

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
Program / Asset # : DGS0044.000 / 13453 **Yr Built/Renovated** : 1969 / 2015
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

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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	30%	Now	\$176,300	LIFE	**	5	\$743,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Concrete Masonry Unit	5%	0-2	\$65,800	LIFE	**	5	\$15,500	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Metal Coiling Doors	2%			2043	**	5	\$31,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$80,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Window Wall	58%	Now	\$432,300	2050	**	5	\$538,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South East Side 8th And 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Side 8th And 9th Floor</i>								
Windows								
Glass Block	2%			LIFE	**	5	\$3,400	
Metal Louvers	10%	0-2	\$29,900	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Ground Level North Side</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ground Level North Side</i>								
No Component	88%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Glass Facade Is Fixed. There Are No Operable Windows.</i>								
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	**			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Perimeter Roof Over 9th Floor</i>								
IRMA/Protected Membrane	90%			2038	**	10	\$357,400	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above 9th Floor</i>								
Soffits								
Cement - Fiber Panel	100%			2035	**	10		

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%			2029	\$6,622,800	3	\$566,800	
Cast in Place Concrete	10%	Now	\$182,000	LIFE	**	5	\$236,200	
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout 10th Floor And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Mechanical Floor Into 9th Floor</i>								
Ceramic Tile	5%			2039	**	5	\$54,000	
Terrazzo	10%			LIFE	**	5	\$84,300	
Vinyl Tile	40%	Now	\$236,400	2035	**	3	\$162,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 7th Floor And Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 7th Floor And Basement Corridor</i>								
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	**			
Wood	3%			LIFE	**	5	\$141,300	
Ceilings								
AcousTileSusp.Lay-In	50%			2043	**	5	\$539,800	
AcousTileSusp.Lay-In	30%			2043	**	5	\$323,900	
Exposed Struc: Concrete	15%			LIFE	**	5	\$25,300	
Gypsum Board	5%			LIFE	**	5	\$67,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,900	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock On North Side</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$9,600	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$3,600	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$18,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Side</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$560,200	5	\$3,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Three Main Service Switches Rated At 5,000 Amperes Each.</i>							
Transformers								
Dry Type	100%			2035	**	5	\$2,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room And Boiler Room</i>							
	<i>Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere And 15 Kilovolt-ampere</i>							
Switchgear / Switchboard								
Air Circuit Breaker	5%			2040	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Power Circuit Breakers</i>							
Fused Disc Sw	90%			2030	\$1,275,800	5	\$2,800	
Molded Case Bkrs	5%			2040	**	5	\$1,000	
Raceway								
Conduit	40%			2040	**	1		
Conduit	10%			2050	**	1		
Conduit	50%			2030	\$729,600	1		
Panelboards								
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	40%			2029	\$522,100	5	\$7,700	
Molded Case Bkrs	10%			2046	**	5	\$1,900	
Wiring								
Thermoplastic	40%			2040	**	1		
Thermoplastic	10%			2050	**	1		
Thermoplastic	50%			2030	\$1,115,400	1		
Motor Controllers								
Locally Mounted	5%			2028	\$2,300	5	\$200	
Motor Control Center	15%			2028	\$227,300	5	\$3,000	
Motor Control Center	65%			2043	**	5	\$13,000	
Variable Frequency Drive	15%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Metal Water Pipe</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$225,100	

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100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2033	\$79,800	1	\$283,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1,750 Kilowatt Diesel Generators</i>								
Batteries								
Lead/Acid	100%			2024	\$2,400	5	\$27,100	
Fuel Storage								
Day Tank								
	50%			2038	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank								
	50%			2045	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 1,200 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	28%			2030	\$3,415,100	10	\$185,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Fluorescent								
	2%			2030	\$243,900	10	\$13,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
Fluorescent								
	70%			2038	**	10	\$463,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Entrance</i>								
Incandescent								
	80%			2038	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor Entrance</i>								
<i>Explanation : Soffit Mounted Fixtures</i>								

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2030

\$408,300

1

\$82,000

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

Fire/Smoke Detection

Generic, Digital

100%

2030

\$1,870,200

1-3

\$464,500

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

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

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 Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Boilers*

Distribution

Hot Wtr Piping/Pump

30%

2038

* *

4

\$10,700

Steam Piping/Pump

70%

2040

* *

Terminal Devices

Air Handler

25% Now

\$67,300

2030

\$3,362,900

1

\$100,400

*Damper(s) Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Penthouse*

Air Handler

35%

2030

\$4,708,000

1

\$156,100

Convactor/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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2033	\$13,845,600	1	\$741,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>								
<i>Location : Penthouse</i>								
Split Unit	5%			2030	\$848,700			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	50%			2040	**	4	\$26,700	
Ductwork/Diffusers	50%			LIFE	**	2	\$469,300	
Terminal Devices								
Air Handler/Cool/Ht	95%	Now	\$263,500	2030	\$13,176,300	1	\$381,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : The Drip Pans, Penthouse</i>								
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								
Brass/Copper	30%			2040	**	1		
Galvanized Steel	70%			2035	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$15,500	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$29,100	
Backflow Preventer								
Generic	100%			2035	**	1	\$44,200	
Fixtures								
Generic	100%							
Vertical Transport								

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100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units From 1st To 6th Floor, 5 Units From 1st To 9th Floor</i>								
<i>Explanation : Nine Units</i>								
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

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

CAPITAL	FY 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

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



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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
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%	Now	\$28,900	2046	**	5	\$9,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 80%</i>								
<i>Location : 14th Floor Roof</i>								
Slate	3%	Now	\$7,400	LIFE	**	5	\$300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Roof Parapets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Copper/Terne	10%			2048	**	10	\$16,100	
Metal Panel	5%	Now	\$50,900	2053	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Appurtenances</i>								
Modified Bitumen	40%			2033	\$306,000	10	\$25,800	
Modified Bitumen	43%			2043	**	10	\$27,700	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	2%			2053	**	10	\$4,300	
Soffits								
Cast in Place Concrete	5%	Now	\$7,600	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underside Of Roof Appurtenance</i>								
Stucco Cement	95%			2038	**	5	\$5,600	
Interior								

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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	\$1,119,900	3	\$116,600	
Cast in Place Concrete	10%	Now	\$718,100	LIFE	**	5	\$85,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Explanation : Exposed Rebars Corroded</i>								
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	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 15th, 16th, And 17th Floors</i>								
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	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : This Is Actually Terra Cotta. Basement, Sub-basement, 15th And 16th Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Basement And Sub-basement</i>								
Marble Panels	5%			LIFE	**	10	\$15,000	
Plaster	15%	Now	\$1,483,000	LIFE	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 15th, 16th, And 17th Floors</i>								
Plaster	45%			LIFE	**	5-10	\$286,200	
Ceilings								
AcousTileConcealSpLn	15%			2038	**	5	\$72,900	
AcousTileSusp.Lay-In	20%			2050	**	5	\$77,700	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$24,300	
Masonry: Vault Struct	15%	Now	\$2,227,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Explanation : Corroded Steel Members</i>								
Plaster	15%	Now	\$962,900	LIFE	**	5	\$36,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>								
Plaster	30%			LIFE	**	5-10	\$200,400	

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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Metal Rail</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Knife Sw	50%			2033	\$139,500	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Main Service Switch Rated At 4,000 Amperes For Building 253</i>								
Fused Knife Sw	50%			2033	\$139,500	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Main Service Switch Rated At 4,000 Amperes For Building 256</i>								
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 Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,600	
Lighting								

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

Asset # : 49

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

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

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

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	2-4	\$8,500	2036	**	5	\$7,700	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Steam Leak From Utility Vault Above Room Leaking Onto Piping Causing Corrosion</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$112,900	2033	\$2,258,600			
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Terminal Devices								
Convactor/Radiator Under Construction	70%			2031	\$1,614,400	1	\$58,700	
<i>30%</i>								
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Sub-basement, 2nd, 11th-13th Floors</i>								
<i>Explanation : Under Construction</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling Split Unit	30%			2027	\$1,338,200	2	\$4,800	
Window/Wall Unit	20%			2033	\$1,339,500			
Under Construction	20%			2028	\$213,700	1		
<i>30%</i>								
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 11-13th Floors</i>								
<i>Explanation : New Cooling Tower, Chillers, Pumps And Controls Under Construction</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2043	**	4	\$3,800	
CW & CHW Wtr Pipe/Pump	10%			2053	**	4	\$1,900	
No Component	60%							
Terminal Devices								
No Component Under Construction	70%							
	30%							
Heat Rejection								
Water Cooling Tower	30%			2031	\$427,400	2	\$78,400	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers Under Construction	70%			LIFE	**	2-5	\$160,500	
	30%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Sub-basement, 2nd, 11th-13th Floors</i>								
<i>Explanation : Under Construction</i>								

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

Asset # : 49

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

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

Asset # : 49

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

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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

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



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

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

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

Asset # : 2043

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	5%			LIFE		**		
Copper/Terne	75%	0-2	\$81,800	2058		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Into Penthouse</i>								
Modified Bitumen	20%	Now	\$54,400	2030	\$181,500			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 10th Floor Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	30%	0-2	\$1,143,700	2029	\$22,875,000	3	\$1,957,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE		**	\$951,700	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$364,600	2033	\$7,292,300	5	\$65,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE		**	\$65,300	
Terrazzo	2%			LIFE		**	\$68,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	43%	0-2	\$1,024,300	2030	\$51,212,500	3	\$701,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$1,521,800	2035		**	\$163,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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

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

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

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

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

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

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

Asset # : 2043

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2039	**	1	\$15,800	
Steam Boiler	90%	Now	\$497,500	2043	**	1	\$256,700	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$7,900	
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$11,800	
Terminal Devices								
Air Handler	20%	Now	\$23,900	2025	\$1,193,400	1	\$35,600	
<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Compressor And Air Dryer</i>								
<i>Explanation : Pneumatic Control System</i>								
Air Handler	10%			2035	**	1	\$19,800	
Convactor/Radiator	50%			2035	**	1	\$51,700	
Fan Coil Unit/Heat	20%			2030	\$1,572,400	1	\$20,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	**	1	\$311,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units</i>								
Exterior Pkg Unit - Cooling	5%	0-2	\$17,400	2030	\$173,800	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Out Of 2 Units Not Working In The Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	5%			2035	**			
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2030	\$410,200	4	\$12,600	
No Component	20%							

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

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

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

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

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

CAPITAL	FY 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



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

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

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	15%	Now	\$19,200	LIFE	**	5	\$25,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Mosaic Tile	5%			2043	**	5	\$9,500	
Quarry Tile	5%			2043	**	5	\$5,700	
Slate	5%			LIFE	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Stair</i>								
<i>Explanation : Stone Floor Finish</i>								
Vinyl Tile	15%	Now	\$6,200	2035	**	3	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Cafeteria</i>								
Vinyl Tile 9" X 9"	15%	Now	\$39,900	2025	\$1,996,200	3	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Located On Floors 4 And 5</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms Located On Floors 4 And 5</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Located On Floors 4 And 5</i>								
Wood	40%	Now	\$359,800	2033	\$1,798,900	5	\$28,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th And 5th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th And 5th Floors</i>								

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

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

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
70 MULBERRY ST.
Asset # : 14539

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

Site Pavements

On-Site Walkways

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

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

Location : Entry Stairs On Mulberry Street

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

Location : At All Entry Stairs

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

Under 600 Volts

Service Equipment

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

Location : Basement

Explanation : Two 400 Ampere Main Disconnect Switches

Raceway

Conduit	100%			2030	\$100,700		1	
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Panelboards

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

Wiring

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

Location : Throughout

Motor Controllers

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

Grounding Devices

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

Location : Basement

Explanation : Corroded

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	40%			2030	\$284,100	10	\$15,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	50%			2030	\$355,100	10	\$19,300	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
LED	10%			2035	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Stairwell</i>							
	<i>Explanation : LED Observed</i>							
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			
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Exterior Egress Stairs</i>							
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	4+	\$4,700	2035	**	1	\$4,200	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$32,200	1-3	\$8,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2040	**	1		
Conversion Equipment Steam Boiler	100%			2035	**	1	\$41,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Steam Piping/Pump	100%	Now	\$66,700	2030	\$333,300			
	<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : 5th Floor And Basement Return Line</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2028	\$340,300	1	\$13,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	25%			2028	\$164,600	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 2 Units</i>						
Exterior Pkg Unit - Cooling	10%			2030	\$45,600	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor Extension Roof</i>						
		<i>Explanation : 1 Unit For 2nd Floor</i>						
Split Unit	20%			2030	\$197,700			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor Roof And Upper Roof</i>						
		<i>Explanation : Serves 3rd Floor And 1st Floor</i>						
Window/Wall Unit	25%			2024	\$39,400	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$10,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$11,700	
No Component	50%							
Exhaust Fans								
Roof	25%			2030	\$20,200	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2050	**	1		
Galvanized Steel	95%	4+	\$101,000	2035	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 95%</i>						
		<i>Location : Risers Original To Buildings</i>						
Water Heater With Tanks								
Gas Fired	100%			2025	\$16,900	2		
Sanitary Piping								
Cast Iron	100%	4+	\$209,700	LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Risers Original To Buildings</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	4+	\$44,000	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Risers Original To Buildings</i>								
Sump Pump(s) Non-Submersible	100%	4+	\$8,300	2040	**	4	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System No Component Generic	99%			2025	\$800	1-3	\$700	
<i>1%</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Kitchen Hood</i>								

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

CAPITAL	FY 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$69,900	
Masonry: Brick	25%	Now	\$71,300	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Into Kitchen Storage Area</i>								
Masonry: Brick Cavity	50%			LIFE	**	5	\$69,900	
Stucco Cement	15%	Now	\$58,800	2038	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Rear Of Building</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead And Rear Of Building</i>								
Windows								
Aluminum	100%	Now	\$46,600	2049	**	5	\$4,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,300	
Concrete Masonry Unit	25%	Now	\$8,500	LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side, Throughout</i>								
Masonry: Brick	20%			LIFE	**	5-10	\$6,000	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$12,100	
Metal: Cage/Fence	10%	0-2	\$1,000	2038	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Balcony</i>								
<i>Explanation : Not Accessible</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	5%	Now	\$400	2038	**	1		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Play Area</i>								
Modified Bitumen	10%	Now	\$3,900	2033	\$19,500			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Roof Over Second Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Roof Over Second Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : Fascia Damage</i>								
Play Surface	85%	2-4	\$5,800	2033	\$115,100			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Cement - Fiber Panel	100%			2038	**	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Balcony</i>								
<i>Explanation : Not Accessible</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,700	
Ceramic Tile	5%	Now	\$3,200	2042	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Bathrooms</i>								
Quarry Tile	5%	4+	\$4,200	2046	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	65%			2043	**	3	\$14,200	
Vinyl Tile	20%	Now	\$9,500	2043	**	3	\$4,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$7,400	
Gypsum Board	6%	Now	\$12,300	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Gypsum Board	79%			LIFE	**	5-10	\$198,300	
Plaster	10%			LIFE	**	5-10	\$12,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$44,600	2046	**	5	\$27,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Stairs And Kitchen Storage</i>								
Exposed Struc: Steel	5%	0-2	\$135,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Beam In Mechanical Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2053	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Play Roof</i>								
<i>Explanation : Chain Link Fence Enclose Play Roof</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$44,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$193,300	5	\$200	
Raceway								
Conduit	95%			2033	\$95,600	1		
Conduit	5%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2032	\$5,900	5		
Molded Case Bkrs	90%			2049	**	5	\$1,000	
Molded Case Bkrs	5%			2032	\$5,900	5	\$100	
Wiring								
Thermoplastic	80%			2033	\$107,600	1		
Thermoplastic	20%			2059	**	1		
Motor Controllers								
Locally Mounted	95%			2031	\$44,100	5	\$300	
Variable Frequency Drive	5%			2046	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Elevator Lobbies At 1st And 2nd Floor Only</i>						
		<i>Explanation : Cameras Security System</i>						
Generic	50%			2028	\$37,700	1	\$7,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intusion System And Door Lock Alarm</i>						
Fire/Smoke Detection Generic, Digital	100%			2033	\$103,500	1-3	\$25,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2033	\$92,100	5	\$12,600	
Conversion Equipment Hot Water Boiler	100%			2031	\$426,500	1	\$20,000	
		<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution Hot Wtr Piping/Pump	100%			2032	\$87,800	4	\$3,000	
Terminal Devices Air Handler	50%			2028	\$377,700	1	\$12,500	
Convactor/Radiator	50%			2038	**	1	\$6,500	
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2028	\$592,200	1	\$18,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : One Unit In Each Floor Mechanical Room</i>								
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	70%			2028	\$124,600	2	\$900	
Roof	30%			2033	\$23,400	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	\$515,500	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$1,200	2024	\$1,200	4	\$900	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : The Housing. Basement</i>								
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								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 1 Unit From Basement To 6th Floor; 1 Unit From Basement To 5th Floor</i> <i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2033	\$555,100	1-2	\$11,300	
Fire Pump								
Generic	100%			2036	**	1	\$7,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Wet	100%			2028	\$161,700	1-3	\$185,800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Covers 40 Square Feet</i>								

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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
Program / Asset # : DGS0052.000 / 13870 **Yr Built/Renovated** : 1900 / 2004
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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2065	**	10	\$5,700	
Masonry: Brick	15%	Now	\$13,100	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
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	\$89,000	2046	**	5	\$8,600	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	25%	Now	\$18,100	2038	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Southwest Corner</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	25%	4+	\$3,300	2050	**	5	\$2,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	\$1,400	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
Roll Roofing	70%	Now	\$2,800	2026	\$140,800	5	\$16,600	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Skylight, Metal/Glass	15%	Now	\$39,200	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Large Dome</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Masonry: Marble	100%			LIFE	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2026	\$192,300	3	\$12,500	
Carpet	40%	Now	\$64,100	2029	\$640,900	3	\$50,000	
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Offices Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Offices Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Offices Throughout</i>					
Cast in Place Concrete	10%	Now	\$15,400	LIFE	**	5	\$18,200	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout Basement</i>					
Mosaic Tile	10%	2-4	\$42,500	2035	**	5	\$10,400	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 1st Floor And Basement Corridors</i>					
Marble Panels	10%			LIFE	**	5	\$6,300	
Slate	5%	0-2	\$11,200	LIFE	**	5	\$4,400	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Vinyl Tile	5%	Now	\$2,500	2035	**	3	\$1,600	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Wood	10%	2-4	\$13,500	2045	**	5	\$7,800	
			<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Interior Walls								
Masonry: Brick	8%	Now	\$25,400	LIFE	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Electrical Room In Sub-basement</i>					
Masonry: Fieldstone	2%	Now	\$7,700	LIFE	**			
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Penetration</i>					
Marble Panels	25%	Now	\$110,200	LIFE	**			
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Plaster	10%			LIFE	**	5	\$2,300	
Plaster	30%	Now	\$12,200	LIFE	**	5	\$6,900	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Southeast Corner Of Library</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>					
			<i>Location : Southeast Corner Of Library</i>					
Wood	25%			LIFE	**	5	\$76,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%			2043	**	5	\$5,800	
Exposed Struc: Concrete	6%	Now	\$16,300	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Mechanical Room, Southeast Corner</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sub-basement Mechanical Room, Southeast Corner</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Mechanical Room, Southeast Corner</i>								
<i>Explanation : Temporary Supports In Place</i>								
Glass: Susp Panels	10%	Now	\$35,300	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtroom Dome</i>								
<i>Explanation : Louis Tiffany Dome. Ultra Premium.</i>								
Gypsum Board	32%			LIFE	**	5	\$33,400	
Masonry: Marble	10%			LIFE	**	1		
Masonry: Vault Struct	5%	Now	\$6,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$20,700	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement Area</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actual Material Is Marble</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Areaways</i>								
<i>Explanation : Actual Material Is Marble</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	60%			2043	**			
Masonry: Granite	40%			LIFE	**			

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : Two 3,000 Ampere Switches</i>						
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 Drive	5%			2047	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Engineer Office</i>						
		<i>Explanation : All Controllers Monitored By Building Management System.</i>						
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : A New 2,500 Ampere Transfer Switch Installation Is Ongoing.</i>						
Generators								
Under Construction	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : A New Generator Is Being Installed On The Backyard Area.</i>						
Batteries								
Under Construction	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Backyard Area</i>						
		<i>Explanation : A New Generator System Is Being Installed.</i>						
Fuel Storage								
Under Construction	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : New Diesel Tank Is Under Construction.</i>						

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2038	**	10	\$34,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2025	\$71,800	10	\$4,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	2%			2038	**	10		
LED	20%			2025	\$198,500			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New LED Fixtures Were Installed Last Year.</i>								
Egress Lighting								
Emergency, Service Exit, LED	50%			2035	**	1		
	50%			2058	**	1		
Exterior Lighting								
HID	45%			2038	**	10	\$100	
LED	5%			2025	\$15,800			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : New LED Fixtures Were Installed Last Year.</i>								
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2040	**	1	\$6,100	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2038	**	1-3	\$23,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2050	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$3,600	2033	\$35,500	5	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Valves Failed - Cannot Close</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2040	**	4	\$4,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2030	\$554,900	1	\$16,800	
Convactor/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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers - Penthouse Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multistage Chiller - Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$4,000	
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 Generic	73%							
	27%	Now	\$62,000	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : 4 Units Broken</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,300	
Exhaust Fans								
Roof	100%			2030	\$114,400	2	\$1,700	
Plumbing								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 100 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Basement To Penthouse, One Unit From Basement To 4th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler No Component	95%							
Generic	5%			2050	* *	1-2	\$800	

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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



