| Total | \$79,200 | | | |
| Importance Code A | \$78,200 | | | |
| Importance Code B | \$1,000 | | | |
| Total | \$79,200 | | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD

| Bulkheads | Current F | Repair | Future | Replacement | Maintenance | | | |
|-----------------------------|--|-----------------------|------------|-----------------------|----------------|-----------------------|----------|--|
| System Component Type | % of Fail Date Total (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority | |
| Structural | | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 70% 4+ | \$43,600 | LIFE | * * | | | | |
| | Corrosion, Extent : M | ** | cted : 50% | % | | | | |
| | Location : Tidal And | l Splash Zones | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 75% 4+ | \$28,900 | LIFE | * * | 5 | \$300 | | |
| | Spalling, Extent : Mod Location : Corner S | | | Of Pile Cap | | | | |
| Concrete | 15% Now | \$5,800 | LIFE | * * | 5 | \$100 | | |
| | Spalling, Extent : Seve Location : Isolated 2 | | 100% | | | | | |
| Not Accessible | 10% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 5% Now | \$800 | 2058 | * * | | | | |
| | Sinkhole, Extent : Mo | derate, Area Affect | ed : 50% | | | | | |
| | Location : At Easter | n End Of Asset | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | |
| Gravel | 5% Now | | 2039 | * * | 2-5 | | | |
| | Sinkhole, Extent : Mo Location : At Easter | | ed : 20% | | | | | |
| Gravel | 95% | | 2039 | * * | 2-5 | \$400 | | |
| | | | | | | | | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : STEEL SHEET PILE BULKHEAD GRAVITY WALL

Address : B 128TH ST ALONG BEACH CHANNEL TO B 141ST ST, ROCKAWAY

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS003.000 \, / \, 14018 \qquad \qquad Yr \, Built/Renovated \quad : \,$

Linear Ft : 3,240 Project Type : REAL PROPERTY

Date of Survey : 16-Jun-2020 Landmark Status : NONE

Areas Surveyed :

Block : 16241 Lot : 200 BIN :

| CAPITAL | FY 2024 - 2027 | FY 2028 - 2033 |
|-------------------|----------------|----------------|
| Bulkheads | \$220,800 | \$4,250,700 |
| Total | \$220,800 | \$4,250,700 |
| Importance Code B | \$220,800 | \$4,250,700 |
| Total | \$220,800 | \$4,250,700 |

| EXPENSE | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|-------------------|----------|----------|---------|---------|
| Bulkheads | \$25,900 | \$12,900 | | |
| Total | \$25,900 | \$12,900 | | |
| Importance Code A | | | | |
| Importance Code B | \$25,900 | \$12,900 | | |
| Importance Code C | | | | |
| Total | \$25,900 | \$12,900 | | |



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD GRAVITY WALL

Asset #: 14018

| Bulkheads | Curre | nt Repair | Future | Replacement | М | Maintenance | |
|-----------------------------|-------------------------------------|--------------------------------------|--------------|--------------------|----------------|-----------------------|----------|
| System Component Type | % of Fail D Total (Year | ate Estimated Cost (s) | Year I | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | | | | | | | |
| Gravity Wall | | | | | | | |
| Concrete | 5% | | LIFE | * * | 5 | \$700 | |
| No Component | 90% | | | | | | |
| Not Accessible | 5% | | | | | | |
| Revetment | 100/ | | | ماد ماد | _ | 44.000 | |
| Stone | 10% | | LIFE | * * | 5 | \$1,900 | |
| No Component | 90% | | | | | | |
| Sheet Piles | 400/ | | LIEE | ماد ماد | | | |
| Steel | 40% | | LIFE | * * | | | |
| No Component | 10% | | | | | | |
| Not Accessible | 50% | | | | | | |
| Pile Caps | 000/ | | LIEE | ماد ماد | _ | #0.000 | |
| Concrete | 90% | T. I. A. A.C I | LIFE | * * | 5 | \$8,800 | |
| | | Light, Area Affected : | | OCD:L C D | T F | 7 | |
| | | larly Spaced Location | s In Face (| Of Pile Cap Due | lo Form | work | |
| 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 | |
| | - | : Moderate, Area Affe | | | | | |
| | | mittently Along Entire | | , | | | |
| | | : Moderate, Area Aff | | 6 | | | |
| | (<u>-</u> | mittently Along Entire | | | | | |
| Concrete | 5% Now | . , | 2046 | * * | 5 | \$900 | |
| | | : Severe, Area Affecte | | | | | |
| | Location : Mult | iple Locations Primar | ily In Easte | ern 1,500 Feet Of | Asset | | |
| Concrete | 15% | | 2034 | * * | 5 | \$5,500 | |
| Deck Elements | | | | | | | |
| Railing | | | | | | | |
| Steel | 99% | | 2029 | \$1,885,500 | | | |
| Steel | 1% Now | . , | 2031 | \$19,000 | | | |
| | | ent : Severe, Area Affe | | | | | |
| | Location : Isola 2,975 Feet Fron | ted Missing Sections U 1 East End | Jp To 4 Fee | et Long At 2,250 I | Feet, 2,70 | 08 Feet, And | |
| Parapet | | | | | | | |
| Concrete | 99% | | 2032 | \$2,322,700 | | | |
| Concrete | 1% 4+ | \$11,700 | 2032 | \$23,500 | | | |
| | | Moderate, Area Affec | | | | | |
| | Location : Isola From East End | ted Locations, Most N | otably At 2 | ,465 Feet, 2,685 . | Feet, And | l 2,908 Feet | |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project: REAL PROPERTY

| CAPITAL | | F | Y 2024 - 2027 | | | FY 2028 - 2033 |
|-----------|-----------------------|---------|---------------|-------|---------|----------------|
| Miscellar | neous Buildings | | 231,800 | | | 220,500 |
| EXPENSE | | FY 2024 | FY 2025 | | FY 2026 | FY 2027 |
| Miscellar | neous Buildings | 7,800 | 4,500 | | 6,400 | 5,200 |
| ASSET# | NAME | | | SQFT | CAPITAL | EXPENSE |
| 14648 | WALTHAM HEALTH CENTER | | | 4,372 | 452,300 | 23,900 |

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.