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

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

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

Interior

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2028	\$451,400	3	\$35,200	
Ceramic Tile	15%			2041	**	5	\$14,100	
Cork Tile	5%	0-2	\$10,300	2052	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Offices</i>								
Cork Tile	10%			2052	**	5	\$8,200	
Marble Panels	20%			LIFE	**	5	\$14,100	
Quarry Tile	5%	4+	\$7,500	2037	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
Terrazzo	5%			LIFE	**	5	\$3,700	
Vinyl Tile	10%	Now	\$5,600	2032	\$282,000	3	\$3,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Wood	5%	0-2	\$15,200	2060	**	5	\$4,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Room 110</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$7,700	
Marble Panels	15%			LIFE	**			
Plaster	45%			LIFE	**	5	\$17,400	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	20%			LIFE	**	5	\$103,200	
Ceilings								
AcousTileSusp.Lay-In	5%			2049	**	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Personnel Office In Basement</i>								
<i>Explanation : Recent Installation</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,500	
Plaster	15%			LIFE	**	5	\$8,800	
Plaster	70%			LIFE	**	5	\$41,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Free Standing Walls								
Masonry: Brick	100%	4+	\$2,800	2042	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Parking Area</i>								
<i>Explanation : Damaged Cement Plaster Finish</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$13,000	2052		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Side Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And East Side Of Building</i>								
<i>Explanation : Walls Are Clad With Granite Not Fieldstone</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$36,400	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$5,000	2045		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Garden</i>								
Parking/Driveway								
Asphalt								
	35%	Now	\$35,700	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Parking Area</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
<i>Potholes, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area</i>								
Cast in Place Concrete	65%	0-2	\$22,700	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Parking Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2062		**	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Newly Installed Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2062		**	\$1,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Newly Installed</i>								

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

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2040

* *

1

\$7,000

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

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$19,500

Conversion Equipment

Steam Boiler

100%

2030

\$594,500

1

\$62,200

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

Distribution

Steam Piping/Pump

100%

2032

\$546,200

Terminal Devices

Air Handler

50%

2027

\$641,700

1

\$19,400

Convactor/Radiator

50%

2037

* *

1

\$10,100

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

100%

2027

\$1,006,200

1

\$29,100

Compr/Chiller

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

Distribution

CW & CHW Wtr

100%

2032

\$110,300

4

\$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 : Penthouse**Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

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

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

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

Print Date : 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
Program / Asset # : HEA0031.000 / 4223 **Yr Built/Renovated** : 1923 / 2002
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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$418,500	LIFE	**	5	\$51,300	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades And Chimney</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Building Is Currently Unoccupied</i>								
<i>Explanation : Building Formerly Used As Fordham / Bronx Reference Library</i>								
Masonry: Granite	4%			LIFE	**	5	\$1,800	
Masonry: Limestone	8%	Now	\$75,300	LIFE	**	5	\$3,600	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Window Sills</i>								
Metal Coiling Doors	3%			2043	**	5	\$5,700	
Windows								
Glass Block	2%	Now	\$500	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Wall Facing Lower Roof</i>								
Wood	98%	Now	\$265,600	2055	**	5	\$55,600	1
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$134,600	LIFE	**	5	\$5,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Facing Parapet Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	10%	4+	\$9,600	LIFE	**	5	\$3,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
Roof								
Roll Roofing	100%	0-2	\$18,900	2026	\$188,800	5	\$24,500	
<i>Patching Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								

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
BAINBRIDGE FACILITY
Asset # : 4223

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$192,500	2032	\$192,500	3	\$16,500	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Offices</i>							
	<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Offices</i>							
Cast in Place Concrete	10%			LIFE	**	5	\$12,000	
Ceramic Tile	5%			2033	\$153,400	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile	5%	Now	\$22,500	2040	**	3	\$1,000	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Loose Units, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile 9" X 9"	55%	Now	\$264,100	2040	**	3	\$11,300	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%			2033	\$267,400	5	\$4,900	
Gypsum Board	15%			LIFE	**	5	\$8,800	
Plaster	80%	Now	\$378,400	LIFE	**	5	\$23,500	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout, Stairway</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Ceilings								
AcousTile,Adhered	50%	Now	\$262,700	2050	**	5	\$13,700	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Second Floor Reading Room And Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Exposed Struc: Concrete	15%			LIFE	**	5	\$1,300	
Plaster	35%	Now	\$29,000	LIFE	**	5	\$12,000	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Second Floor Reading Room</i>							
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement Workroom And Throughout</i>							
	<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Throughout</i>							
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site 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		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bainbridge Avenue And Marion Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$30,500	2050		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$161,100	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.</i>								
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	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%	Now	\$248,100	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Not In Service</i>								
Egress Lighting Exit, Service	100%	Now	\$15,700	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Not In Service</i>								
Exterior Lighting HID	10%	Now	\$17,000	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : Not In Service</i>								
No Component	90%							
Alarm								
Fire/Smoke Detection Generic, Analog	100%	Now	\$93,800	2040	**	1-3	\$20,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Not In Service</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is A Vacant Building</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$36,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 1 Unit. This Building Is Vacant And Not Being Used.</i>								
Distribution Steam Piping/Pump	10%	0-2	\$1,500	2040	**			
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	90%			2040	**			
Terminal Devices Convactor/Radiator	100%			2028	\$297,300	1	\$11,900	
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%	2-4	\$239,200	2040	**	2	\$1,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Condemn Units. R-22</i>								
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
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2030	\$373,500	1	
	Galvanized Steel	20%	0-2	\$1,900	2028	\$92,800	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
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%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
	Not Accessible	100%						

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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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	0-2	\$49,200	2027	\$164,200	3	\$14,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
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%	2-4	\$130,200	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%			2031	\$2,564,100	3	\$35,100	
Vinyl Tile 9" X 9"	10%	Now	\$163,800	2041	**	3	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2040	**	5	\$5,400	
Concrete Masonry Unit	10%	0-2	\$33,800	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	15%	Now	\$18,900	LIFE	**	5	\$16,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%	Now	\$139,500	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**			
Plaster	55%	Now	\$481,200	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2036	**	5	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Elevator Machine Room</i>						
		<i>Explanation : Eight Transformers</i>						
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	
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Water Main</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	\$10,800	1	\$38,500	
Generators								
Diesel	100%			2027	\$79,800	1	\$48,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Backyard Generator Room</i>						
		<i>Explanation : One 82.5 Kilowatt Single Phase, 125 Kilowatts, 3 Phase</i>						
Batteries								
Lead/Acid	100%			2024	\$2,400	5	\$4,600	
Fuel Storage								
Main Tank	100%			2034	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Backyard Generator Room</i>						
		<i>Explanation : 250 Gallon Capacity</i>						
Lighting								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$540,500	2036	**	1	\$111,600	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room Vacuum Pump And Boiler No. 2</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room Vacuum Pump And Boiler No. 3</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement Boiler Room Boiler No. 3</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Dual Fuel Steam Boilers</i>								
Distribution Steam Piping/Pump	100%			2031	\$993,200			
Terminal Devices Convactor/Radiator	100%			2029	\$1,014,200	1	\$40,400	
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		
Conversion Equipment Heat Pump Air Sourced	20%			2032	\$371,300	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Fan Room</i>								
<i>Explanation : 2 Water Sourced Heat Pumps</i>								
Split Unit Window/Wall Unit	10%			2036	**			
	70%	0-2	\$16,400	2026	\$328,900	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Heat Rejection Dry Cooler	20%			2031	\$113,800	2	\$17,400	
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	**	2-5	\$14,000	
No Component	80%							
Exhaust Fans Roof	90%			2026	\$216,600	2	\$3,500	
Wall Unit	10%	Now	\$2,100	2031	\$5,300	2	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Fans Are Inadequate, Malfunction Often And Provide Entry For Rodents</i>								
Plumbing								
H/C Water Piping Galvanized Steel	100%	0-2	\$31,700	2036	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Supply Pipe Connects To Water Main In Basement</i>								
Water Heater With Tanks Gas Fired	100%			2026	\$16,900	2		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	0-2	\$78,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	50%	0-2	\$12,400	2041	**	4	\$1,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Pit</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Pit</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Pit</i>								
Non-Submersible	50%			2031	\$12,400	4	\$1,300	
Sewage Ejector(s) Electric	100%			2026	\$64,900	4	\$5,000	
Backflow Preventer No Component Generic	80% 20%			2036	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dedicated To The Boiler Plant</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2051	**	1-5	\$65,400	
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Westside Of Building Façade</i>								
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sprinkler No Component Generic	80% 20%			2051	**	1-2	\$7,000	
Fire Pump Generic	100%			2040	**	1	\$23,400	

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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



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

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

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

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

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

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

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30% Now

\$74,200 2036

* *

1-3

\$162,700

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2051

* *

1

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

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$478,700

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

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$47,700

Terminal Devices

Air Handler

20%

2036

* *

1

\$119,700

Convactor/Radiator

80%

2044

* *

1

\$250,100

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

Air Conditioning

Energy Source

Electricity

100%

2053

* *

1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks								
Electric	10%			2026	\$2,300	4		
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Lavatories And Pantries</i>						
		<i>Explanation : Multiple Points Of Use Electric Hot Water Heaters. 20 To 30 Gallon Range.</i>						
Gas Fired	90%			2026	\$15,200	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	\$192,100	4	\$20,500	
Sewage Ejector(s)								
Electric	100%			2031	\$502,300	4	\$38,500	
Backflow Preventer								
Generic	100%			2036	**	1	\$59,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 10 Passenger, 2 Freight, 4 Restricted To Judges</i>						
		<i>Explanation : 16 Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Prisoner Elevators</i>						
		<i>Explanation : 2 Units</i>						
Escalators								
Over 20' Rise	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$506,200	
Sprinkler								
Generic	100%			2051	**	1-2	\$271,200	
Fire Pump								
Generic	100%			2040	**	1	\$180,800	

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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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$1,259,500	2042	**			1
	<i>Blisters, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Main Roof And Lower Roofs</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	20%			LIFE	**			
	<i>Recent Replace Evident, Extent : N/A, Area Affected : 10%</i>							
	<i>Location : Roof Parking</i>							
Modified Bitumen	20%			2037	**	10	\$36,300	
Soffits								
Masonry: Limestone	70%			LIFE	**	5		
Stucco Cement	30%			2037	**	5		
Interior								
Floors								
Carpet	33%	0-2	\$243,800	2028	\$4,875,800	3	\$417,300	
	<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	15%			LIFE	**	5	\$276,600	
Ceramic Tile	7%			2041	**	5	\$59,000	
Terrazzo	10%			LIFE	**	5	\$65,900	
Vinyl Tile	25%	Now	\$1,730,900	2042	**	3	\$79,000	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Corridors, 3rd, 4th, Lower Mezzanine Levels, Basement</i>							
	<i>Patching Evident, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%			2037	**	3	\$31,600	
	<i>Recent Installation, Extent : N/A, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Court Rooms, 2nd Floor Hallway</i>							

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

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

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

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

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

Under 600 Volts

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

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$384,900

1-3

\$92,800

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2052

* *

1

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

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$497,200

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

Distribution

Hot Wtr Piping/Pump

90%

2040

* *

4

\$33,400

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

Steam Piping/Pump

10%

2042

* *

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

Terminal Devices

Air Handler

30%

2032

\$2,808,300

1

\$93,100

Convactor/Radiator

30%

2037

* *

1

\$48,600

Fan Coil Unit/Heat

40%

2032

\$4,933,300

1

\$64,900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2045	**	1	\$326,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units From 2013 In 10th Floor. 1 Packaged Chiller On The Roof Not Operational Yet. Did Not Signed Off On The Unit.</i>								
Centrifugal, Elec Chiller	30%	0-2	\$608,500	2041	**	1	\$146,700	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 10th Floor Boiler Room. One Chiller Not Working Due To Burnt Motor Control Panel. The Control Panel Was Damaged By Water Leaking From Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 10th Floor Mechanical Room</i>								
<i>Explanation : One Out Of The Three Chillers Is Malfunctioning Due To Burnt Control Panel As A Result Of Water Leaking Directly On The Panel From The Roof.</i>								
Exterior Pkg Unit - Cooling	5%			2037	**	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Used For Elevator Machine Rooms.</i>								
Split Unit	5%			2037	**			
Distribution								
CW & CHW Wtr Pipe/Pump	98%			2052	**	4	\$36,400	
CW & CHW Wtr Pipe/Pump	2%	0-2	\$1,600	2042	**	4	\$500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 10th Floor Boiler Room. Broken Insulation For Propylene Glycol Piping.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 10th Floor Mechanical Room. Leaking Propylene Glycol Piping</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Installed In 2013 Same Time As Chillers In The 10th Floor.</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$279,900	
Exhaust Fans								
Interior	100%			2032	\$2,206,200	2	\$15,400	
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2052	**	1		
Galvanized Steel	90%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : In Line Pressure Booster Pump For Domestic Cold Water.</i>								
HW Heat Exchanger								
HTHW/HW	100%			2052	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
Cast Iron	5%	0-2	\$4,400	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Above 8th Floor. Drain Piping Leaking Directly To The Floor Underneath.</i>								
<i>Water Damage Noticeable.</i>								
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$15,900	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$30,000	
Backflow Preventer								
Generic	100%			2037	**	1	\$30,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 6 Units From Lower Mezzanine To 9th Floor, 4 Units From Basement To 9th Floor, 1 Unit From Basement To 10th Floor</i>								
<i>Explanation : 11 Units</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Is Sufficient</i>								
<i>Explanation : 2 Units</i>								
Escalators								
Under 20' Rise	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Low Mezzanine To Mezzanine, Two Units From Mezzanine To 1st Floor, Two Units From 1st To 2nd Floor</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2058	**	1-5	\$253,100	

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

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

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

CAPITAL	FY 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	63%			LIFE	**	5	\$1,539,500	
Metal Panel	20%			2043	**	5-10	\$896,000	
Metal Sect. OHD	2%	Now	\$46,900	2038	**	5	\$20,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	14%			LIFE	**	5	\$593,000	
Pre-Cast Concrete	1%	0-2	\$23,400	LIFE	**	5	\$21,200	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Around Base Of Building</i>								
Windows								
Metal Louvers	10%			2036	**	10		
No Component	90%							
Parapets								
Metal Panel	10%			2043	**	5	\$7,700	
Metal Rail	90%	4+	\$118,600	2038	**	5	\$126,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	4%			2033		10	\$16,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : 10th Floor Penthouse And 7th Floor Balconies</i>								
Metal Panel	4%			2038	**	10	\$30,300	
Modified Bitumen	65%			2033		10	\$268,200	
Plaza Roof: Stone Panels	25%			2059	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ground Level Plaza Roof Over Parking Area</i>								
<i>Explanation : Recent Replacement Evident</i>								
Skylight, Metal/Glass	2%			2043	**	10	\$27,500	
Soffits								
Metal Panel	100%			2043	**	5-10		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	30%	0-2	\$576,500	2029	\$5,764,600	3	\$493,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 8th And 9th Floors</i>								
Cast in Place Concrete	10%	Now	\$924,100	LIFE	**	5	\$239,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Levels</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator Machine Room 1004</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Switchgear Room</i>								
Ceramic Tile	5%			2036	**	5	\$54,800	
Granite Panels	15%			LIFE	**	5	\$246,700	
Steel Plate	5%			LIFE	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : This Is Actually Stainless Steel Treads And Risers</i>								
Terrazzo	30%			LIFE	**	5	\$513,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor And L2 Basement</i>								
Vinyl Tile	5%			2033	\$1,500,700	3	\$27,400	
Interior Walls								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Elevator Room 1031</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Under 7th Floor Balconies At Stairwells</i>								
Granite Panels	2%			LIFE	**	10	\$14,700	
Plaster	5%			LIFE	**	5-10	\$78,100	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Ramp Area At Jury Waiting Room</i>								
Wood	5%			LIFE	**	5	\$734,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$180,600	2038	**	5	\$274,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Exposed Struc: Concrete	8%			LIFE	**	5-10	\$109,600	
Gypsum Board	40%			LIFE	**	5-10	\$1,507,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 2%</i>								
<i>Location : 6th Floor At Stairwells</i>								
Metal Panel	2%			LIFE	**	5	\$54,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	**			
Free Standing Walls								
Cast in Place Concrete	100%			2077	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Site</i>								
<i>Explanation : Recent Replacement Evident</i>								
Retaining Walls								
Cast in Place Concrete	100%			2077	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Site</i>								
<i>Explanation : Recent Replacement Evident</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$23,400	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	85%			2038	**			
Pavers/Stone	15%			2036	**			
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$5,400	2038	**			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Of Site</i>								
Activity Yard								
Pavers/Stone	100%			2046	**			
<i>Other Observation, Extent : N/A, Area Affected : 90%</i>								
<i>Location : Throughout Site</i>								
<i>Explanation : Recent Replacement Evident</i>								

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2043	**	5	\$3,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 5,000 Ampere Main Disconnect Switches</i>								
Transformers Dry Type	100%			2038	**	5	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Various Ratings</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2043	**	5	\$3,100	
Raceway Conduit	100%			2043	**	1		
Panelboards Fused Disc Sw	10%			2041	**	5	\$1,700	
Molded Case Bkrs	90%			2041	**	5	\$17,400	
Wiring Thermoplastic	100%			2043	**	1		
Motor Controllers Locally Mounted	10%			2038	**	5	\$500	
Motor Control Center	60%			2038	**	5	\$12,000	
Variable Frequency Drive	15%	Now	\$26,000	2046	**			
<i>Mech. Misoperation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Variable Frequency Drive	15%			2050	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$21,500	
Stand-by Power								
Transfer Switches Automatic	100%			2038	**	1	\$225,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : At Various Locations</i>								
<i>Explanation : Multiple Units</i>								
Generators Diesel	100%			2036	**	1	\$283,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement Garage</i>								
<i>Explanation : Two 800 Kilowatt Generators</i>								
Batteries Nickel Cadmium	100%			2026	\$2,400	5	\$163,300	

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

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

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

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

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

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

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

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

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

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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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	7%	Now	\$173,900	LIFE	**	5	\$5,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear East Facade, Street Level</i>								
Masonry: Brick Cavity	68%	0-2	\$362,000	LIFE	**	5	\$83,900	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Facades, Bulkhead</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Louvers</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Window Sills And Vents</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead, Rear Facade At Adjoining Building</i>								
Masonry: Sandstone	5%	0-2	\$14,200	LIFE	**	5	\$4,600	
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Metal/Glass Curt Wall	20%	0-2	\$412,000	LIFE	**	5	\$46,300	
<i>Air Infiltration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade At Main Stair</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor At Main Stair In North Facade</i>								
Windows								
Aluminum	90%	Now	\$235,500	2046	**	5	\$12,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Rooms On Upper Floors Through South Facade, 10th Floor Elevator Lobby</i>								
Metal Louvers	10%	4+	\$3,000	2039	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner On The 6th Floor</i>								
Stucco Cement	5%			2043	**	5	\$500	
Roof								
IRMA/Protected Membrane	82%	0-2	\$57,000	2035	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade 10th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$3,200	2030	\$32,100			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 10th Through 6th Floor</i>								
Skylight, Plastic Sloped Glazing	5%			2043	**	1		
	3%	Now	\$7,300	LIFE	**	5	\$11,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance Canopy</i>								
Interior								
Floors								
Carpet	10%	Now	\$262,300	2032	\$262,300	3	\$22,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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%	0-2	\$184,400	2035	**	3	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Floor Corridor, Basement</i>								

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$7,300		
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900		
Glass: Single Pane	5%	4+	\$22,000	LIFE	**	5	\$5,500		
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : All Levels</i>									
<i>Explanation : Clouded / Staining</i>									
Gypsum Board	50%	Now	\$20,300	LIFE	**	5	\$44,000		
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>									
Masonry: Brick	15%	4+	\$83,000	LIFE	**				
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Main Stair</i>									
Granite Panels	5%	4+	\$26,400	LIFE	**				
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Entrance Lobby</i>									
<i>Explanation : Staining/coloring</i>									
Wood	10%			LIFE	**	5	\$58,600		
Ceilings									
AcousTileSusp.Lay-In	60%	0-2	\$74,000	2043	**	5	\$44,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Dividing Walls On Upper Floors</i>									
Exposed Struc: Concrete	10%			LIFE	**	5	\$2,300		
Gypsum Board	30%	Now	\$15,600	LIFE	**	5	\$56,100		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2065	**				
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	**				

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	**	5	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room Basement</i>						
		<i>Explanation : Two 3,000 Ampere, One 2,000 Ampere, One 1,600 Ampere And One 1,200 Ampere Main Disconnct Switches</i>						
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%			2035	**	5	\$100	
Motor Control Center	90%			2035	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$30,800	
Generators								
Diesel	100%			2033	\$107,700	1	\$38,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : One 400 Kilowatts</i>						
Batteries								
Nickel Cadmium	100%			2024	\$2,400	5	\$22,300	
Fuel Storage								
Day Tank	50%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Penthouse</i>						
		<i>Explanation : One 275 Gallons</i>						
Main Tank	50%			2045	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 6,000 Gallons</i>						

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%			2030	\$904,600	10	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2030	\$603,100	10	\$36,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 6,000 Gallon Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$21,100	2043	**	1	\$44,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Sections, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : Two Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$4,900	
Terminal Devices								
Air Handler	40%			2030	\$745,900	1	\$24,700	
Convactor/Radiator	40%			2043	**	1	\$12,900	
Fan Coil Unit/Heat	20%			2030	\$491,400	1	\$6,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%	0-2	\$38,400	2033	\$1,919,400	1	\$92,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Unit No.1 Has Been Down For More Than One Year.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Rotary Screw Chillers, Refrigerant R-22</i>								
Exterior Pkg Unit - Cooling	5%			2025	\$54,300	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit, 10th Floor Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	10%	0-2	\$3,200	2050	**	4	\$500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 6th Floor Mechanical Room</i>								
<i>Explanation : Under Size Of Conjunctive Piping</i>								
CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$4,400	
Terminal Devices								
Air Handler/Cool/Ht No Component	95%			2030	\$1,826,600	1	\$58,800	
No Component	5%							
Heat Rejection								
Water Cooling Tower No Component	95%			2028	\$475,500	2	\$95,600	
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%	0-2	\$43,500	LIFE	**	2-5	\$27,900	
<i>Unbalanced System, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : The Lower Floor From Mezzanine To 5th Floor Lack Of Airflow.</i>								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$27,900	
Exhaust Fans								
Interior	90%			2030	\$395,500	2	\$2,800	
Roof	10%			2030	\$19,200	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	98%			2050	**	1		
Brass/Copper	2%	0-2	\$15,300	2060	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Deteriorating Roof Tank Shingles</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks								
Gas Fired	85%			2030	\$14,400	2		
Gas Fired	15%	2-4	\$100	2030	\$2,500	2		
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2030	\$19,800	4	\$2,100	
<hr/>								
Sewage Ejector(s)								
Electric	100%	0-2	\$1,000	2035	**	4	\$4,000	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<hr/>								
Backflow Preventer								
Generic	100%			2035	**	1	\$6,100	
<hr/>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 10th Floor</i>								
<i>Explanation : 6 Units. No.4 Is Out Of Service For Years. The Rest Units Are Down Frequently.</i>								
<hr/>								
Escalators								
Over 20' Rise	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lobby To 2nd Floors</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$50,400	
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Sprinkler								
Generic	100%			2050	**	1-2	\$28,000	
<hr/>								
Fire Pump								
Generic	100%			2033	\$94,600	1	\$18,700	

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

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

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

Print Date : 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
Program / Asset # : DGS0051.000 / 13869 **Yr Built/Renovated** : 1903 / 2002
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
Mechanical	\$8,000	\$22,600	\$4,100	\$1,000
Site Pavements	\$6,400			
Total	\$130,400	\$32,200	\$35,200	\$6,800
Importance Code A	\$66,300	\$11,800	\$29,700	\$200
Importance Code B	\$63,200	\$20,400	\$5,500	\$6,600
Importance Code C	\$900			
Total	\$130,400	\$32,200	\$35,200	\$6,800



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

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

Asset # : 13869

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$18,600	
Masonry: Granite	5%			LIFE	**	5	\$900	
Masonry: Limestone	10%			LIFE	**	5	\$1,700	
Wood	5%	Now	\$15,000	2035	**	5	\$2,900	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Dormers And Cupola</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Dormers, Fascia Boards And Cupola</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Dormers And Cupola</i>								
Windows								
Aluminum	95%			2046	**	5	\$800	
Wood	5%	Now	\$1,000	2055	**	5	\$200	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,000	
Masonry: Brick	20%			LIFE	**	5	\$500	
No Component	75%							
Roof								
Built-Up (BUR)	10%	Now	\$30,200	2040	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Junction Of Carriage House, Meeting Room B</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Meeting Room B</i>								
Built-Up (BUR)	5%			2030	\$15,100	10	\$1,300	
Copper/Terne	40%	Now	\$54,400	2045	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Attic Office</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Metal Roofs</i>								
<i>Explanation : Coated With Liquid Membrane</i>								
Metal Panel	25%	Now	\$18,800	2035	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Carriage House</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Carriage House</i>								
Roll Roofing	15%			2026	\$25,200	5	\$6,500	
Skylight, Metal/Glass	5%			2040	**	10	\$4,400	

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

Asset # : 13869

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2029	\$19,700	3	\$1,700	
Cast in Place Concrete	5%	Now	\$1,900	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2039	**	5	\$1,100	
Vinyl Tile	40%	Now	\$73,700	2040	**	3	\$3,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor And Attic</i>								
Vinyl Tile	25%			2038	**	3	\$2,100	
Wood	20%			2045	**	5	\$8,400	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$400	
Gypsum Board	30%			LIFE	**	5	\$1,400	
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$1,200	
Plaster	5%	Now	\$500	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2047	**	5	\$6,700	
Gypsum Board	25%			LIFE	**	5	\$7,000	
Plaster	25%			LIFE	**	5	\$3,500	
Plaster	20%	4+	\$6,800	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Room B</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Room B</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$5,900	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : White Plains Road</i>								

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

Asset # : 13869

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

Site Pavements

On-Site Walkways

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

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw 50% 2040 * * 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Fused Disc Sw 50% 2030 \$7,500 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

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

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

Location : Throughout The Building

Thermoplastic 25% 2040 * * 1

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

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

Asset # : 13869

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2035	**	10	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	60%			2030	\$152,200	10	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2030	\$12,700	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Compact Fluorescent Light</i>								
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								
No Component	70%							
Generic	30%			2038	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$38,300	1-3	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

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

Asset # : 13869

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	25%	0-2	\$600	2025	\$11,600	1	\$1,700	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : The Shell</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lower Roof</i>					
			<i>Explanation : 1 Rooftop Package Unit. On Extended Useful Life Time</i>					
Heat Pump Air Sourced	60%			2034	**	2	\$2,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 7 Units</i>					
Heat Pump Air Sourced	15%			2028		2	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : 4 Units</i>					
Terminal Devices								
Fan Coil Unit/Heat	60%			2035	**	1	\$2,900	
Fan Coil Unit/Heat	15%			2030	\$55,300	1	\$700	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2025	\$62,400	2	\$200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>					
			<i>Location : 1 Unit On Lower Roof</i>					
Split Unit	15%			2030	\$52,900			
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4 Units, Lower Roof</i>					
Split Unit	60%			2038	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 7 Units. R-410a</i>					
Terminal Devices								
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 Unit	15%			2030	\$6,500	2	\$1,600	
Air Cooled Condenser Unit	60%			2038	**	2	\$6,300	
No Component	25%							
Ventilation								

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

Asset # : 13869

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2024	\$500	4	\$500	
Fixtures								
Generic	100%							

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

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*** 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 : BROOKLYN BOROUGH HALL
Address : 209 JORALEMON STREET @COURT ST.
Borough : BROOKLYN **Agency's Number** : 312-301
Program / Asset # : DGS0023.000 / 2035 **Yr Built/Renovated** : 1846 / 2005
Area Sq Ft : 55,900 **Project Type** : REAL PROPERTY
Date of Survey : 01-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1,2,3,Att
Block : 139 **Lot** : 1 **BIN** : 3000256

CAPITAL	FY 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



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

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

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

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

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

Site Pavements

On-Site Walkways

Masonry: Granite

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

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

Pavers/Stone

25% Now \$81,500 2035 **

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2042 ** 5 \$200

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

Switchgear / Switchboard

Fused Disc Sw

100% 2042 ** 5 \$200

Raceway

Conduit

90% 2042 ** 1

Conduit

10% 2052 ** 1

Panelboards

Fused Disc Sw

10% 2040 ** 5 \$100

Molded Case Bkrs

80% 2040 ** 5 \$1,200

Molded Case Bkrs

10% 2048 ** 5 \$100

Wiring

Thermoplastic

80% 2042 ** 1

Thermoplastic

20% 2052 ** 1

Motor Controllers

Locally Mounted

90% 2037 ** 5 \$300

Locally Mounted

10% 2045 ** 5

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2037 **

Egress Lighting

Emergency, Battery

20% 2037 ** 10 \$2,700

Exit, LED

80% 2060 ** 1

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

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

Lighting

Exterior Lighting

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

Alarm

Security System

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

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

Fire/Smoke Detection

Generic, Analog	100%			2037	**	1-3	\$34,500	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Conversion Equipment

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

Distribution

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

Terminal Devices

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

Air Conditioning

Energy Source

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

Electricity	50%			2040	**	1		
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Conversion Equipment

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	50%	0-2	\$1,200	2042	**	4	\$1,400
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
	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
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Restrooms</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater With Tanks								
	Electric	50%			2027	\$12,800	4	
	Electric	50%			2031	\$12,800	4	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lobby To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2052	**	1-5	\$28,200
Sprinkler								
	No Component	75%						
	Generic	25%			2042	**	1-2	\$3,900
Fire Pump								
	Generic	100%			2035	**	1	\$10,400

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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



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

Asset # : 2061

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

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

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

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

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

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

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

Site Pavements

On-Site Walkways

Pavers/Stone

100%	2-4	\$6,300	2034	**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 1%**Location : South Facade**Caulking Deteriorated, Extent : Moderate, Area Affected : 5%**Location : Entry Stairs*

Parking/Driveway

Cast in Place Concrete

100%	4+	\$3,800	2036	**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Parking Area*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%			2051	**	5	\$1,400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each*

Transformers

Dry Type

50%			2044	**	5	\$500
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 750 Kilovolt-ampere, 480/208/120 Volts*

Dry Type

50%			2036	**	5	\$500
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Elevator Machine Room**Explanation : Various 51 Kilovolt-ampere, 208/120 Volts*

Switchgear / Switchboard

Molded Case Bkrs

100%			2051	**	5	\$7,000
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Raceway

Conduit

80%			2051	**	1	
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Conduit

20%			2031		1	\$90,500
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Panelboards

Fused Disc Sw

5%			2039	**	5	\$300
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Molded Case Bkrs

95%			2047	**	5	\$6,600
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Wiring

Braided Cloth

10%			2030		1	\$67,400
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*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Upper Floors*

Thermoplastic

90%			2051	**	1	
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Motor Controllers

Locally Mounted

10%			2029		5	\$200
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Variable Frequency

90%			2044	**		
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Drive

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$167,700

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

Location : Throughout The Building

Explanation : Smoke Detector, Alarm Bells, Strobe Lights, horns And Manual Pull Stations

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100% Now \$30,000 2041 * * 1

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

Location : Sub-basement

Explanation : Gas And No.2 Oil. Fuel Oil Service Not Certified. Fuel Oil Deterioration Causing Clogging At Oil Tanks. Fuel Oil Monitoring System Out Of Order.

Conversion Equipment

Steam Boiler

100% 2036 * * 1 \$261,600

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

Location : Sub-basement Boiler Room

Explanation : 4 Units

Distribution

Central Plant Steam
Piping/Pmp

100% 2031 \$7,359,000 4 \$13,000

Other Observation, Extent : Light, Area Affected : 50%

Location : Sub-basement

Explanation : Steam Supplied To 275 Atlantic Avenue

Terminal Devices

Air Handler

10% 2036 * * 1 \$16,300

Convactor/Radiator

90% 2029 \$1,926,000 1 \$76,800

Air Conditioning

Energy Source

Electricity

100% 2039 * * 1

Conversion Equipment

Centrifugal, Elec Chiller

10% 2040 * * 1 \$28,600

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

Location : Basement Mechanical Room

Explanation : R-410a

Split Unit

20% 2-4 \$1,242,900 2041 * *

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

Location : Various In The Ceiling

Explanation : R-22. On Extended Life Time, Inefficient Units

Window/Wall Unit

70% 2026 \$694,000 1

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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								
Evaporative Condenser	20%	2-4	\$164,900	2041	**	2	\$29,400	
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Various</i>					
			<i>Explanation : On Extended Life Time, Inefficient Units.</i>					
Water Cooling Tower	10%			2032	\$132,200	2	\$26,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$36,800	
No Component	75%							
Exhaust Fans								
Interior	25%	Now	\$58,000	2026	\$290,200	2	\$1,600	
			<i>Not in Service, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Various</i>					
Roof	25%	Now	\$25,400	2026	\$127,000	2	\$1,600	
			<i>Not in Service, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Toilet Exhaust At Roof</i>					
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2031	\$2,352,800	1		
Galvanized Steel	30%	Now	\$50,100	2029	\$1,002,300	1		
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
HW Heat Exchanger								
Steam Fired	100%	Now	\$25,300	2031	\$1,265,500	4	\$26,100	
			<i>Controller Not Working, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$52,400	2041	**	4	\$5,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Temporary Unit Installed</i>								
Sewage Ejector(s) Compressed Air	100%			2031	\$84,600	4	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Sets Of Ejectors</i>								
Backflow Preventer Generic	100%			2036	**	1	\$16,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 10 Units From Lobby To 11th Floor; 2 Units From Basement To 11th Floor</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2031	\$1,205,000	1-5	\$133,200	
Sprinkler No Component	80%							
Generic	20%			2041	**	1-2	\$14,800	

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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.
Borough : BROOKLYN **Agency's Number** : 312-305
Program / Asset # : DGS0020.000 / 2060 **Yr Built/Renovated** : 1924 / 2012
Area Sq Ft : 468,000 **Project Type** : REAL PROPERTY
Date of Survey : 09-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Floors 1,7,13,14
Block : 266 **Lot** : 30 **BIN** : 3002558

CAPITAL	FY 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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$463,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units With 4 Heat Exchangers For Heating Devices.</i>								

Distribution

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

Terminal Devices

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

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		

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

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

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

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

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

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

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

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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



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

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Metal Panel	50%			2052	**	5-10	\$27,700	
Stucco Cement	50%			2045	**	5	\$10,100	
Interior								
Floors								
Carpet	10%	4+	\$77,900	2031	\$1,558,600	3	\$133,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : 11th Floor Offices</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : 11th Floor Offices</i>								
Cast in Place Concrete	5%	4+	\$75,000	LIFE	**	5	\$97,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	4+	\$49,700	2041	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilets Throughout</i>								
Terrazzo	10%	4+	\$164,800	LIFE	**	5	\$69,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby, Elevator Lobbies Throughout</i>								
Vinyl Tile	40%	0-2	\$194,800	2032	\$9,737,900	3	\$133,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
Vinyl Tile 9" X 9"	30%	Now	\$2,333,000	2042	**	3	\$100,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement, 4th Floor Court Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement, 4th Floor Court Room</i>								

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

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

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Exit, LED	80%			2060	**	1		
No Component	20%							
Exterior Lighting								
HID	20%			2032	\$549,500	10	\$400	
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : Lights On During Daytime</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$66,600	
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Building Exterior And Lobby</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2027	\$531,600	1-3	\$132,000	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2040	**	4	\$13,200	
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Hot Water Is Pumped To Borough Hall</i>								
Steam Piping/Pump	70%	0-2	\$330,000	2042	**			
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Condensate Return Piping Is Failing, Facility Patches Leaks As They Occur</i>								
Terminal Devices								
Air Handler	60%			2027	\$6,647,900	1	\$220,500	
Convactor/Radiator	20%			2030	\$962,900	1	\$38,400	
Fan Coil Unit/Heat	20%			2027	\$2,919,600	1	\$38,400	
<i>On Extended Life, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2035	**	1	\$610,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units - Sub-basement</i>								
Split Unit	5%	0-2	\$69,900	2042	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$19,000	2042	**	4	\$29,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Pump Upgraded The Other Two Are Currently Being Upgraded</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	\$11,424,400	1	\$367,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement And Upper Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multiple Floors</i>								
<i>Explanation : About 60 Units</i>								
Heat Rejection								
Water Cooling Tower	100%			2030	\$2,974,000	2	\$598,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$331,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	98%			2027	\$2,559,100	2	\$17,800
	Roof	2%	Now	\$22,800	2042	**	2	\$300
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2037	**	1	
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Serves Fire Sprinkler And Stand Pipe</i>								
Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 400 Gallon Installed For Summer Hot Water</i>								
HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$58,800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units, 1,500 Gallon Each</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	\$117,900	4	\$18,800
Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$114,200	2062	**	4	\$6,000
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Backflow Preventer								
	No Component	95%						
	Generic	5%			2037	**	1	\$1,800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Serves Boilers Only</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 1st Floor, 3 Units From 3rd To 12th Floor, 10 Units From 1st To 12th Floor</i>								
<i>Explanation : 15 Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Escalators								
	Under 20' Rise	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
			<i>Location : 1st To 2nd Floor; 2nd To 3rd Floor</i>						
			<i>Explanation : 6 Units</i>						
Fire Suppression	Standpipe								
	Generic	100%			2052		**	1-5	\$299,600
	Sprinkler								
	No Component	95%							
	Generic	5%			2052		**	1-2	\$8,300
			<i>Other Observation, Extent : N/A, Area Affected : 6%</i>						
			<i>Location : Basement</i>						
			<i>Explanation : Shop Rooms</i>						

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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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	15%			LIFE	**	5	\$19,600	
Masonry: Limestone	82%			LIFE	**	5	\$107,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
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								
Copper/Terne	40%			2048	**	10	\$79,000	
Metal Panel	55%	Now	\$17,900	2038	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2043	**	10	\$13,200	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	30%			2029	\$494,200	3	\$51,500	
Cast in Place Concrete	10%			LIFE	**	5	\$37,500	
Ceramic Tile	5%			2036	**	5	\$4,300	
Mosaic Tile	10%	Now	\$174,800	2038	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Marble Panels	20%			LIFE	**	5	\$25,700	
Vinyl Tile	10%			2033	\$257,300	3	\$4,300	
Wood	15%			2048	**	5	\$24,100	
Interior Walls								
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	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$12,800	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$5,300	
Exposed Struc: Steel	10%			LIFE	**	10	\$17,100	
Exposed Struc: Wood	10%			LIFE	**	10	\$12,800	
Gypsum Board	5%			LIFE	**	5-10	\$14,700	
Plaster	15%			LIFE	**	5-10	\$22,000	
Plaster	40%			LIFE	**	5-10	\$58,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	24%			2046	**			
Pavers/Stone	56%	Now	\$851,700	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	20%	Now	\$456,300	2042	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Steps</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Steps</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Steps</i>								
<i>Explanation : Water Infiltration Into Crawl Space Below</i>								
Parking/Driveway								
Pavers/Stone	82%	Now	\$593,700	2042	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Open Joints Throughout</i>								
Pavers/Stone	18%			2042	**			

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
LED	30%			2038	**			
No Component	70%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Lamp Posts</i>								
Alarm								
Security System								
Generic	100%			2038	**	1	\$21,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras. Managed By NYPD</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$35,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	80%			2043	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
HTHW/HW	20%			2043	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Provided From Adjacent Building - Tweed Court Building</i>								
Conversion Equipment								
Hot Water Boiler	20%			2046	**	1	\$5,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : For Emergency Backup Use Only</i>								
Pres. Reducing Valve/LP Steam	80%			2036	**	5	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2041	**	4	\$3,800	
Central Plant Steam Piping/Pmp	10%			2043	**	4	\$300	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset #: 153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2038	**	1	\$28,300	
Convactor/Radiator	20%			2038	**	1	\$3,700	
Controls								
Pneumatic	100%			2027			\$1,202,700	
Air Conditioning								
Energy Source								
District Chilled Water	30%			2053	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Provided From Adjacent Tweed Building</i>								
Electricity	70%			2049	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%	Now	\$29,800	2038	**	1	\$15,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chiller 1 In Basement</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Sets, Basement</i>								
Split Unit	30%	0-2	\$443,300	2043	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Side Yard Serving 1st Floor And Basement, Units Obsolete And Cannot Be Repaired</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Side Yard</i>								
<i>Explanation : 15 Split AC Units Of Which 12 Are Obsolete And Cannot Be Repaired</i>								
Split Unit	5%			2038	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Communication Room</i>								
<i>Explanation : 3 Sets</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2053	**	4	\$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2038	**	1	\$28,300	
Fan Coil - 2 Pipe	5%			2038	**	1	\$900	
No Component	15%							
Heat Rejection								
Water Cooling Tower	65%			2034	**	2	\$37,500	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,600	
Exhaust Fans								
Interior	95%			2038	**	2	\$1,700	
Roof	5%			2038	**	2	\$100	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Excessive Water Flow Out Of Drain Pipe</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd To 3rd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2059	**	1-5	\$28,900	
Sprinkler								
Generic	100%			2053	**	1-2	\$16,100	

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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			
Total	\$435,000	\$118,900	\$49,300	\$109,500



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$72,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Glass Block	5%			LIFE	**	5	\$4,200	
Masonry: Brick	50%	0-2	\$275,400	LIFE	**	5	\$67,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Facades, Partial South</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 60%</i>								
<i>Location : South And East Facades</i>								
Masonry: Limestone	30%	0-2	\$474,200	LIFE	**	5	\$30,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Windows, South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$37,900	2035	**	5	\$16,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Facades</i>								
Windows								
Aluminum	10%	Now	\$6,600	2038	**	5	\$1,400	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor At Sills</i>								
Metal Louvers	3%			2033	\$46,300	10	\$5,300	
Wood	87%	Now	\$583,000	2055	**	5	\$122,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	30%	Now	\$55,100	LIFE	**	5	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Cornice Removed - Middle Building</i>								
Masonry: Brick	15%	0-2	\$1,500	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shared Party Walls</i>								
Masonry: Limestone	5%	Now	\$5,000	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping - South Facade</i>								
Metal Rail	40%	Now	\$5,400	2035	**	5	\$11,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Part Of Railing</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$1,200	2035	**	5	\$500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$382,300	2040	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South West Corner</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And North Buildings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Roof Penetrations</i>								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	65%	Now	\$177,400	2029	\$1,773,700	3	\$151,800	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
			<i>Staining/Discoloring, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Cast in Place Concrete	11%			LIFE	**	5	\$37,500	
Ceramic Tile	5%	Now	\$8,700	2033	\$435,000	5	\$3,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
Raised Access Floor	4%	0-2	\$7,100	2039	**	5	\$11,700	
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : 5th Floor Data Room</i>					
Vinyl Tile	15%	Now	\$12,800	2030	\$639,300	3	\$8,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Gypsum Board	73%	Now	\$16,900	LIFE	**	5	\$36,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corners At Corridors Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Office Area, South Side</i>								
Masonry: Brick	5%	Now	\$15,700	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement</i>								
Plaster	7%	Now	\$2,800	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage South Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage South Side</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2043	**	5	\$31,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exposed Struc: Concrete	40%	Now	\$185,000	LIFE	**	5	\$9,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Gypsum Board	35%	Now	\$47,200	LIFE	**	5	\$68,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second And Sixth Floor Offices</i>								
Plaster	5%	Now	\$4,700	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,200	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$300	
<hr/>								
Raceway								
Conduit	60%			2030	\$79,700	1		
Conduit	30%			2040	**	1		
Conduit	10%			2050	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	60%			2046	**	5	\$1,200	
Molded Case Bkrs	30%			2038	**	5	\$600	
<hr/>								
Wiring								
Thermoplastic	60%			2050	**	1		
Thermoplastic	20%			2030	\$35,300	1		
Thermoplastic	20%			2040	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2028	\$23,200	5	\$300	
Locally Mounted	50%			2035	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Basement</i>								
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	\$10,800	1	\$23,700	
<hr/>								
Generators								
Diesel	100%	0-2	\$79,800	2045	**	1	\$26,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof - Generator Room</i>								
<i>Explanation : One 62 Kilovolt-ampere Generator. It Is Old And Obsolete. It Is For Fire Pump Use Only.</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2024	\$2,400	5	\$2,900	
<hr/>								
Fuel Storage								
Day Tank	100%			2029	\$25,400	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof - Generator Room</i>								
<i>Explanation : The Capacity Of The Tank Is 30 Gallons.</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	88%			2030	\$1,145,700	10	\$62,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	2%			2025	\$22,300	2		
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : New LED Fixtures Installed On The First Floor This Year.</i>								
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 Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	\$45,900	5	\$4,600	
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$2,300	2029	\$116,800	4	\$2,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Central Plant Steam Piping/Pmp	30%	Now	\$12,900	2030	\$643,700	4	\$1,100	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	75%	0-2	\$646,100	2040	**	1	\$32,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bottom Of Units - Extensive Corrosion</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bottom Of The Units, Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	25%	Now	\$7,800	2043	**	1	\$5,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$77,800	2039	**	1	\$75,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 7 Compressors, Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$5,700	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$29,600	2030	\$1,480,500	1	\$42,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Auto Control System, Throughout</i>								
Heat Rejection								
Dry Cooler	5%			2035	**	2	\$2,700	
Water Cooling Tower	95%			2031	\$366,100	2	\$73,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	30%			2025	\$101,500	2	\$700	
Roof	70%			2025	\$103,600	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2040	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$15,300	4	\$1,600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Sub-basement To 6th Floor, One Unit From Basement To 6th Floor</i>								
<i>Explanation : 2 Units, 1 Unit Not Operatting</i>								
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

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 ** 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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$23,900	
Concrete Masonry Unit	5%	Now	\$148,200	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Stucco Cement Over Concrete Masonry Unit</i>								
Metal Panel	80%	Now	\$293,400	2050	**	5	\$381,900	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 8th Floor South East Facade Facing Parking Lot, Other Locations</i>								
Windows								
Aluminum	100%	Now	\$756,800	2046	**	5	\$36,500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 8th Floor Office</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Metal Panel	100%	Now	\$233,700	2050	**	5	\$17,000	1
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Parapet Wall Metal Coping</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parapet Wall Metal Coping</i>								
Roof								
Built-Up (BUR)	60%	Now	\$490,100	2040	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over 10th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over 10th Floor, Office 1070</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 10th Floor</i>								
Built-Up (BUR)	40%	Now	\$98,000	2035	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
Soffits								
Cement - Fiber Panel	100%	0-2	\$2,500	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entrance Soffit</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	\$1,493,300	2032	\$1,493,300	3	\$116,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
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	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2035	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 112.5 Kilovolt-ampere, 480 Volts Primary - 208/120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$1,100	
Raceway								
Conduit	100%			2040	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
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
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : One 300 Kilowatt</i>							
Batteries								
	Lead/Acid	100%			2024	\$2,700	5	\$9,300
Fuel Storage								
Day Tank								
		50%			2038	**	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Penthouse</i>							
	<i>Explanation : One 75 Gallon Capacity</i>							
Main Tank								
		50%			2045	**	5	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 500 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent								
		90%			2030	\$4,169,800	10	\$206,400
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent								
		10%			2030	\$463,300	10	\$22,900
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices And Corridors</i>							
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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2030

\$152,900

1

\$28,000

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

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

100%

2035

* *

1

\$123,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Equipment Room**Explanation : Two Unit Gas Fired Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$29,700

2046

* *

4

\$12,300

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Building Management System Control, Throughout*

Terminal Devices

Air Handler

60%

2035

* *

1

\$92,800

Convactor/Radiator

40%

2035

* *

1

\$32,300

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	80%	0-2	\$177,000	2028	\$3,539,300	2	\$9,800	
<i>Not in Service, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 7 Units Are Not Working Properly, Mechanical Rooms In Each Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 10 Units. Refrigerant R-22</i>								
Ext Pkg Unit - Heating/Cooling	20%			2030	\$912,400	2	\$3,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Lower Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%	0-2	\$7,000	2040	**	4	\$9,900	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	20%							
Heat Rejection								
Water Cooling Tower	80%	Now	\$109,700	2028	\$1,097,200	2	\$161,000	
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bottom Of The Unit And Supporting Beams, Roof</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bottom Of The Unit, Roof</i>								
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$139,400	
Exhaust Fans								
Interior	70%			2035	**	2	\$5,400	
Roof	30%			2035	**	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater With Tanks								
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								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Four Units From 1st To 10th Floor; One Unit From Basement To 10th Floor</i>								
<i>Explanation : 5 Units. No.5 Is Not In Service</i>								
Fire 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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fire Pump Located In The Mall</i>								
<i>Explanation : Unit Is Maintained And Operated From The Mall</i>								

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

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

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

Print Date : 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



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
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**	10	\$132,100	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$471,700	
Masonry: Brick	88%	Now	\$2,167,600	LIFE	**	5	\$531,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : North, South And East Facades</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
Masonry: Granite	3%			LIFE	**	5	\$27,200	
Masonry: Limestone	2%	Now	\$188,500	LIFE	**	5	\$9,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels And Sills</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills And Lintels Penthouse</i>								
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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%			2029	\$3,455,800	3	\$394,400	
Cast in Place Concrete	10%	Now	\$474,800	LIFE	**	5	\$123,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
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%	Now	\$1,970,600	2028	\$9,852,900	3	\$21,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 22nd, 23rd And 24th Floors</i>								
Under Construction	5%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Retail Space</i>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 23rd, 24th Floors And Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22nd, 23rd And 24th Floors And Throughout</i>								
Under Construction	5%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Retail Space</i>								

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
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	25%			2038	**	5	\$176,100		
AcousTileSusp.Lay-In	42%			2046	**	5	\$236,600		
Exposed Struc: Concrete	5%	Now	\$836,500	LIFE	**	5	\$4,400		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Steam Room</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Gypsum Board	10%			LIFE	**	5-10	\$193,700		
Plaster	13%	Now	\$882,900	LIFE	**	5	\$45,800		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : 23rd, 24th Floors And Throughout</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : 22nd, 23rd And 24th Floors</i>									
Under Construction	5%								
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : Retail Space</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	95%	Now	\$7,200	2038	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Lafayette Street</i>									
Pavers/Stone	5%	Now	\$5,300	2036	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Corner Of Lafayette And Reade Street</i>									
On-Site Walkways									
Cast in Place Concrete	10%			2038	**				
Pavers/Stone	90%	Now	\$8,200	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Front Entry To Retail Space</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : These Are Actually Pre-cast Concrete Panels</i>									

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%			2024	\$2,400	5	\$13,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Batteries Are For The Roof Generator</i>								
<hr/>								
Fuel Storage								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	55%			2038	**	10	\$180,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	40%			2028	\$2,424,600	10	\$131,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2028	\$259,900	2	\$400	
<hr/>								
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		
<hr/>								
Exterior Lighting								
HID	15%			2033	\$248,600	10	\$200	
Incandescent	5%			2028	\$95,200	2		
No Component	80%							
<hr/>								
Alarm								
Security System								
Generic	100%			2038	**	1	\$133,900	
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$220,900	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2033	\$2,844,800			
Terminal Devices								
Convactor/Radiator	90%			2038	**	1	\$104,200	
Fan Coil Unit/Heat	10%			2028	\$880,800	1	\$11,600	
Controls								
Digital	30%			2028	\$3,060,800			
Electrical	70%			2028	\$1,382,400			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	55%	Now	\$154,500	2027	\$3,090,100	2	\$9,700	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Management System Not Connected To The Units In The Mechanical Rooms On Each Floor</i>								
Interior Pkg Unit - Cooling	40%	Now	\$112,400	2034	**	2	\$7,000	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Management System Not Connected To The Air Conditioning Units On Each Floor</i>								
Split Unit	5%			2033	\$421,800			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$583,000	
Terminal Devices								
Air Handler/Dir Expansion	20%			2038	**	1		
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2033	\$326,100	2	\$49,900	
Water Cooling Tower	50%	2-4	\$448,600	2031	\$897,200	2	\$144,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
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								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2043	**	1		
Water Heater With Tanks Under Construction	100%							
HW Heat Exchanger Steam Fired	100%			2043	**	4	\$35,400	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$14,200	2033	\$71,100	4	\$7,600	
		<i>Broken, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : 1 Of 2 Pump Sets In The Basement</i>						
Backflow Preventer Generic	100%			2041	**	1	\$22,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Water Mains</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Basement To 23rd Floor, Three Units From Lobby To 22nd Floor, Four Units From Lobby To 12th Floor</i>						
		<i>Explanation : 8 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2043	**	1-5	\$180,800	
Sprinkler								
Generic	100%			2043	**	1-2	\$100,400	
Fire Pump								
Generic	100%			2048	**	1	\$67,000	
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 24th Floor</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 24th Floor</i>						
		<i>Explanation : Located In Penthouse On The 24th Floor</i>						

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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
Program / Asset # : DGS0050.000 / 13693 **Yr Built/Renovated** : 1889 / 1992
Area Sq Ft : 8,000 **Project Type** : REAL PROPERTY
Date of Survey : 16-Feb-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 523 **Lot** : 1 **BIN** : 5013729

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$679,800	LIFE	**	5	\$19,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Canal Street Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Window Arch, Canal Street Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Ground Level</i>								
Masonry: Brownstone	2%	Now	\$31,200	LIFE	**	5	\$300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Exterior Facades</i>								
Masonry: Fieldstone	2%			LIFE	**	5	\$300	
Masonry: Limestone	4%			LIFE	**	5	\$600	
Windows								
Wood	100%	Now	\$45,400	2057	**	5	\$9,000	1
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout First And Second Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Window Arches</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Arches</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor Windows Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor Canal Street Windows</i>								
Parapets								
Metal Cornice	100%	Now	\$60,100	2072	**			1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Painted Surface Peeling Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Canal Street Side</i>								
<i>Explanation : Birds Nesting Inside Corroded Sections</i>								

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

Lighting

Exterior Lighting
Incandescent

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

No Component

80%

Alarm

Security System

No Component

80%

Generic

20%

2032

\$3,300

1

\$600

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2027

\$4,500

1-3

\$1,000

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

Heating

Energy Source

Natural Gas

100%

2032

\$2,300

1

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

Location : Basement

Explanation : Low Maintenance And The Building Is Unused.

Conversion Equipment

Steam Boiler

100%

2030

\$75,700

1

\$7,900

Abandoned in Place, Extent : Moderate, Area Affected : 100%

Location : Throughout. Unused Mechanical Equipments

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

Location : Basement

Explanation : One Unit

Distribution

Steam Piping/Pump

100%

2042

* *

Terminal Devices

Convactor/Radiator

100%

2037

* *

1

\$2,600

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

100%

0-2

\$19,800

2032

\$32,900

1

Damaged, Extent : Severe, Area Affected : 100%

Location : Throughout. All Air Condition Removed From The Property

Ventilation

Exhaust Fans

Wall Unit

5%

2037

* *

2

No Component

95%

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2037	**	1		
Water Heater With Tanks Gas Fired	100%			2025	\$18,600	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit Capacity 50 Gallons. Installed 2011.</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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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 - 2033
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



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	2-4	\$1,700,200	LIFE	**	5	\$123,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$680,400	LIFE	**	5	\$52,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade And Foundation</i>								
Masonry: Brick	15%	Now	\$140,800	LIFE	**	5	\$15,700	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brownstone	10%	Now	\$171,900	LIFE	**	5	\$7,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade And Tower Over Main Entrance Arch</i>								
Masonry: Granite	10%	Now	\$269,300	LIFE	**	5	\$7,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lobby</i>								
Windows								
Wood	50%	Now	\$26,200	2038	**	5	\$20,700	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium At Arch Windows</i>								
Wood	50%			2046	**	5	\$41,500	
Parapets								
Copper/Terne	10%			2050	**	5	\$500	
Masonry: Brownstone	90%			LIFE	**	5	\$2,400	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	65%	Now	\$71,400	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Modified Bitumen	30%			2035	**	10	\$9,500	
Modified Bitumen	5%	Now	\$18,900	2040	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>								
<i>Ponding, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Adjacent To Bulkhead</i>								
<i>Explanation : Deflection Evident</i>								
Interior								
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%			2030	\$230,800	3	\$3,800	
Wood	15%	Now	\$224,300	2070	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apartment</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$6,100	
Gypsum Board	15%			LIFE	**	5	\$10,900	
Masonry: Brick	10%	Now	\$125,400	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	20%	Now	\$64,100	LIFE	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apartment And Main Stair</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apartment And Main Stair</i>								
Plaster	35%			LIFE	**	5	\$12,700	
Wood	15%			LIFE	**	5	\$72,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2043	**	5	\$9,600	
Gypsum Board	10%			LIFE	**	5	\$4,800	
Plaster	25%	Now	\$63,500	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apartment</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apartment</i>								
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	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Wall Along Back Of Building Is Severely Leaning</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$14,200	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sidewalks At Main Entrance</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$34,100	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Courtyards Have Cracking Pavements</i>								
Parking/Driveway								
Asphalt	100%			2033				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$100	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$700	

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

Asset # : 4167

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	60%			2035	**	5	\$100	
Locally Mounted	40%			2028	\$38,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2035	**	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2030	\$21,200	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	80%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$23,400	10	\$3,100	
Exit, LED	50%			2045	**	1		
Exterior Lighting								
HID	20%			2030	\$26,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	\$15,700	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$21,600	1-3	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights</i>								

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

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

Asset # : 4167

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	40%			2040	**	5	\$3,200	
Natural Gas	60%			2040	**	1		
Conversion Equipment								
Steam Boiler	60%	2-4	\$29,200	2035	**	1	\$13,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended For Gas Fired Modular Boilers</i>								
Steam Boiler	40%	0-2	\$19,500	2035	**	1	\$9,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. Outdated Heating System In The Building, System Upgrade Is Recommended For Oil Fired</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	2-4	\$78,500	2040	**	4	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
Terminal Devices								
Convactor/Radiator	95%	2-4	\$10,800	2035	**	1	\$7,100	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Court Rooms</i>								
<i>Explanation : Lack Of Heating Devices In 2nd And 3rd Floor And Court Rooms</i>								
Unit Heater - Steam	5%			2025		4	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2028		2	\$100	
Window/Wall Unit	70%			2024		1	\$74,000	
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2030		1	\$400	
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2030		2	\$900	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

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

Asset # : 4167

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2025	\$18,600	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 81 Gallon Unit</i>						
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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : One Unit</i>						

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Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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

CAPITAL	FY 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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	5%			2059	**	10	\$12,200	
Modified Bitumen	28%	Now	\$29,600	2031	\$296,100			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Curbs In Courtyard Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Fan Curbs</i>								
Modified Bitumen	65%	Now	\$68,700	2036	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas On The South Side Of Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North West Corner, Main Roof</i>								
Skylight, Metal/Glass	2%			2031	\$543,700	10	\$6,500	
Soffits								
Granite Panels	40%			LIFE	**	5		
Marble Panels	60%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2024	\$2,724,200	3	\$310,900	
Ceramic Tile	5%			2034	**	5	\$31,100	
Marble Panels	10%	4+	\$675,700	LIFE	**	5	\$46,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairs To Ninth Floor</i>								
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								
Ceramic Tile	2%			2034	**	5	\$8,400	
Gypsum Board	10%			LIFE	**	5	\$25,200	
Metal Panel	5%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	48%	Now	\$97,100	LIFE	**	5	\$60,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Electrical Room Foundation Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Electrical Room Foundation Wall</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$83,900	

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

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

Interior

Ceilings

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

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

Location : Room 1020 On The 10th Floor

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

Location : Room 1020 On The 10th Floor

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

Site Enclosure

Retaining Walls

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

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

Location : Areaway Copings

Explanation : This Is Actually Granite

Site Pavements

Public Sidewalk

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

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

On-Site Walkways

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

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

Transformers

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

Location : Electrical Room

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

Switchgear / Switchboard

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Exit, LED	50%			2059	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$46,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Other Public Spaces</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$79,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells,horns, Smoke Detectors And Manual Pull Stations</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$24,700	
Distribution								
Steam Piping/Pump	100%	0-2	\$65,900	2031	\$3,296,300			
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Leaking Riser Evident In Rooms 331 And 415.</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Faulty Vacuum Pump Bearings. Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2029	\$3,366,100	1	\$134,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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

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

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

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

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

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

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

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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$5,000	LIFE	**	5	\$21,100	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Side Of Building</i>								
Masonry: Brick	75%			LIFE	**	5	\$31,700	
Masonry: Granite	2%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Located On Kent Avenue</i>								
Masonry: Limestone	3%			LIFE	**	5	\$1,000	
Metal Coiling Doors	10%	Now	\$8,900	2037	**	5	\$6,600	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coiling Door At Rear</i>								
Windows								
Aluminum	100%			2054	**	5	\$12,300	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$11,400	
Masonry: Limestone	15%			LIFE	**	5	\$2,700	
Metal Rail	5%			2045	**	5-10	\$12,900	
Roof								
Built-Up (BUR)	21%	2-4	\$74,400	2040	**			
<i>Blisters, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Ridging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
Built-Up (BUR)	79%			2040	**	10	\$80,700	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$43,100	LIFE	**	5	\$55,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Mosaic Tile	5%			2037	**	5	\$16,000	
Vinyl Tile	25%	Now	\$43,800	2037	**	3	\$12,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Offices And Shop Areas</i>								
Vinyl Tile 9" X 9"	10%	4+	\$44,700	2032	\$2,236,500	3	\$4,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lockers</i>								
Wood	5%	Now	\$7,600	2047	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Truck Garage At Basement Level</i>								
<i>Loose Units, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	35%			2067	**	5	\$83,900	

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

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

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

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

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

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

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

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

Site Pavements

Parking/Driveway
Asphalt

100%	Now	\$356,600	2041	**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Parking Lot
Potholes, Extent : Moderate, Area Affected : 15%
Location : West Side Of Building
Sinking/Subsiding, Extent : Moderate, Area Affected : 40%
Location : West Side Of Building At River Edge
Other Observation, Extent : Moderate, Area Affected : 30%
Location : West Side Of Building
Explanation : Erosion At River Edge

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

Under 600 Volts

Service Equipment
Molded Case Bkrs

100%			2042	**	5	\$2,300
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.

Transformers
Dry Type

100%			2045	**	5	\$300
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : 150 Kilovolt Amperes, 208 Volts Primary, 480/ 277 Volts Secondary

Switchgear / Switchboard
Molded Case Bkrs

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

Conduit
Conduit

50%			2032	\$5,500	1	
50%			2042	**	1	

Panelboards

Molded Case Bkrs
Molded Case Bkrs

85%			2040	**	5	\$1,900
15%			2031	\$5,900	5	\$300

Wiring

Thermoplastic
Thermoplastic

50%			2042	**	1	
50%			2032	\$11,200	1	

Motor Controllers

Locally Mounted
Locally Mounted

50%			2030	\$51,200	5	\$300
50%			2037	**	5	\$300

Ground

Grounding Devices
Generic

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	50%			2032	\$299,900	10	\$39,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$43,700	2042	**	1-3	\$9,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Obsolete Fire Alarm System. Not Functioning. Alarm Bells And Manual Pull Stations Only.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2032	\$194,300	5	\$26,500	
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$84,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2032	\$678,000			

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2027	\$37,800	1	\$5,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To First Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$44,700	

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

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				\$23,100
Interior Architecture		\$21,700		\$45,200
Electrical	\$2,000	\$1,900	\$2,400	\$22,400
Mechanical	\$50,000	\$40,900	\$32,200	\$54,700
Site Pavements	\$41,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$100,900	\$72,400	\$42,500	\$153,300
Importance Code A	\$6,700	\$6,700	\$6,700	\$30,000
Importance Code B	\$53,200	\$60,700	\$35,800	\$123,300
Importance Code C	\$41,000	\$5,000		
Total	\$100,900	\$72,400	\$42,500	\$153,300



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

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

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

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
LONG ISLAND CITY COURTHOUSE
Asset # : 2793

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%	Now	\$124,800	2045		**		
<i>Tripping Hazard, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Front Entrance Paving And Americans With Disabilities Act Ramp To Basemet Level</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Staining/ Discoloring</i>								
Pavers/Stone	15%	Now	\$61,800	2041		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Stair</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Slate In Front Of Building And At Base Of Light Posts</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$41,000	2045		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : North Side Parking, Driveway. Asphalt Missing, Exposed Cobblestone</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$27,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
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	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2032	\$75,600	1		
Thermoplastic	10%			2052	**	1		
Motor Controllers								
Locally Mounted	25%			2030	\$56,300	5	\$100	
Locally Mounted	75%			2045	**	5	\$300	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting Fluorescent	10%			2037	**	10	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Court Reporter Offices</i>						
		<i>Explanation : T-8 Lamp</i>						
Fluorescent	40%			2032	\$446,800	10	\$24,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	10%			2027	\$123,600	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : 3rd Floor Court Room</i>						
		<i>Explanation : Around Perimeter Of Skylight</i>						
LED	40%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2032	\$61,600	10	\$8,200	
Exit, Service	50%			2032	\$15,800	1		
Exterior Lighting								
HID	20%			2037	**	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Perimeter</i>						
		<i>Explanation : T-3 Halogen Lamps</i>						
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$13,800	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2027	\$13,800	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$56,800	1-3	\$12,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Mechanical Rooms</i>						
		<i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors, Fire Alarm Panel And Alarm Bells</i>						

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	100%			2027	\$325,600	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2042	**	1		
Galvanized Steel	30%			2030	\$281,200	1		
Water Heater With Tanks								
Gas Fired	100%			2025	\$18,600	2		
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : The Brand New Unit Is In Place Ready To Replace The Existent.</i>						
HW Heat Exchanger								
Steam Fired	100%			2032	\$355,000	4	\$10,000	
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 250 Gallons</i>						
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	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement To 4th Floor</i>						
		<i>Explanation : 2 New Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$34,100	
Sprinkler								
No Component	90%							
Generic	10%			2058	**	1-2	\$1,900	

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

CAPITAL	FY 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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	80%	Now	\$1,679,300	2041		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over 9th Floor</i>								
Single Ply Membrane	20%	Now	\$73,700	2031	\$737,000			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Roof On West Side Of Building</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE		**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Car Ramp Ceiling Soffit</i>								
<i>Explanation : This Is Actually Guastavino Terracotta Tile</i>								
Interior								
Floors								
Carpet	7%	0-2	\$20,700	2032	\$1,034,300	3	\$88,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Second Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Second Floor</i>								
Cast in Place Concrete	20%			LIFE		**	5	\$368,800
Ceramic Tile	5%			2040		**	5	\$42,200
Mosaic Tile	2%			2036		**	5	\$42,200
Marble Panels	6%			LIFE		**	5	\$37,900
Vinyl Tile	40%			2031	\$9,231,300	3	\$126,500	
Vinyl Tile 9" X 9"	20%	Now	\$589,800	2041		**	3	\$63,200
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Corridors</i>								

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

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

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	4%			2026	\$338,200	10	\$18,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	90%			2036	**	10	\$412,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	\$422,700	10	\$22,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircase And Lobby</i>								
LED	1%			2039	**			
Egress Lighting								
Emergency, Service	25%			2036	**	1		
Emergency, Battery	25%			2036	**	10	\$30,200	
Exit, Battery	50%			2036	**	10	\$16,900	
Exterior Lighting								
Fluorescent	80%			2026	\$1,580,900	10	\$36,600	
Fluorescent	19%			2036	**	10	\$8,700	
LED	1%			2036	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	\$279,000	1	\$56,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Other Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$317,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Smoke Detectors, Strobe Lights, Horns And Manual Pull Stations</i>								

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

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

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

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

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

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

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

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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



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

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

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$56,900	LIFE	**	5	\$73,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage</i>								
Ceramic Tile	5%	0-2	\$37,700	2035	**	5	\$16,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets At 9th Floor Office</i>								
Terrazzo	25%			LIFE	**	5	\$131,900	
Vinyl Tile	30%	4+	\$110,900	2027	\$5,547,400	3	\$76,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	35%	4+	\$827,000	2027	\$41,348,600	3	\$88,700	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	4%	0-2	\$37,900	2035	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 9th Floor Toilet</i>								
Mosaic Tile	1%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	40%	Now	\$167,800	LIFE	**	5	\$104,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Back Corridor</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	25%	4+	\$606,700	LIFE	**	5	\$869,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Court Rooms Throughout</i>								
Ceilings								
AcousTileConcealSpLn	40%	0-2	\$215,400	2030	\$4,308,500	5	\$168,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 1121, 1127</i>								
AcousTileSusp.Lay-In	15%			2037	**	5	\$101,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 12th Floor Court Room And Office And Throughout</i>								
Exposed Struc: Concrete	10%	Now	\$200,600	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Parking Garage</i>								
Plaster	35%			LIFE	**	5	\$147,800	
Site Enclosure								

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

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

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

* *

5

\$1,900

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

Transformers

Dry Type

100%

2037

* *

5

\$1,700

Switchgear / Switchboard

Air Circuit Breaker

100%

2042

* *

5

\$2,300

Raceway

Conduit

20%

2032

\$135,800

1

Conduit

80%

2052

* *

1

Panelboards

Molded Case Bkrs

100%

2040

* *

5

\$11,900

Wiring

Thermoplastic

100%

2042

* *

1

Motor Controllers

Locally Mounted

5%

2045

* *

5

\$200

Motor Control Center

5%

2030

\$64,900

5

\$600

Motor Control Center

85%

2045

* *

5

\$10,500

Variable Frequency

5%

2030

\$64,900

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$6,600

Stand-by Power

Transfer Switches

Automatic

100%

2037

* *

1

\$138,900

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$251,700	
Exhaust Fans								
Interior	100%			2027	\$1,983,400	2	\$13,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater With Tanks								
Electric	1%			2030	\$200	4		
		<i>Other Observation, Extent : N/A, Area Affected : 1%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : 40 Gallons</i>						
No Component	99%							
HW Heat Exchanger								
Steam Fired	100%			2042	**	4	\$44,600	
		<i>Other Observation, Extent : N/A, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Original Steam To Hot Water Heat Exchanger Abandoned For A New Instantaneous Hot Water Heater Which Uses Steam.</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$89,500	4	\$14,300	
Sewage Ejector(s)								
Compressed Air	100%			2042	**	4	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 6 Units From 1st To 12th Floor; 4 Units From Basement To 12th Floor; 1 Freight Unit From Basement To 12th Floor</i>						
		<i>Explanation : 11 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$236,000	
Sprinkler								
Generic	100%			2032	\$6,184,500	1-2	\$126,400	
Fire Pump								
Generic	100%			2035	**	1	\$84,300	

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Print Date : 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$2,479,500	LIFE	**	5	\$476,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Facades Off Baxter Street And Hogan Place. On 3rd, 6th, 9th, 10th Floor And Tower</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Metal Panel	15%	Now	\$295,300	2043	**	5	\$255,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Central Cooling Tower Roof Areaway Walls</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Central Cooling Tower Roof Areaway Walls</i>								
<i>Explanation : This Actually Lead Coated Copper Cladding</i>								
Granite Panels	15%			LIFE	**	5	\$204,300	
Windows								
Aluminum	97%			2049	**	5	\$203,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
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								
Modified Bitumen	100%			2033	\$1,460,900	10	\$134,900	
Interior								
Floors								
Carpet	14%			2029	\$3,527,800	3	\$402,600	
Cast in Place Concrete	10%	4+	\$242,400	LIFE	**	5	\$314,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2042	**	5	\$43,100	
Marble Panels	5%			LIFE	**	5	\$107,800	
Quarry Tile	3%	Now	\$157,200	2038	**	5	\$32,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Terrazzo	25%			LIFE	**	5	\$561,600	
Vinyl Tile	40%	Now	\$787,200	2033	\$15,743,700	3	\$215,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$109,900	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Foundation Wall</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
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	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4 Main Service Switches Rated At 4,000 Amperes Each</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN CRIMINAL COURTS BLDG.**

Asset # : 2072

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
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		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	90%			2033	\$1,515,700	1		
Motor Controllers								
Locally Mounted	80%			2031		5	\$5,200	
Motor Control Center	10%			2031	\$216,300	5	\$2,600	
Variable Frequency Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$28,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	\$207,000	1	\$295,500	
Generators								
Diesel	100%			2029		1	\$372,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$2,400	5	\$35,600	
Fuel Storage								
Day Tank								
	50%			2032	\$12,700	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Main Tank								
	50%			2036	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 75,000 Gallon Capacity</i>						
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2033	\$14,048,600	10	\$854,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2028	\$112,700	10	\$300	
Incandescent	1%			2028	\$160,200	2	\$200	
LED	1%			2033	\$160,200			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : LED Lighting Observed</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$2,455,400	1-3	\$609,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>								
<i>False Alarm And Trouble Alarms</i>								

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	88%	0-2	\$67,100	2043	* *	4	\$17,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Non-Submersible	12%			2043	* *	4	\$2,400	
Sewage Ejector(s) Electric	94%	0-2	\$93,700	2043	* *	4	\$35,900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Duplex Units</i>								
Electric	6%			2043	* *	4	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 19 Units From 1st To 17th Floor; 1 Unit From Basement To 17th Floor; 2 Units From Basement To 16th Floor</i>								
<i>Explanation : 22 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	\$484,300	
Sprinkler								
No Component Generic	50%			2043	* *	1-2	\$134,500	
Fire Pump								
Generic	100%			2042	* *	1	\$179,400	

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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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$202,000	LIFE	**	5	\$170,400	
	<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Foundation At B Level, Garage, Judges Exit</i>							
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								
Metal Panel	85%			2053	**	5	\$34,400	
Metal Rail	15%			2046	**	5-10	\$28,400	
Roof								
IRMA/Protected Membrane	35%			2038	**	10	\$46,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outdoor Balcony Areas</i>							
	<i>Explanation : Cast Stone Paver Ballasted</i>							
Modified Bitumen	65%	4+	\$46,800	2038	**			
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : At Roof Penetrations</i>							
Soffits								
Metal Panel	100%			2053	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$821,700	LIFE	**	5	\$71,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Loading Dock</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Loading Dock</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Loading Dock</i>							
	<i>Explanation : Floor Slab Is Pitched In The Wrong Direction.</i>							
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	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Offices And Waiting Areas Throughout</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$71,900	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Wall In Basements</i>								
Ceramic Tile	5%			2042	**	5	\$22,700	
Concrete Masonry Unit	10%	Now	\$84,700	LIFE	**	5	\$18,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Basement Locations, 11th Floor Mechanical. Penthouse</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area In Basement</i>								
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								
AcousTileConcealSpLn	25%	4+	\$129,500	2046	**	5	\$101,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	35%			2046	**	5	\$227,500	
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$121,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$65,000	
Gypsum Board	5%			LIFE	**	5-10	\$111,700	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Lobby Area</i>								
<i>Explanation : Staining From Water Leak</i>								
Plaster	10%			LIFE	**	5-10	\$111,700	
Wood	5%			LIFE	**	5	\$568,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$44,300	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southeast Corner On Lafayette Street</i>								
On-Site Walkways								
Cast in Place Concrete	20%			2046	**			
Masonry: Granite	80%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2038	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2033	\$451,000	5	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Disconnect Switches Rated At 3,000 Amperes Each.</i>								
Fused Disc Sw	30%			2043	**	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Transformers								
Dry Type	100%			2031	\$26,500	5	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2043	**	5	\$400	
Molded Case Bkrs	80%			2033	\$515,500	5	\$10,300	
Raceway								
Conduit	80%			2033	\$543,000	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	15%			2032	\$106,800	5	\$1,700	
Molded Case Bkrs	65%			2041	**	5	\$8,400	
Molded Case Bkrs	20%			2049	**	5	\$2,600	
Wiring								
Thermoplastic	80%			2043	**	1		
Thermoplastic	20%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2038	**	5	\$300	
Motor Control Center	80%			2031	\$1,038,400	5	\$10,700	
Variable Frequency Drive	10%			2050	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,400	
Stand-by Power								
Transfer Switches								
Automatic	50%			2038	**	1	\$75,500	
Automatic	50%			2031	\$51,700	1	\$75,500	
Generators								
Diesel	100%			2029	\$206,500	1	\$190,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2025	\$2,400	5	\$109,400	

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

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

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

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

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

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

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

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

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Print Date : 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$127,300	
Masonry: Brick	30%			LIFE	**	5	\$244,400	
Masonry: Granite	65%	Now	\$1,359,000	LIFE	**	5	\$397,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors, Pediment</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pediment, Cornice, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Ground Level East Side</i>								
Metal Panel	3%			2040	**	5-10	\$168,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Intermittent Panels Between Windows - Street Facades</i>								
<i>Explanation : Lead Panels</i>								
Windows								
Bronze/Brass	25%	4+	\$443,500	2038	**	5	\$143,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Metal Louvers	5%			2039	**	10	\$57,400	
Steel	70%	4+	\$524,400	2038	**	5	\$803,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor, Basement Toilet</i>								
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$6,600	
Masonry: Granite	53%	Now	\$217,300	LIFE	**	5	\$12,600	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			2050	**	5	\$1,500	
Metal Rail	5%	0-2	\$3,500	2043	**	5	\$6,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$1,000	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$5,200	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Areaways</i>								
Copper/Terne	35%	Now	\$34,100	2045		**		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Portico</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda</i>								
Modified Bitumen	45%	Now	\$911,100	2040		**		1
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, 2nd Floor Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Explanation : Water Penetration At Bracing Anchors For Parapet Walls</i>								
Skylight, Metal/Glass	5%	Now	\$390,400	2040		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%	Now	\$924,500	LIFE		**	5	\$227,400
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steel Supports For Glazing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Area Above Portico</i>								
Soffits								
Masonry: Granite	100%			LIFE		**	5	
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$248,100	2024	\$2,480,900	3	\$193,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices Throughout 5th And 6th Floors</i>								
Cast in Place Concrete	10%	0-2	\$159,100	LIFE	**	5	\$188,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Sub-basement</i>								
Ceramic Tile	3%	0-2	\$31,600	2039	**	5	\$12,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets Throughout 5th And 6th Floor</i>								
Cork Tile	10%			2040	**	5	\$75,300	
Marble Panels	13%			LIFE	**	5	\$83,900	
Terrazzo	14%	2-4	\$244,800	LIFE	**	5	\$94,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Vinyl Tile	35%	4+	\$180,800	2030	\$9,041,700	3	\$113,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offices At Basement Level</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 40%</i>								
<i>Location : Basement And Sub-basement</i>								
Masonry: Brick	5%			LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 40%</i>								
<i>Location : Basement And Sub-basement</i>								
Marble Panels	10%			LIFE	**			
Plaster	65%	Now	\$581,400	LIFE	**	5	\$132,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>								
Wood	15%			LIFE	**	5	\$406,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Concrete	10%	Now	\$280,300	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Sub-basement Mechanical Rooms</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Sub-basement Mechanical Rooms</i>								
Masonry: Infill Arch	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Underside Of Portico</i>								
Masonry: Marble	10%			LIFE	**	1		
Plaster	15%			LIFE	**	5	\$80,700	
Plaster	62%	Now	\$352,700	LIFE	**	5	\$333,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, Basement Level Offices</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Free Standing Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Granite</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Granite</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2043	**			
Pavers/Stone	10%	Now	\$3,900	2033			\$193,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side Of Building</i>								

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%			2035		**		
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*Ponding, Extent : Moderate, Area Affected : 10%**Location : Courtyards At Sub-basement Level**Other Observation, Extent : Moderate, Area Affected : 10%**Location : Courtyards At Sub-basement Level**Explanation : Poor Drainage*

Masonry: Granite	50%	Now	\$107,500	LIFE		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Stair**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Stair*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2040		**	5	\$1,700
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Rated At 4,000 Amperes*

Fused Disc Sw	30%			2050		**	5	\$700
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Rated At 4,000 Amperes*

Transformers

Dry Type	100%			2050		**	5	\$2,100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : New Transformer Installed This Year. It Is Associated With The New Chiller.*

Switchgear / Switchboard

Fused Disc Sw	70%			2040		**	5	\$1,700
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Fused Disc Sw	30%			2050		**	5	\$700
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Raceway

Conduit	30%			2050		**	1	
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Conduit	70%			2040		**	1	
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Panelboards

Fused Disc Sw	5%			2046		**	5	\$700
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Molded Case Bkrs	30%			2046		**	5	\$4,500
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Molded Case Bkrs	40%			2038		**	5	\$6,100
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Molded Case Bkrs	25%			2029	\$195,100		5	\$3,800
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN SUPREME COURT
Asset # : 2051

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$110,800	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$177,000	
Generators								
Diesel	100%			2039	**	1	\$222,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Genset Rated At 600 Kilowatts. It Is In Good Condition.</i>								
Batteries								
Nickel Cadmium	100%			2024	\$2,700	5	\$128,200	
Fuel Storage								
Main Tank	100%			2058	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Tank Rate Capacity Is 500 Gallons.</i>								
Lighting								
Interior Lighting								
Fluorescent	78%			2035	**	10	\$411,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And Compact Lamps</i>								
Fluorescent	2%	2-4	\$190,100	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : There Are T-12 Fixtures Which Are Obsolete.</i>								
Incandescent	5%			2030	\$525,800	2	\$600	
LED	15%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New LED Fixtures Installed This Year.</i>								

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

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

Lighting

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

Heating

Energy Source								
Utility Steam	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Steam From Con Edison</i>								

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	\$376,100	5	\$34,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Heating Exchangers For Hot Water Heating Devices</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%			2050	**	4	\$28,400	

Terminal Devices								
Air Handler	60%			2025	\$7,054,400	1	\$213,400	
Convactor/Radiator	30%			2028	\$1,532,700	1	\$55,700	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms - Penthouse</i>								
<i>Explanation : Covered Under Air Conditioning Section</i>								

Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2043	**	1	\$435,800	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refrigerant R-13a</i>								
Exterior Pkg Unit - Cooling	5%			2030	\$342,500	2	\$1,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2025	\$236,700	1		
No Component	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2056	**	4	\$29,800	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2025	\$7,213,100	1	\$249,000	
No Component	30%							
Heat Rejection								
Water Cooling Tower	70%			2034	**	2	\$405,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$320,800	
Exhaust Fans								
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		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2040	**	4	\$85,300	
Sanitary Piping								
Cast Iron	100%	Now	\$157,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$44,100	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub-basement</i>								
<i>Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2025	\$125,100	4	\$18,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s) Electric	100%	0-2	\$98,100	2035	**	4	\$22,900
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Of 2 Pumps Broken</i>								
	Backflow Preventer Generic	100%			2030	\$279,000	1	\$35,200
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ten Units From Basement To 4th Floor; One Unit From Basement To 7th Floor; One Unit From Mezzanine To 6th Floor</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2030	\$2,876,800	1-5	\$300,800
	Sprinkler No Component	90%						
	Generic	10%			2040	**	1-2	\$16,100

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

CAPITAL	FY 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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%			2051	**	10	\$51,300	
Masonry: Brick	30%			LIFE	**	5	\$218,800	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Inner Courtyard</i>								
Masonry: Granite	10%	Now	\$124,700	LIFE	**	5	\$54,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	11%	Now	\$686,100	LIFE	**	5	\$60,200	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chiller Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
Parapets								
Masonry: Brick	40%	Now	\$252,000	LIFE	**	5	\$36,700	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Masonry: Granite	10%			LIFE	**	5	\$11,500	
Masonry: Limestone	45%			LIFE	**	5	\$51,900	
Metal Panel	5%			2051	**	5	\$17,700	
Roof								
Asphalt Shingle	5%			2040	**	10	\$1,700	
IRMA/Protected Membrane	10%			2036	**	10	\$20,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Side</i>								
<i>Explanation : Green Roof</i>								
Modified Bitumen	65%	Now	\$1,570,100	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	20%	Now	\$454,300	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Chiller Room</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2030	\$797,700	3	\$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%	Now	\$209,300	2031	\$10,466,500	3	\$130,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	Now	\$398,000	2041	**	3	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	3%	Now	\$812,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	2%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$196,800	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	35%	0-2	\$303,300	LIFE	**	5	\$172,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$655,900	
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$51,900	
AcousTileSusp.Lay-In	35%			2036	**	5	\$290,700	
AcousTileSusp.Lay-In	5%			2048	**	5	\$41,500	
Exposed Struc: Concrete	5%			LIFE	**	5	\$6,500	
Plaster	50%	Now	\$685,900	LIFE	**	5	\$259,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2041	**			
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$97,800	2041	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stone Walls Along Perimeter</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

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

Site Pavements

Public Sidewalk

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

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

Location : Throughout

On-Site Walkways

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

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

Location : Throughout

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

Location : Throughout

Masonry: Granite 90% LIFE * *

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

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

Disconnect Switches

Transformers

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

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

Location : Electrical Room

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

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

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

Location : Mechanical Room - Penthouse

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

Switchgear / Switchboard

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

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

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

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

Raceway

Conduit 80% 2031 \$595,200 1

Conduit 20% 2057 * * 1

Panelboards

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

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

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

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

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

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

Alarm

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

Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$352,800	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Fuel Oil No 2	100%			2051	**	5	\$172,100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 2 Oil Tanks Each 20,000 Gallons*

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

Distribution Steam Piping/Pump	100%			2041	**			
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Terminal Devices Convactor/Radiator	95%			2029	\$4,687,900	1	\$170,500	
Unit Heater - Steam	5%			2031	\$171,500	4	\$2,500	

Air Conditioning

Energy Source Electricity	100%			2039	**	1		
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Conversion Equipment Centrifugal, Elec Chiller	50%			2034	**	1	\$300,600	
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*R-22 Refrigerant, Extent : Light, Area Affected : 50%**Location : Ground Floor Air Conditioning Room*

Interior Pkg Unit - Cooling	5%			2025	\$477,200	2	\$1,700	
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Split Unit	10%			2036	**			
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Window/Wall Unit	5%			2026	\$114,300	1		
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No Component	30%							
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	50%	Now	\$204,900	2061	**	4	\$13,700
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
No Component		50%						
Terminal Devices								
	Fan Coil - 2 Pipe	50%	Now	\$128,900	2031	\$6,443,400	1	\$80,700
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks</i>								
No Component		50%						
Heat Rejection								
	Water Cooling Tower	50%	Now	\$106,700	2025	\$1,066,800	2	\$223,700
<i>Damaged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Inside The Unit On Roof</i>								
No Component		50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$530,100	LIFE	**	2-5	\$309,800
<i>Leak Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Dampers And Throughout</i>								
Exhaust Fans								
	Interior	60%			2031	\$1,605,800	2	\$10,200
	Roof	25%			2036	**	2	\$4,300
No Component		15%						
Plumbing								
H/C Water Piping								
	Brass/Copper	30%			2041	**	1	
	Galvanized Steel	70%	Now	\$107,900	2029	\$5,392,800	1	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Valve In Basement</i>								
Water Heater With Tanks								
	Gas Fired	100%			2026	\$18,600	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$42,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ceiling Of Refrigeration Room On Ground Floor</i>								
Sump Pump(s)								
	Non-Submersible	100%			2031	\$120,800	4	\$11,700
Fixtures								
	Generic	100%						

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 8 Units From Basement To 9th Floor; 11 Units From 1st To 8th Floor; 1 Unit From 1st Floor To 4m To 6m</i>					
			<i>Explanation : 20 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2041		**	1-5 \$280,100

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

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

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

Print Date : 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
Program / Asset # : DGS0058.000 / 13880 **Yr Built/Renovated** : 1896 / 2012
Area Sq Ft : 36,000 **Project Type** : REAL PROPERTY
Date of Survey : 06-Nov-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6
Block : 1044 **Lot** : 22 **BIN** : 1025397

CAPITAL	FY 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



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$81,900	
Masonry: Brick	50%			LIFE	**	5	\$34,900	
Masonry: Granite	10%			LIFE	**	5	\$5,200	
Metal Panel	5%			2051	**	5-10	\$24,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$11,400	
Stucco Cement	5%			2036	**	5	\$8,700	
Window Wall	10%			2051	**	5	\$26,200	
Windows								
Aluminum	70%			2047	**	5	\$6,900	
Bronze/Brass	30%			2039	**	5	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout - Front Facade</i>								
<i>Explanation : Painted Landmark Windows Of Which Substantial Amount Are Peeling.</i>								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$2,200	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : North And East Walls</i>								
<i>Explanation : Stucco Finish</i>								
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								

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$33,500	2027	\$167,300	3	\$13,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,300	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement And Sub-basement</i>								
Ceramic Tile	5%			2034	**	5	\$2,900	
Marble Panels	5%	Now	\$20,700	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Quarry Tile	10%	Now	\$23,200	2036	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ground Floor Lobby</i>								
Vinyl Tile	25%			2031	\$435,500	3	\$5,400	
Vinyl Tile	35%			2036	**	3	\$10,200	
Interior Walls								
Ceramic Tile	10%	Now	\$88,200	2034	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair And Toilets</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Gypsum Board	40%			LIFE	**	5	\$35,400	
Masonry: Brick	10%			LIFE	**			
Plaster	35%	Now	\$68,300	LIFE	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Ceilings								
AcousTileSusp.Lay-In	60%			2044	**	5	\$34,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout 5th And 6th Floors</i>								
Glass: Susp Panels	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Decorative Infill Panels At Skylight</i>								
Masonry: Vault Struct	10%			LIFE	**			
Plaster	28%			LIFE	**	5	\$10,000	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Stair</i>								
Site Enclosure								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	85%			2066	**			
Masonry: Brick	15%			2051	**			
Free Standing Walls								
Masonry: Brick	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	90%			2044	**			
Masonry: Granite	10%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
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 Drive	80%			2048	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	96%			2039	**	10	\$31,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2039	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	2%			2026	\$11,900	10	\$700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theatre</i>								
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$4,300	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
Fluorescent	5%			2039	**	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front</i>								
HID	10%			2039	**	10		
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard, 1st, 5th And 6th Floors</i>								
<i>Explanation : CCTV Surveillance System.</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2039	**	1-3	\$6,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Fire Alarm System Was Completed Two Years Ago.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2041	**	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Furnace	15%			2036	**	1	\$2,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : 2 Rooftop Package Units</i>						
Hot Water Boiler	85%			2044	**	1	\$15,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement Boiler Room</i>						
	<i>Explanation : 2 Units</i>						
Distribution							
Hot Wtr Piping/Pump	85%			2047	**	4	\$1,500
No Component	15%						
Terminal Devices							
Convactor/Radiator	10%			2044	**	1	\$1,200
Fan Coil Unit/Heat	70%			2036	**	1	\$8,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Various</i>						
	<i>Explanation : See 4-pipe Units Under Cooling Terminal Units</i>						
Unit Heater - Hot Water	5%			2036	**		
No Component	15%						
Air Conditioning							
Energy Source							
Electricity	100%			2047	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	70%			2036	**	1	\$11,700
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : 1 New Unit. R-410a.</i>						
Ext Pkg Unit - Heating/Cooling	20%			2036	**	2	\$400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : 2 Rooftop Package Units. R-410a Refrigerant</i>						
Split Unit	5%			2036	**		
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Various</i>						
Window/Wall Unit	5%			2029	\$7,400	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Theaters</i>						
	<i>Explanation : Tenant Provided</i>						
Distribution							
CW & CHW Wtr Pipe/Pump	70%			2051	**	4	\$1,200
No Component	30%						

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2031	\$119,300	1	\$1,200	
Fan Coil - 4 Pipe	60%			2036	**	1	\$7,000	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,000	
No Component	60%							
Exhaust Fans								
Interior	10%			2036	**	2	\$100	
Roof	30%			2036	**	2	\$300	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	\$50,200	2041	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sidewalk Vault In Basement</i>								
Water Heater With Tanks								
Electric	20%			2026	\$5,100	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 25 Gallons</i>								
Gas Fired	80%			2026	\$14,800	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 100 Gallons</i>								
Sanitary Piping								
Cast Iron	100%	4+	\$49,300	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sidewalk Vault In Basement</i>								
Storm Drain Piping								
Cast Iron	100%	2-4	\$6,900	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sidewalk Vault In Basement</i>								
Sump Pump(s)								
Non-Submersible	100%			2026	\$7,800	4	\$800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From Ground To 6th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$18,800	

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Sprinkler							
	Generic	100%			2051	* *	1-2	\$10,100
Fire Pump								
	Generic	100%			2040	* *	1	\$6,700

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
Borough : MANHATTAN **Agency's Number** : 312-101
Program / Asset # : DGS0001.000 / 2071 **Yr Built/Renovated** : 1913 / 2012
Area Sq Ft : 984,949 **Project Type** : REAL PROPERTY
Date of Survey : 29-Oct-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,17,24,25,36,38
Block : 121 **Lot** : 1 **BIN** : 1001394

CAPITAL	FY 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



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast Stone/Terra Cotta	1%	4+	\$78,500	LIFE	**	5	\$13,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Tower Soffit On 38th Floor</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Various Soffits</i>								
<i>Explanation : This Is Actually A Guastavino Terracotta Tile</i>								
Cast Stone/Terra Cotta	44%			LIFE	**	5	\$578,900	
Masonry: Granite	15%			LIFE	**	5	\$18,900	
Pre-Cast Concrete	40%			LIFE	**	5	\$218,900	
Interior								
Floors								
Carpet	30%			2027	\$8,495,900	3	\$884,500	
Cast in Place Concrete	10%	4+	\$272,400	LIFE	**	5	\$322,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Sub-basement And 38th Floor</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room, Old Subway Station</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement At Generator Room</i>								
<i>Explanation : Staining/discoloring</i>								
Ceramic Tile	2%			2040	**	5	\$29,500	
Mosaic Tile	15%			2036	**	5	\$552,800	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : South Wing Of 25th Floor</i>								
<i>Explanation : Under Construction</i>								

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MUNICIPAL BUILDING
Asset # : 2071

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036		**		
On-Site Walkways								
Cast in Place Concrete	40%	Now	\$41,700	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Of Building By Subway Entrance</i>								
Masonry: Granite	20%	Now	\$75,800	LIFE		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entrance Steps On East Elevation</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Entry</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Steps On East Elevation</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Entry</i>								
Pavers/Stone	40%	Now	\$66,600	2034		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southwest Corner Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051		**	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 6,000 Ampere Bolted Pressure Switch Main Disconnects; Four 4,000 Ampere Bolted Pressure Main Disconnects.</i>								
Transformers								
Dry Type	50%			2029	\$14,500	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 1,000 Kilovolt-ampere, 480/208/120 Volts</i>								
Dry Type	50%			2044		**	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kilovolt-ampere, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2031	\$197,700	5	\$400	
Molded Case Bkrs	70%			2051		**	\$18,200	
Molded Case Bkrs	20%			2041		**	\$5,200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Busway	5%			2036	**	1		
Conduit	40%			2031	\$799,700	1		
Conduit	50%			2051	**	1		
Conduit	5%	0-2	\$100,000	2061	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement Corridor (Diesel Tank Area)</i>								
Panelboards								
Fused Disc Sw	5%			2047	**	5	\$1,100	
Molded Case Bkrs	45%			2030	\$809,600	5	\$11,700	
Molded Case Bkrs	50%			2047	**	5	\$13,000	
Wiring								
Braided Cloth	15%	2-4	\$458,500	2056	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2036	**	1		
Thermoplastic	25%			2041	**	1		
Thermoplastic	55%			2051	**	1		
Motor Controllers								
Locally Mounted	10%			2029	\$5,100	5	\$700	
Locally Mounted	50%			2044	**	5	\$3,300	
Motor Control Center	20%			2029	\$407,600	5	\$5,400	
Variable Frequency Drive	10%			2036	**			
Variable Frequency Drive	5%			2051	**			
<i>Not Functioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Variable Frequency Drive	5%			2029	\$2,500			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Grounding System Installed In 2019.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$303,000	
Generators								
Diesel	100%			2040	**	1	\$381,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 1352 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2025	\$2,700	5	\$36,500	

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MUNICIPAL BUILDING
Asset # : 2071

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Absorption Chiller/Steam/HW	5%			2034	**	1	\$53,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
	Centrifugal, Elec Chiller	20%			2034	**	1	\$213,200
	Interior Pkg Unit - Cooling	10%	0-2	\$846,000	2025	\$1,691,900	2	\$4,800
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : End Of Useful Life</i>								
	Interior Pkg Unit - Cooling	20%			2029	\$3,383,900	2	\$12,100
	Interior Pkg Unit - Cooling	15%			2025	\$2,537,900	2	\$9,000
	Reciprocating Compr/Chiller	20%			2031	\$3,156,500	1	\$91,400
	Split Unit	5%			2031	\$1,270,200		
	Window/Wall Unit	5%			2026	\$202,600	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	45%			2041	**	4	\$32,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled And Condenser Water Pumps And Piping</i>								
	No Component	55%						
Terminal Devices								
	Fan Coil - 2 Pipe	30%			2031	\$9,790,800	1	\$95,400
	No Component	70%						
Heat Rejection								
	Water Cooling Tower	45%	0-2	\$486,300	2029	\$2,431,600	2	\$356,900
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Induced Draft Cell Number At Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 26th Floor Of Roof</i>								
<i>Explanation : 2 Units. 1 Forced Draft Unit Serves Dual Temperature System For Adjacent Building. 1 Induced Draft Unit Serves Centre Street.</i>								
	No Component	55%						
Ventilation								
Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$494,300
	No Component	10%						

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MUNICIPAL BUILDING
Asset # : 2071

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Exhaust Fans								
	Interior	20%			2031	\$948,900	2	\$6,000
	No Component	80%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$687,000	2041	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mains Rotting At North End Of Basement.</i>								
Water Heater With Tanks								
	Electric	35%			2026	\$9,000	4	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms Throughout</i>								
<i>Explanation : Pipe Mounted Water Heater At Sinks And Lavatories</i>								
	No Component	65%						
HW Heat Exchanger								
	Steam Fired	30%			2031	\$1,551,900	4	\$29,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 27th Floor</i>								
<i>Explanation : Three 900 Gallon Storage Units Serving Low And Intermediate Zones In Basement Not In Use.</i>								
	Steam Fired	35%			2041	**	4	\$51,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Plate Heat Exchanger Using Steam Condensate With Low Pressure Steam As Back Up Replaces Steam Fired Shell And Tube Heat Exchangers To Serve Low And Intermediate Zones</i>								
	No Component	35%						
Sanitary Piping								
	Cast Iron	100%	4+	\$1,347,600	LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
	Cast Iron	100%	Now	\$75,500	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 5th Floor Ledge</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
	Non-Submersible	100%			2031	\$214,200	4	\$20,800
Sewage Ejector(s)								
	Electric	100%			2026	\$560,100	4	\$39,200

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer Generic	100%			2031	\$477,800	1	\$60,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : In Basement</i>								
<hr/>								
	Fixtures Generic	100%						
<hr/>								
Vertical Transport								
	Elevators Geared Traction	100%			LIFE		* *	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 16 Units From 1st To 15th Floor; 8 Units From 15th To 24th Floor; 4 Units From 16th To 25th Floor; 2 Service Units From 1st To 25th Floor; 1 Tower Unit From 24th To 36th Floor</i>								
<i>Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator. 1 Service Elevator Is In Bad Condition</i>								
<hr/>								
Fire Suppression								
	Standpipe Generic	100%			2041		* *	1-5
	Sprinkler No Component Generic	40%						
	Generic	10%	0-2	\$74,000	2031	\$1,479,400	1-2	\$23,900
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Piping Rusting Near Filter Room In Basement</i>								
	Generic	50%			2041		* *	1-2
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated</i>								

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

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

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

Print Date : 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



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal, Corrugated	10%			2051	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,800	
Metal Panel	5%			2051	**	5-10	\$17,700	
Panel: Limestone	80%	Now	\$73,400	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, East Facade</i>								
Windows								
Aluminum	97%			2047	**	5	\$15,700	
Metal Louvers	3%			2040	**	10	\$3,000	
Parapets								
Metal/Glass Curt Wall	5%			2051	**	5	\$4,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Balconies - South Facade</i>								
<i>Explanation : Actually Single Pane Glass</i>								
Metal Panel	60%			2051	**	5	\$53,400	
Metal Rail	25%			2044	**	5-10	\$103,900	
Panel: Limestone	10%			LIFE	**	5	\$2,500	
Roof								
IRMA/Protected Membrane	100%	Now	\$27,900	2031			\$1,396,900	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Under Cooling Fans</i>								
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Downspouts And Within Paver Joints</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Cooling Fans</i>								
Soffits								
Metal Panel	60%			2051	**	5-10		
Stucco Cement	40%			2044	**	5		
Interior								
Floors								
Carpet	30%			2030		3	\$60,600	
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Ceramic Tile	3%			2040	**	5	\$3,000	
Raised Access Floor	5%			2040	**	5	\$19,000	
Sheet Vinyl/Rubber	20%			2036	**	5	\$30,300	
Vinyl Tile	32%			2036	**	3	\$16,200	

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS**

Asset # : 14126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor, Lobby</i>								
<i>Explanation : This Component Is Actually Slate Panels</i>								
Wood	5%			LIFE	**	5	\$13,700	
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$20,000	2044	**	5	\$30,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance To Command Center - 3rd Floor</i>								
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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock Area At Rear</i>								
<i>Explanation : This Is Actually A Limestone Clad Wall</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	75%			2034	**			
Cast in Place Concrete	25%			2044	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes</i>								

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	90%			2051	**	5	\$300	
Molded Case Bkrs	10%			2051	**	5	\$200	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Molded Case Bkrs	100%			2047	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	20%			2044	**	5	\$100	
Motor Control Center	70%			2044	**	5	\$1,300	
Variable Frequency Drive	10%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$20,800	
Generators								
Diesel	100%			2040	**	1	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 1,400 Kilowatts Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis</i>								
Batteries								
Nickel Cadmium	100%			2026	\$2,400	5	\$15,100	
Fuel Storage								
Main Tank	100%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2036	**	10	\$43,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2036	**	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2036	**	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Stair Case</i>								
LED	10%			2036	**			

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

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

Lighting

Egress Lighting

Emergency, Service

50%

2036

* *

1

Exit, LED

50%

2059

* *

1

Exterior Lighting

HID

20%

2036

* *

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Operated Via Timer*

No Component

80%

Alarm

Security System

No Component

30%

Generic

70%

2036

* *

1

\$17,700

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$12,900

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

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2057

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement With Retaining Wall Around The Tank**Explanation : One 8,000 Gallon Oil Tank*

Conversion Equipment

Hot Water Boiler

100%

2048

* *

1

\$33,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Two Dual Fuel Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100%

2053

* *

4

\$5,000

Terminal Devices

Air Handler

70%

2036

* *

1

\$29,200

Convactor/Radiator

30%

2044

* *

1

\$6,500

Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2053	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2032	\$52,900	2	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Computer Room</i>					
			<i>Explanation : 2 Units</i>					
	Ext Pkg Unit - Heating/Cooling	90%			2036	**	2	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Units</i>					
	Split Unit	5%			2031	\$79,500		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Audio Visual Rooms And Roof</i>					
			<i>Explanation : 2 Units Serve Audio Visual Rooms</i>					
Distribution								
	CW & CHW Wtr Pipe/Pump	5%			2051	**	4	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Glycol Water Pumps Associated With Dry Cooler</i>					
	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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 150-gallon Units</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2036	**	1	\$4,100

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS**

Asset # : 14126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
		<i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : Two Units</i>						
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

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

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

Print Date : 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



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$378,500	LIFE	**	5	\$46,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 30%</i>								
<i>Location : West Elevation</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Elevations Of Penthouse</i>								
Metal/Glass Curt Wall	73%			LIFE	**	5	\$317,400	
Metal Panel	2%			2051	**	5-10	\$31,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Metal Panel Cladding On East Elevation</i>								
Marble Panels	5%			LIFE	**	5	\$8,700	
Windows								
Aluminum	100%			2039	**	5	\$18,000	
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$2,400	
Metal/Glass Curt Wall	30%			2051	**	5	\$9,200	
Metal Panel	40%			2041	**	5	\$12,300	
Roof								
Modified Bitumen	100%			2026	\$800,100	10	\$73,900	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Soffits								
Glass: Special Gauge	10%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Elevation</i>								
<i>Explanation : Awning Over Entry Area</i>								
Stucco Cement	90%			2036	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Elevation</i>								
<i>Explanation : Exterior Balcony Soffits</i>								
Interior								
Floors								
Carpet	30%			2027	\$1,195,300	3	\$136,400	
Cast in Place Concrete	10%			LIFE	**	5	\$49,700	
Ceramic Tile	5%			2034	**	5	\$11,400	
Vinyl Tile	55%			2031	\$3,422,900	3	\$46,900	

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$43,800	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Wall In Boiler Room</i>								
Ceramic Tile	5%			2040		**	\$14,500	
Concrete Masonry Unit	15%			LIFE		**	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells, Basement</i>								
Gypsum Board	50%			LIFE		**	\$87,200	
Plaster	20%			LIFE		**	\$17,400	
Ceilings								
AcousTileSusp.Lay-In	85%			2036		**	\$193,200	
Exposed Struc: Concrete	5%			LIFE		**	\$1,800	
Exposed Struc: Steel	5%			LIFE		**		
Gypsum Board	5%			LIFE		**	\$14,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2031				
Retaining Walls								
Cast in Place Concrete	100%	Now	\$5,400	2051		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Walls At Parking Area And Adjacent To Generator</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036		**		
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$21,900	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Elevation At Entry</i>								
Parking/Driveway								
Asphalt	100%	Now	\$428,200	2046		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Parking Area And Ramp</i>								
<i>Potholes, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Parking Area And Ramp</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Parking Area And Ramp</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	70%			2051	**	5	\$500	
Fused Disc Sw	30%			2031	\$96,600	5	\$200	
Raceway								
Conduit	80%			2051	**	1		
Conduit	20%			2041	**	1		
Panelboards								
Fused Disc Sw	5%			2039	**	5	\$200	
Fused Disc Sw	5%			2030	\$14,800	5	\$200	
Molded Case Bkrs	30%			2039	**	5	\$1,200	
Molded Case Bkrs	60%			2047	**	5	\$2,400	
Wiring								
Thermoplastic	70%			2051	**	1		
Thermoplastic	30%			2041	**	1		
Motor Controllers								
Locally Mounted	20%			2036	**	5	\$200	
Motor Control Center	70%			2036	**	5	\$2,900	
Variable Frequency Drive	10%			2044	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$46,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Automatic Transfer Switch</i>						
Generators								
Diesel	100%			2040	**	1	\$58,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 275 Kilowatts</i>						
Batteries								
Lead/Acid	100%			2024	\$2,400	5	\$5,600	
Fuel Storage								
Not Accessible	100%							
Lighting								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	75%			2036	**	10	\$103,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2036	**	10	\$6,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Some Areas</i>								
LED	20%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, 8th And 7th Floor</i>								
<i>Explanation : New LED Lighting</i>								
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	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Distribution								
Hot Wtr Piping/Pump	100%	2-4	\$16,300	2047	**	4	\$7,400	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Air Handling System Pump P-2. Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Pump Sets For Air Handling Units And 3 Pump Sets For Perimeter Heat.</i>								
Terminal Devices								
Air Handler	40%			2026	\$1,118,900	1	\$37,100	
Convactor/Radiator	20%			2029	\$243,100	1	\$9,700	
Fan Coil Unit/Heat	40%			2026	\$1,474,100	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Serves Perimeter Of Building</i>								
<i>Explanation : Dual Temperature Fan Coil Units</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Chilled And Hot Water Flanged Connections To Piping At Units. Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Double Effect Chiller - Heaters. Unit No 1 Of 3 In Repair</i>								
Interior Pkg Unit - Cooling	10%			2025	\$235,100	2	\$900	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2031	\$240,300	4	\$7,400	
Terminal Devices								
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : See Heating Units</i>								
No Component	10%							
Heat Rejection								
Dry Cooler	10%			2026	\$68,200	2	\$10,400	
Water Cooling Tower	90%			2025	\$675,700	2	\$135,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,600	
Exhaust Fans								
Interior	90%			2026	\$593,300	2	\$4,100	
Roof	10%			2026	\$28,800	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	\$1,909,000	1		
Water Heater With Tanks								
Gas Fired	100%			2024	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 100- Gallon And 1 125- Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2026	\$77,800	4	\$6,000	
Backflow Preventer								
Generic	100%			2031	\$66,400	1	\$9,200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit From Basement To 9th Floor; 2 Units From 1st To 9th Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2041		**	1-5	\$75,600
Sprinkler								
Generic	100%			2041		**	1-2	\$42,000
Fire Pump								
Generic	100%			2034		**	1	\$28,000

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	1%			2041	**	5	\$8,200	
Masonry: Brick	86%			LIFE	**	5	\$187,700	
Masonry: Limestone	10%	Now	\$170,400	LIFE	**	5	\$16,400	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Granite Panels	3%			LIFE	**	5	\$4,900	
Windows								
Aluminum	100%			2048	**	5	\$71,600	
Parapets								
Masonry: Brick	83%	Now	\$559,200	LIFE	**	5	\$22,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%	Now	\$16,500	LIFE	**	5	\$3,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
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			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2037	**	10	\$7,800	
Skylight, Metal/Glass	5%			2052	**	10	\$25,900	
Soffits								
Glass: Special Gauge	25%			LIFE	**	1		
Masonry: Limestone	75%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2028	\$627,900	3	\$53,700	
Cast in Place Concrete	10%			LIFE	**	5	\$78,400	
Ceramic Tile	10%			2041	**	5	\$35,800	
Marble Panels	10%			LIFE	**	5	\$26,900	
Terrazzo	15%			LIFE	**	5	\$42,000	
Vinyl Tile	35%			2032	\$3,432,500	3	\$47,000	
Vinyl Tile 9" X 9"	10%			2027	\$6,265,600	3	\$17,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,300	
Glass: Single Pane	5%			LIFE	**	5	\$11,700	
Gypsum Board	15%			LIFE	**	5	\$28,100	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$51,600	
Wood	10%			LIFE	**	5	\$125,000	
Ceilings								
AcousTileSusp.Lay-In	25%			2045	**	5	\$90,300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$5,600	
Gypsum Board	5%			LIFE	**	5	\$22,600	
Plaster	60%			LIFE	**	5	\$135,400	
Site Enclosure								
Fence/Gates								
Aluminum Picket	2%			2052	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Enclosure</i>								
<i>Explanation : Gates</i>								
Iron Picket	98%	4+	\$9,500	2052	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Northwest Corner Of Building</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	50%			2067	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Generator Enclosure</i>								
Masonry: Brick	50%			2052	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Generator Enclosure</i>								
Retaining Walls								
Cast in Place Concrete	10%			2052	**			
Masonry: Brick	65%	Now	\$5,700	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cheek Walls At Various Ramps And Exterior Steps</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cheek Walls At Various Ramps And Exterior Steps</i>								
Masonry: Fieldstone	25%	2-4	\$2,900	2042	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cheek Walls At Various Ramps And Exterior Steps</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Cheek Walls At Various Ramps And Exterior Steps</i>								
<i>Explanation : This Is Actually Limestone</i>								

Site Pavements

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

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

Site Pavements

Public Sidewalk

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

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

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

Parking/Driveway

Asphalt	100%	Now	\$166,900	2035		**		
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Throughout**Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout**Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Loading Dock Area*

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

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

Fused Disc Sw	5%			2031	\$31,600	5	\$300	
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Molded Case Bkrs	25%			2031	\$158,200	5	\$1,700	
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Molded Case Bkrs	30%			2040	**	5	\$2,100	
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Molded Case Bkrs	40%			2048	**	5	\$2,700	
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$111,500	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Sub-basement In The Boiler Room</i>								
<i>Explanation : Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$80,300	
Generators								
Diesel	100%			2041	**	1	\$101,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 810 Kilowatts Diesel Generator</i>								
Batteries								
Nickel Cadmium	100%			2027	\$2,400	5	\$58,200	
Fuel Storage								
Main Tank	100%			2060	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4800 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	55%			2032	\$2,427,100	10	\$131,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2037	**	10	\$95,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And New Additions</i>								
Fluorescent	5%			2037	**	10	\$12,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		

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

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

Lighting

Exterior Lighting

HID

30% Now \$36,200 2037 **

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

No Component

70%

Alarm

Security System

No Component

90%

Generic

10% 2037 ** 1 \$9,800

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

Fire/Smoke Detection

No Component

50%

Generic, Analog

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

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2042 ** 1

Conversion Equipment

Steam Boiler

100% 2037 ** 1 \$258,500

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

Distribution

Hot Wtr Piping/Pump

10% 2040 ** 4 \$1,900

Central Plant Steam Piping/Pmp

90% 2042 ** 4 \$11,600

Terminal Devices

Air Handler

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

Convactor/Radiator

70% 2037 ** 1 \$59,000

Fan Coil Unit/Heat

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

Air Conditioning

Energy Source

Electricity

80% 2040 ** 1

Natural Gas

20% 2042 ** 1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal, Elec Chiller	10%			2035	**	1	\$28,200
	Reciprocating Compr/Chiller	30%	Now	\$114,500	2032	\$1,144,700	1	\$32,700
	<i>Broken, Extent : Severe, Area Affected : 20%</i> <i>Location : 1 Of 4 Units In Penthouse</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i> <i>Location : Basement</i> <i>Other Observation, Extent : N/A, Area Affected : 40%</i> <i>Location : Basement</i> <i>Explanation : Rotary Screw Compressors</i>							
	Ext Pkg Unit - Heating/Cooling	20%	0-2	\$521,400	2042	**	2	\$2,600
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> <i>Location : Lower Roof</i> <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> <i>Location : Lower Roof</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Lower Roof</i> <i>Explanation : Two 40 Ton Units</i>							
	Split Unit	15%			2032	\$921,200		
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i> <i>Location : Roof</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 2 Units In Rear Yard And Rooftop</i> <i>Explanation : 1 Unit On Rooftop, 2 Units In Rear Yard</i>							
	Window/Wall Unit	25%			2027	\$244,900	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	75%			2042	**	4	\$9,600
	No Component	25%						
Terminal Devices								
	Air Handler/Cool/Ht	75%			2032	\$3,763,800	1	\$121,100
	No Component	25%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2032	\$112,300	2	\$27,300
	Water Cooling Tower	60%			2033	\$783,800	2	\$157,600
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,500
Exhaust Fans								
	Interior	90%			2032	\$1,032,400	2	\$7,200
	Roof	10%			2032	\$50,200	2	\$800
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Serving Cooling Equipment</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	50%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Freight Unit</i>								
	Hydraulic	50%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : One Passenger Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2052	**	1-5	\$131,600
Sprinkler								
	No Component	50%						
	Generic	50%			2042	**	1-2	\$36,600

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Print Date : 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$11,900	
Masonry: Granite	10%	Now	\$185,300	LIFE	**	5	\$17,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South And West Side</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Level 1 Garage At Storm Drain Line</i>								
Metal/Glass Curt Wall	12%	Now	\$237,900	LIFE	**	5	\$53,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Main Lobby</i>								
Metal/Glass Curt Wall	13%			LIFE	**	5	\$57,900	
Metal Panel	10%			2051	**	5-10	\$163,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Explanation : Metal Louvers</i>								
Metal Coiling Doors	5%			2036	**	5	\$37,100	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Side Along 90th Avenue</i>								
Panel: Limestone	9%	Now	\$572,400	LIFE	**	5	\$16,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair G - Grade Level And Lower Level 1</i>								
Panel: Limestone	36%			LIFE	**	5	\$64,100	
Windows								
Aluminum	80%	Now	\$14,300	2047	**	5	\$7,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor, Room 506</i>								
Glass Block	10%			LIFE	**	5	\$1,200	
Metal Louvers	10%			2040	**	10	\$11,800	

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

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

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	Now	\$124,700	2030	\$1,247,100	3	\$106,700	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 3rd Floor Offices And Throughout</i>							
Cast in Place Concrete	20%	Now	\$159,900	LIFE	**	5	\$207,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Boiler Room</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : North East Corner At Sub-basement</i>							
Ceramic Tile	5%			2040	**	5	\$23,700	
Cork Tile	10%	0-2	\$94,800	2051	**	5	\$20,800	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Courtroom 301</i>							
Terrazzo	15%			LIFE	**	5	\$55,600	
Vinyl Tile	35%	Now	\$90,900	2036	**	3	\$62,300	
	<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Lower Levels 1 And 2 And Court Rooms Behind Bench</i>							
Interior Walls								
Concrete Masonry Unit	20%	Now	\$57,200	LIFE	**	5	\$12,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Boiler Room</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement And Sub-basement</i>							
Fabric on Framing	15%			2032	\$3,459,600	5	\$11,500	
Glass: Single Pane	5%			LIFE	**	5	\$5,800	
Gypsum Board	40%	Now	\$17,000	LIFE	**	5	\$36,800	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 1st And 3rd Floor Offices</i>							
Granite Panels	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$30,700	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$189,100	2044	**	5	\$74,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtroom Ceilings And Throughout</i>								
AcousTileSusp.Lay-In	35%	Now	\$54,700	2044	**	5	\$83,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Offices</i>								
Exposed Struc: Concrete	20%	Now	\$281,700	LIFE	**	5	\$14,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement, Garages</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement, Garages</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$123,300	LIFE	**	5	\$88,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Atrium, Lobby</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium, Lobby</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$3,800	2066	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$3,100	2066	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ramp To Lower Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ramp To Lower Garage</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$18,500	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%	Now	\$2,400	2044		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair At 90th Avenue Exit</i>								
Masonry: Granite	75%	Now	\$166,000	LIFE		**		
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Sutphin Boulevard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along Sutphin Boulevard</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Sutphin Boulevard</i>								
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$76,900	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage Entrance</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041		**	5	\$1,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Thre Electrical Services Rated At 4,000 Amperes Each. Personnel Stated That Indicated That The Switchgear Is Having Ground Fault Issues. A Service Company Should Evaluate This Issue.</i>								
Transformers								
Dry Type	100%			2036		**	5	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room, Generator Room, Boiler Room</i>								
<i>Explanation : Three 45 Kilovolt-ampere, Two 30 Kilovolt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2041		**	5	\$1,700
Raceway								
Conduit	100%			2041		**	1	
Panelboards								
Fused Disc Sw	10%			2039		**	5	\$700
Molded Case Bkrs	90%			2039		**	5	\$7,600
Wiring								
Thermoplastic	100%			2041		**	1	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2036	**	5	\$100	
Motor Control Center	80%			2036	**	5	\$7,000	
Variable Frequency Drive	10%	Now	\$86,500	2051	**			
	<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Rooms</i>							
Variable Frequency Drive	5%			2029			\$43,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Meter Room</i>							
	<i>Explanation : Five- Water Mains With Five- Separate Ground Connections.</i>							
Stand-by Power								
Transfer Switches								
Automatic	90%			2036	**	1	\$88,400	
Automatic	10%	Now	\$10,300	2051	**	1	\$8,800	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Automatic Transfer Switch 3 , Northside 5th Floor Mechanical Room</i>							
	<i>Explanation : Automatic Transfer Switch No.3 Is Not Functioning.</i>							
Generators								
Diesel	100%			2034	**	1	\$123,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Emergency Generator Rated At 1400 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2024		5	\$11,800	
Fuel Storage								
Day Tank	50%			2039	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 250 Gallons Rated Capacity</i>							
Main Tank	50%			2046	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 4,500 Gallon Capacity</i>							
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2031	\$3,368,100	10	\$204,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	\$481,200	10	\$29,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	20%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage, 1st, 2nd, 5th Floor Corridor</i>								
<i>Explanation : LED Fixtures Installed 2 Years Ago.</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2031	\$97,400	1		
	50%			2046	**	1		
Exterior Lighting								
LED	20%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : LED Fixtures Installed 3 Years Ago.</i>								
No Component	80%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2031	\$237,500	1	\$47,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Spaces And Outside</i>								
<i>Explanation : CCTV Surveillance Camera Systems</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$815,700	1-3	\$196,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns.</i>								
<i>System Is Being Assessed To Be Replaced.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level 2</i>								
<i>Explanation : One 5,000 Gallon Oil Tank</i>								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2027	\$4,513,500	1	\$241,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room, Basement</i>								
<i>Explanation : 3 Scroll Compressor Chillers</i>								
Interior Pkg Unit - Cooling	5%	0-2	\$250,100	2036	**	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5</i>								
Interior Pkg Unit - Cooling	5%			2025	\$250,100	2	\$1,000	
Ext Pkg Unit - Heating/Cooling	5%			2026	\$265,700	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
Ext Pkg Unit - Heating/Cooling	5%			2026	\$265,700	2	\$1,000	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	1%	0-2	\$200	2024	\$12,000	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : AC - 3 Serving Elevator Car 11 Equipment Room. Unit Freezes; Appears Not To Be Suited For Year Round Cooling</i>								
No Component	9%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2031	\$325,700	4	\$11,000	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2026	\$2,233,600	1	\$78,900	
Air Handler/Cool/Ht	10%	0-2	\$335,000	2041	**	1	\$17,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, Damaged Duct Insulation On Air Handler No.4</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations, Supply Or Return Fans With Defective Variable Frequency Drives</i>								
Fan Coil - 4 Pipe	10%			2026	\$1,094,600	1	\$10,300	
No Component	40%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	60%	0-2	\$872,200	2036	**	2	\$154,200	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Deteriorating Baffles</i>								
Water Cooling Tower	10%	0-2	\$145,400	2036	**	2	\$25,700	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Deteriorating Baffles</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$277,800	LIFE	**	2-5	\$178,000	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Damage Due To Weather. Basement</i>								
Exhaust Fans								
Roof	20%			2031	\$122,700	2	\$2,000	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2041	**	1		
Brass/Copper	5%	0-2	\$121,800	2061	**	1		
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Basement, Corroded 5 Inch Main Valve Train</i>								
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Faulty Regulating Valve At House Pump. Basement</i>								
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,900	2		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 200-gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$55,800	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	100%	Now	\$63,300	2041	**	4	\$6,700	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : One Pump Failed. Sub-basement</i>								
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Tank Basin. Sub-basement</i>								
Sewage Ejector(s) Electric	100%	Now	\$99,300	2041	**	4	\$12,700	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : One Pump Failed. Sub-basement</i>								
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Tank Basin. Sub-basement</i>								
Backflow Preventer Generic	100%			2031	\$141,200	1	\$19,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1st To 5th Floor</i>								
<i>Explanation : 8 Units</i>								
Hydraulic	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit From 1st To 3rd Floor, 2 Units From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2041	**	1-5	\$160,900	
Sprinkler Generic	100%	2-4	\$437,300	2041	**	1-2	\$77,500	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dry Pipe System Piping In Parking Garage. Sub-basement</i>								
Fire Pump Generic	100%			2040	**	1	\$59,600	

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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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$1,887,800	LIFE	**	5	\$231,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	Now	\$240,700	LIFE	**	5	\$11,600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	55%			LIFE	**	5	\$318,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1961 Wing</i>								
Metal Panel	5%			2051	**	5-10	\$265,100	
Metal Coiling Doors	2%			2029	\$1,632,400	5	\$48,200	
Window Wall	6%			2051	**	5	\$173,500	
Windows								
Aluminum	95%	Now	\$2,314,500	2047	**	5	\$81,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	3%	Now	\$27,700	LIFE	**	5	\$3,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2040	**	10	\$21,500	
Parapets								
Concrete Masonry Unit	20%	2-4	\$10,200	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$209,000	LIFE	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	30%			LIFE	**	5	\$15,700	
Metal Rail	10%			2044	**	5-10	\$75,300	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$34,500	2031	\$345,300			
	<i>Embedded Gravel Surface, Extent : Light, Area Affected : 15%</i>							
	<i>Location : 3rd Floor Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	65%	2-4	\$105,100	2031	\$2,101,700			
	<i>Ponding, Extent : Light, Area Affected : 15%</i>							
	<i>Location : 3rd Floor Roof</i>							
Plaza Roof: Stone Panels	20%	Now	\$152,000	2041	* *			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Annex</i>							
Skylight, Metal/Glass	5%	Now	\$83,100	2051	* *			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 3rd Floor Roof</i>							
Soffits								
Metal Panel	100%			2051	* *	5-10	\$89,000	

Interior

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$2,642,700	2033	\$2,642,700	3	\$226,200	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	7%	0-2	\$118,600	LIFE	**	5	\$153,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout Basement</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout Basement</i>							
Ceramic Tile	3%	Now	\$84,200	2040	**	5	\$15,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Toilets Throughout</i>							
	<i>Patching Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Toilets Throughout</i>							
Granite Panels	5%	0-2	\$220,700	LIFE	**	5	\$37,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	Now	\$93,100	LIFE	**	5	\$39,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	45%	Now	\$247,700	2031	\$12,383,300	3	\$169,600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout Corridors, 5th And 8th Floors</i>							
	<i>Patching Evident, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout Corridors, 5th And 8th Floors</i>							
Vinyl Tile 9" X 9"	20%	Now	\$703,200	2026	\$35,162,100	3	\$75,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : 3rd, 5th, 8th Floor Throughout</i>							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$100,600	2040	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
Gypsum Board	15%			LIFE	**	5	\$66,400	
Masonry: Brick	5%			LIFE	**			
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	52%	Now	\$185,000	LIFE	**	5	\$115,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th Floor Room 812 And Throughout</i>								
SGFT/Glazed Masonry	5%	2-4	\$65,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%			LIFE	**	5	\$147,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	3%	0-2	\$192,400	2036	**	5	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
AcousTile,Adhered	2%			2036	**	5	\$20,100	
AcousTileConcealSpLn	47%			2044	**	5	\$590,600	
Exposed Struc: Steel	3%	Now	\$359,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Penthouse - 1994 Wing</i>								
Exposed Struc: Steel	2%			LIFE	**			
Glass: Susp Panels	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$62,800	
Plaster	17%			LIFE	**	5	\$106,800	
Plaster	18%	0-2	\$545,300	LIFE	**	5	\$113,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Room 190, 825, 856, 812 And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 190, 825, 856, 812</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2051	**			
Iron Picket	90%			2051	**			

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	70%			2066		**		
Masonry: Brick	30%	Now	\$1,800	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Parking Lot</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Parking Lot</i>								
<hr/>								
Retaining Walls								
Cast in Place Concrete	100%			2066		**		
<hr/>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$19,500	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$11,600	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Entrance And Throughout</i>								
Masonry: Granite	10%	4+	\$11,700	LIFE		**		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Entrance Stair</i>								
<hr/>								
Parking/Driveway								
Asphalt	100%			2034		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2031	\$418,800	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches.</i>								
Fused Disc Sw	50%			2051		**	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>								
<hr/>								
Transformers								
Dry Type	100%			2044		**	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 150 Kilovolt-ampere, 480/208/120 Volts</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections</i>								
Thermoplastic	65%			2031	\$875,700	1		
Thermoplastic	20%			2051	**	1		
Motor Controllers								
Locally Mounted	5%			2044	**	5	\$200	
Locally Mounted	15%			2029		5	\$600	
Motor Control Center	20%			2044	**	5	\$3,400	
Motor Control Center	50%			2029	\$865,300	5	\$8,400	
Variable Frequency Drive	7%			2044	**			
Variable Frequency Drive	3%	Now	\$51,900	2051	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Five Variable Frequency Drives Are Not Operational</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 400 Kilowatts</i>								
Batteries								
Nickel Cadmium	100%			2026	\$2,400	5	\$138,000	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2047	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 300 Gallon</i>								
Main Tank	50%			2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2026	\$2,799,800	10	\$170,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2036	**	10	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sections</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2039	**	10	\$56,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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 Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	80%	Now	\$6,800	2041	**	1		
	<i>Leak Evident, Extent : Severe, Area Affected : 50%</i> <i>Location : High Pressure Condensate Leak Between Criminal Court And Borough Hall.</i> <i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Basement</i> <i>Explanation : Steam Supply From Borough Hall.</i>							
Interruptible Gas/Dual Fuel	20%			2041	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Underground</i> <i>Explanation : Two 10,000 Gallon Fuel Oil Tank For Q1 Annex</i>							
Conversion Equipment								
Hot Water Boiler	20%			2036	**	1	\$61,200	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : Q1 Mechanical Room</i> <i>Explanation : 2 Units</i>							
Pres. Reducing Valve/LP Steam	80%			2034	**	5	\$29,400	
Distribution								
Hot Wtr Piping/Pump	20%			2039	**	4	\$6,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room</i> <i>Explanation : Q1 Annex</i>							
Central Plant Steam Piping/Pmp	80%			2041	**	4	\$36,600	
Terminal Devices								
Air Handler	70%			2031	\$8,080,000	1	\$268,000	
Convactor/Radiator	10%			2036	**	1	\$20,000	
Fan Coil Unit/Heat	20%			2031	\$3,041,600	1	\$40,000	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	**	1	\$535,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Main Building Refrigeration Room And Q1 Refrigeration Room</i>								
<i>Explanation : Refrigerant No.123. Two 325 Ton Units For Main Building And Two 280 Ton Units For Q1 Annex.</i>								
Exterior Pkg Unit - Cooling	10%			2026	\$672,500	2	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various</i>								
Exterior Pkg Unit - Cooling	10%	Now	\$134,500	2031	\$672,500	2	\$3,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : Glycol Air Cooled Chiller With Pump Serving Lobby Rooftop Unit.</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$36,600	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	\$9,521,500	1	\$306,200	
Air Handler/Cool/Ht	10%			2031	\$1,190,200	1	\$38,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
<i>Explanation : Rooftop Cooling Only Unit Serving Lobby</i>								
No Component	10%							
Heat Rejection								
Dry Cooler	20%			2031	\$563,000	2	\$86,200	
Water Cooling Tower	80%	Now	\$495,700	2025	\$2,478,600	2	\$398,700	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Shell Badly Corroded</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. One At Main Building And One At Q1 Annex.</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$345,200	
Exhaust Fans								
Interior	90%			2031	\$2,448,400	2	\$17,100	
Roof	10%			2031	\$119,000	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Q1 Annex Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Q1 Annex Basement</i>								
<i>Explanation : Two 150 Gallon Units</i>								
HW Heat Exchanger Steam Fired	80%			2041	**	4	\$73,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2,000 Gallon Storage Tank.</i>								
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%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 19 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2041	**	1-5	\$312,100	
Sprinkler No Component	80%							
Generic	20%			2041	**	1-2	\$34,700	
Fire Pump Generic	100%			2034	**	1	\$115,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Located In Q1 Annex.</i>								

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	6%	0-2	\$45,400	LIFE	**	5	\$11,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cooling Tower</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrances North And South</i>								
Windows								
Aluminum	97%	Now	\$29,600	2048	**	5	\$15,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Offices</i>								
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	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Balconies</i>								
IRMA/Protected Membrane	75%	Now	\$45,600	2037	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 1%</i>								
<i>Location : Upper Roof Cooling Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices 5th Floor; 4th Floor Waiting And Connecting Bridges</i>								
Metal Panel	3%	Now	\$11,200	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Lobby</i>								
Skylight, Metal/Glass	5%	Now	\$36,100	2052	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Sloped Glazing	15%			LIFE	**	5	\$259,500	
Soffits								
Metal Panel	100%			2052	**	5-10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS FAMILY COURT
Asset # : 13663

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2031	\$591,900	3	\$50,700	
Cast in Place Concrete	7%			LIFE	**	5	\$51,700	
Cast in Place Concrete	3%	Now	\$20,500	LIFE	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Garage</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parking Garage</i>								
<i>Explanation : Polished Concrete</i>								
Mosaic Tile	5%			2045	**	5	\$42,200	
Terrazzo	15%	4+	\$93,900	LIFE	**	5	\$39,600	
<i>Uneven Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	60%	Now	\$110,900	2037	**	3	\$76,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Offices</i>								
Masonry: Brick	12%			LIFE	**			
Metal Panel	3%			LIFE	**			
Wood	10%			LIFE	**	5	\$119,300	

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

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

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS FAMILY COURT
Asset # : 13663

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	55%			2037	**	10	\$88,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	5%			2037	**	10	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Atrium</i>								
<i>Explanation : Artwork Floodlighting</i>								
LED	40%			2040	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, LED	50%			2060	**	1		
Exterior Lighting								
HID	30%			2037	**	10	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Halogen Lamps</i>								
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	100%			2060	**	5	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Copper</i>								
Alarm								
Security System No Component	70%							
Generic	30%			2037	**	1	\$19,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$107,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2052	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	30%	0-2	\$11,100	2045	**	1	\$23,400	
<i>Controller Not Working, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Both Control Boards</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	70%			2045	**	1	\$60,600	
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$12,900	
Terminal Devices								
Air Handler	70%			2037	**	1	\$75,800	
Convactor/Radiator	30%			2045	**	1	\$17,000	
Air Conditioning								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	54%	0-2	\$51,500	2037	**	1	\$92,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Inefficient Units. No.1 Unit Has Multiple Defects.</i>								
Absorption Chiller/Direct Fire	36%			2037	**	1	\$68,200	
Reciprocating Compr/Chiller	10%	0-2	\$12,800	2037	**	1	\$7,300	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Air Conditioning Room</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2052	**	4	\$12,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	**	1	\$108,200	
Heat Rejection								
Air Cooled Condenser Unit	10%			2037	**	2	\$12,200	
Water Cooling Tower	63%	0-2	\$55,200	2033	\$551,800	2	\$88,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Valves. Roof</i>								
Water Cooling Tower	27%			2033	\$236,500	2	\$47,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	98%			2037	**	2	\$5,300	
Roof	2%			2032	\$6,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	2%	0-2	\$900	2052	**	1		
	<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Defective Control Board. Basement</i>							
Brass/Copper	98%			2052	**	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$16,900	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Room</i>							
	<i>Explanation : Two 250 Gallons</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025	\$5,300	4	\$5,500	
Sewage Ejector(s)								
Electric	100%	Now	\$1,800	2037	**	4	\$7,000	
	<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 2 Holding Tank Pumps And 1 Sewage Pump Are Out Of Service.</i>							
Backflow Preventer								
Generic	100%			2037	**	1	\$10,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 1 Unit From Basement To 5th Floor; Penthouse, 8 Units From Basement To 5th Floor, 3 Units From Basement To 4th Floor</i>							
	<i>Explanation : 12 Units</i>							
Escalators								
Over 20' Rise	100%			LIFE	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : First To Second, Second To Third And Third To Fourth Floors</i>							
	<i>Explanation : 6 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$88,200	
Sprinkler								
Generic	100%			2052	**	1-2	\$49,000	
Fire Pump								
Generic	100%			2035	**	1	\$32,700	

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

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Print Date : 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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Masonry: Brick	3%			LIFE	**	5	\$12,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	8%	4+	\$263,400	LIFE	**	5	\$25,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	87%	Now	\$572,800	LIFE	**	5	\$275,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 6%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout At Doors, Exterior Balcony, Spandrels</i>								
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Around Building</i>								
<i>Explanation : Sidewalk Bridge Erected</i>								
Windows								
Aluminum	98%	4+	\$67,000	2040	**	5	\$35,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Window Units</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2035	**	10	\$9,000	
Parapets								
Masonry: Limestone	75%	Now	\$355,900	LIFE	**	5	\$24,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Southeast Corner</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2037	**	5-10	\$116,400	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	1%	Now	\$300	LIFE			* *	
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
IRMA/Protected Membrane	2%			2032	\$64,500	10	\$2,800	
Metal Panel	57%	Now	\$22,600	2045			* *	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gutter Above Room 735 And 718a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gutter Above Room 735 And 718a</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
Modified Bitumen	35%	2-4	\$10,400	2037			* *	
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Front Of Penthouse Doors</i>								
Skylight, Metal/Glass	5%			2058			* *	10
<i>Estimated Cost : \$22,900</i>								
Soffits								
Masonry: Limestone	100%			LIFE			* *	5
Interior								
Floors								
Carpet	5%			2031	\$411,800	3	\$35,200	
Cast in Place Concrete	5%			LIFE			* *	5
Ceramic Tile	5%			2035			* *	5
Marble Panels	5%			LIFE			* *	5
Terrazzo	30%			LIFE			* *	5
Vinyl Tile	50%			2032	\$6,431,600	3	\$88,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE			* *	
Gypsum Board	20%			LIFE			* *	5
Marble Panels	15%			LIFE			* *	
Plaster	15%			LIFE			* *	5
Plaster	25%	Now	\$115,100	LIFE			* *	5
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
SGFT/Glazed Masonry	5%	Now	\$85,000	LIFE			* *	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stairs In Front Of Custodial Office To Sub-basement</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Chiller Room</i>								
Wood	15%			LIFE			* *	5
<i>Estimated Cost : \$572,800</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

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

Site Pavements Parking/Driveway Asphalt	100%	4+	\$43,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts Service Equipment Fused Disc Sw	60%			2042	**	5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.</i>								
Fused Disc Sw	40%			2042	**	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes And 1200 Amperes</i>								
Transformers Dry Type	100%			2037	**	5	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Chiller Room, Elevator Machinery Rooms</i>								
<i>Explanation : Two 750 Kilovolt Amperes, 480 Volts Primary, 277/208 Volts Secondary And Six 30 Kilovolt Amperes 480/277/208 Volts</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2042	**	5	\$1,300	
Raceway Conduit	50%			2032	\$226,300	1		
Conduit	50%			2042	**	1		
Panelboards Fused Disc Sw	5%			2040	**	5	\$400	
Molded Case Bkrs	60%			2040	**	5	\$4,900	
Molded Case Bkrs	35%			2031	\$166,100	5	\$2,800	
Wiring Thermoplastic	50%			2032	\$336,800	1		
Thermoplastic	50%			2042	**	1		
Motor Controllers Locally Mounted	60%			2037	**	5	\$1,200	
Locally Mounted	20%			2030	\$123,300	5	\$400	
Variable Frequency Drive	20%			2045	**			
Ground Grounding Devices Generic	100%			LIFE	**	5	\$4,500	
Stand-by Power								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$94,800	
Generators								
Diesel	100%			2035	**	1	\$119,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Available Nameplate Rating Capacity</i>					
Batteries								
Lead/Acid	100%			2027	\$2,400	5	\$11,400	
Fuel Storage								
Day Tank	12%			2040	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 275 Gallons Rated Capacity</i>					
Main Tank	88%			2047	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 2000 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	63%			2032	\$2,927,400	10	\$178,100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	15%			2032	\$697,000	10	\$42,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Hallways, Courtrooms</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
Incandescent	2%			2027	\$102,800	2	\$100	
LED	20%			2037	**			
Egress Lighting								
Emergency, Service	50%			2032	\$94,100	1		
Exit, LED	50%			2047	**	1		
Exterior Lighting								
HID	15%			2032	\$213,800	10	\$100	
LED	5%			2037	**			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2047	**	5	\$1,400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$172,000	1	\$34,500	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Hallways And Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

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

Alarm

Fire/Smoke Detection
Generic, Analog

100% 2032 \$787,800 1-3 \$189,900

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

Location : Throughout The Building

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

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2052 * * 1

Conversion Equipment
Steam Boiler

100% 2045 * * 1 \$305,200

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

Location : Sub-basement Boiler Room

Explanation : 2 Low Pressure Steam Units

Distribution

Hot Wtr Piping/Pump

5% 0-2 \$1,700 2048 * * 4 \$800

Other Observation, Extent : Moderate, Area Affected : 20%

Location : Throughout

Explanation : Defective Building Management System

Hot Wtr Piping/Pump

65% 2048 * * 4 \$14,800

Steam Piping/Pump

30% 2052 * *

Terminal Devices

Air Handler

70% 2037 * * 1 \$133,400

Convactor/Radiator

30% 2037 * * 1 \$29,900

Air Conditioning

Energy Source

Plant Campus Steam /
PRV

20% 2042 * * 1

Electricity

80% 2040 * * 1

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Absorption Chiller/Steam/HW	15%			2035	**	1	\$50,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
	Centrifugal, Elec Chiller	70%			2041	**	1	\$233,500
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Air Conditioning Room</i>								
	Split Unit	5%			2032	\$362,600		
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
	No Component	10%						
Distribution								
	CW & CHW Wtr Pipe/Pump	85%			2052	**	4	\$19,400
	No Component	15%						
Terminal Devices								
	Air Handler/Cool/Ht	85%			2037	**	1	\$162,000
	Fan Coil - 2 Pipe	5%			2032	\$419,300	1	\$5,000
	No Component	10%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2032	\$39,800	2	\$10,700
	Water Cooling Tower	85%			2033	\$1,180,100	2	\$263,600
	No Component	10%						
Ventilation								
Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$68,700
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$103,100
Exhaust Fans								
	Interior	98%			2037	**	2	\$9,200
	Roof	2%			2032	\$11,900	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : One 50 Gallon Unit</i>								
HW Heat Exchanger								
	Steam Fired	100%			2032	\$1,476,800	4	\$45,700
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : One 300 Gallon Unit</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS SUPREME COURT
Asset # : 2038

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	10%	0-2	\$2,200	LIFE	**	1		
		<i>Cracked, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Cast Iron	90%			LIFE	**	1		
Sump Pump(s) Non-Submersible	25%	0-2	\$15,300	2042	**	4	\$1,600	
		<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
		<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Basement Room B-37</i>						
		<i>Explanation : Leaking</i>						
Fixtures								
Generic	100%							
		<i>Leaking Connections, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 5 Units From Sub-basement To 7th Floor, 5 Units From 1st To 7th Floor</i>						
		<i>Explanation : 10 New Units.</i>						
Fire Suppression								
Standpipe Generic	100%			2042	**	1-5	\$161,100	
Sprinkler Generic	100%			2052	**	1-2	\$86,300	
Fire Pump Generic	100%			2035	**	1	\$57,600	

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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
Program / Asset # : DOC0001.050 / 2027 **Yr Built/Renovated** : 1933 / 2003
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

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$24,400		\$10,000	
Interior Architecture	\$17,700		\$36,600	\$32,500
Electrical	\$95,800	\$57,000	\$53,400	\$57,000
Mechanical	\$47,400	\$25,900	\$83,500	\$33,400
Total	\$185,300	\$82,800	\$183,600	\$122,900
Importance Code A	\$36,500		\$10,900	
Importance Code B	\$148,800	\$82,800	\$172,700	\$122,900
Importance Code C				
Total	\$185,300	\$82,800	\$183,600	\$122,900



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$74,300	LIFE	**	5	\$64,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : D Mechanical Area And South Side.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Vacated</i>								
<i>Explanation : Facility Condemned In 2014</i>								
Masonry: Brick	85%	Now	\$2,171,900	LIFE	**	5	\$137,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance Facade And Various Locations Throughout.</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside Kitchen And Outside-Emergency Generator Courtyard Facades.</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout.</i>								
Masonry: Limestone	2%	Now	\$24,400	LIFE	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Window Sills And Other Locations Throughout.</i>								
Metal/Glass Curt Wall	5%	Now	\$261,500	LIFE	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Day Room Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Day Room Stairs</i>								
Windows								
Metal/Detention Type	60%			2036	**	5	\$20,000	
Metal/Detention Type	40%	0-2	\$758,300	2046	**	5	\$6,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Administration Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Visitors Area And Kitchen</i>								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							

Interior

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	30%	Now	\$589,500	LIFE	**	5	\$396,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Cast in Place Concrete	5%	Now	\$98,300	LIFE	**	5	\$66,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen And Storage Areas</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : D Mechanical Area</i>								
Ceramic Tile	5%	Now	\$162,800	2029	\$3,256,400	5	\$15,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms.</i>								
Quarry Tile	2%	Now	\$679,900	2046	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Kitchen Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	10%	Now	\$540,000	LIFE	**	5	\$47,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout.</i>								
Traffic Topping	5%			2026	\$2,756,000	5	\$37,700	
Vinyl Tile	43%	Now	\$274,400	2026	\$13,721,400	3	\$97,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium, Corridors And Various Locations Throughout Building.</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors, Return Search Area In 7th Block, Auditorium</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$1,678,400	LIFE	**	5	\$186,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Block 1a.</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Plaster	10%	Now	\$217,200	LIFE	**	5	\$28,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
SGFT/Glazed Masonry	15%	4+	\$481,500	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Block</i>								
Ceilings								
AcousTileConcealSpLn	5%			2031			\$873,900	5
AcousTileConcealSpLn	5%			2039	**	5		\$35,500
Exposed Struc: Concrete	30%			LIFE	**	5		\$26,600
Exposed Struc: Concrete	5%	Now	\$162,700	LIFE	**	5		\$4,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor And Mechanical Area Block 7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	20%	Now	\$719,400	LIFE	**	5		\$141,900
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Throughout Corridors.</i>								
Plaster	10%			LIFE	**	5		\$35,500
Plaster	20%	Now	\$660,600	LIFE	**	5		\$71,000
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 7th Block And Visitors Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$275,800	5	\$1,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 3,000 Ampere Main Disconnect Switches. The Building Is Vacant.</i>							
<hr/>								
Transformers								
Dry Type	100%			2024	\$51,100	5	\$1,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Ratings Available</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$1,243,800	5	\$1,700	
<hr/>								
Raceway								
Conduit	100%			2026	\$1,310,400	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2025	\$137,400	5	\$900	
Molded Case Bkrs	90%			2025	\$1,236,900	5	\$9,600	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$1,365,400	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Thermoplastic	30%			2026	\$585,200	1		
<hr/>								
Motor Controllers								
Locally Mounted	30%			2024		5	\$800	
Motor Control Center	70%			2024	\$1,754,000	5	\$7,700	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$19,900	LIFE	**	5	\$6,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$199,800	1	\$124,900	
<hr/>								
Generators								
Diesel	100%			2024	\$398,700	1	\$157,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Outside</i>							
	<i>Explanation : Two 720 Kilowatt</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2024	\$4,700	5	\$15,000	
<hr/>								
Fuel Storage								
Main Tank	100%			2029	\$147,100	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 2,500 Gallon</i>							
<hr/>								
Lighting								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2026	\$11,457,600	10	\$361,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	3%			2024	\$275,800	10	\$400	
Egress Lighting								
Emergency, Service	60%			2024	\$286,900	1		
Exit, Service	40%			2024	\$133,900	1		
Exterior Lighting								
HID	100%			2024	\$3,622,500	10	\$1,200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2024	\$728,700	1	\$75,800	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2024	\$1,401,800	1-3	\$180,400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access For Survey</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	\$467,300	5	\$24,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Building Is Unoccupied With Unsafe Conditions Inside - Mechanical Systems May Have Deteriorated Further</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$4,366,100	2036	**	4	\$20,000	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	40%			2024	\$5,843,800	1	\$100,400	
Convactor/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%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$1,982,200	2039	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
<i>Explanation : Duplex Units</i>								
Sewage Ejector(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$212,200	
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$5,700	

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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Fire Suppression									
	Fire Pump								
	Not Accessible	100%							
Chemical System									
	Not Accessible	100%							

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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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$572,800	LIFE	**	5	\$64,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$22,800	LIFE	**	5	\$4,000	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	32%	Now	\$219,100	LIFE	**	5	\$25,600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2043	**	5-10	\$22,000	
Windows								
Wood	100%	Now	\$279,800	2041	**	5	\$110,600	
<i>Crwrt/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Limestone	95%			LIFE	**	5-10	\$1,600	
Metal Rail	5%			2038	**	5-10	\$100	
Roof								
Metal Panel	5%			2038	**	10	\$5,000	
Modified Bitumen	5%			2038	**	10	\$2,700	
Single Ply Membrane	45%			2038	**	10	\$24,600	
Skylight, Metal/Glass	5%	Now	\$333,200	2043	**			
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 4th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 4th Floor</i>								
Slate	40%			LIFE	**	10	\$21,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2032	\$356,300	3	\$27,800	
Cast in Place Concrete	10%			LIFE	**	5	\$54,100	
Ceramic Tile	5%	Now	\$75,700	2042	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Marble Panels	15%			LIFE	**	5	\$27,800	
Terrazzo	25%	0-2	\$313,900	LIFE	**	5	\$24,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	30%			2033	\$1,113,100	3	\$18,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	13%			LIFE	**	5-10	\$24,200	
Masonry: Brick	10%			LIFE	**	10	\$3,300	
Marble Panels	20%			LIFE	**	10	\$8,800	
Plaster	10%	Now	\$86,800	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower, Room 218, Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tower</i>								
Plaster	45%			LIFE	**	5-10	\$41,900	
Wood	2%			LIFE	**	5	\$17,500	
Ceilings								
AcousTile,Adhered	5%	Now	\$216,100	2053	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	0-2	\$22,300	2046	**	5	\$12,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	0-2	\$51,100	LIFE	**	5	\$7,700	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Around Skylights</i>								
Plaster	50%			LIFE	**	5-10	\$106,300	
Plaster	15%	Now	\$61,300	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2053	**			
Free Standing Walls								
Concrete Masonry Unit	100%	0-2	\$132,800	2053	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Concrete Masonry Unit	100%	Now	\$236,100	2053	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$59,000	2038		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Front Walk</i>							
<hr/>								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	\$186,400	2046		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Side Yard</i>							
<hr/>								
Pavers/Stone	50%	Now	\$1,486,200	2048		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Parking/Driveway								
Asphalt	100%			2042		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2043		**	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Two 4,000 Ampere Circuit Breakers</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043		**	\$300	
<hr/>								
Raceway								
Conduit	100%			2033	\$145,500	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2032	\$8,700	5	\$100	
Molded Case Bkrs	95%			2032	\$164,700	5	\$1,900	
<hr/>								
Wiring								
Thermoplastic	100%			2043		**	1	
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	\$50,900	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$2,200	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038		**	\$23,500	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators Diesel	100%			2036	**	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 450 Kilowatts</i>								
Batteries Lead/Acid	100%			2026	\$2,700	5	\$2,800	
Fuel Storage Day Tank	50%			2041	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 23 Gallons</i>								
Main Tank	50%			2048	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallons</i>								
Lighting Interior Lighting Fluorescent	5%			2033	\$70,700	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2038	**	10	\$7,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2028	\$60,600	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Borough President Area</i>								
<i>Explanation : Chandeliers</i>								
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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Maintenance \$ are aggregated over a 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

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

Alarm

Security System
Generic

100%
2033 \$155,600 1 \$28,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Cameras Security System

Fire/Smoke Detection
Generic, Digital

100% 2033 \$213,800 1-3 \$48,400

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2053 ** 1

Conversion Equipment
Steam Boiler

100% Now \$144,500 2038 ** 1 \$68,000
Broken, Extent : Severe, Area Affected : 20%
Location : Basement
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Units

Distribution
Central Plant Steam
Piping/Pmp

100% Now \$116,500 2043 ** 4 \$3,800
Insul. Deteriorating, Extent : Severe, Area Affected : 5%
Location : Basement

Terminal Devices
Convactor/Radiator

100% 2038 ** 1 \$24,600

Air Conditioning

Energy Source
Electricity

100% 2049 ** 1

Conversion Equipment
Window/Wall Unit
No Component

80% 2028 \$251,200 1
20%

Ventilation

Distribution
Ductwork/Diffusers

100% LIFE ** 2-5 \$67,400
Not in Service, Extent : Severe, Area Affected : 100%
Location : Basement, 1st Floor, 2nd Floor

Plumbing

H/C Water Piping
Galvanized Steel

100% 0-2 \$105,800 2038 ** 1
Corroded, Extent : Moderate, Area Affected : 10%
Location : Basement

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2028	\$18,600	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Backflow Preventer Generic	100%			2038	**	1	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : Located On Ground Floor</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Unit. Basement To 4th Floor And Basement To Ground</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe Generic	100%			2043	**	1-5	\$38,500	
Sprinkler No Component Generic	70%			2043	**	1-2	\$6,400	
	30%							

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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

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$67,000			\$2,300
Interior Architecture	\$27,800			\$5,300
Electrical	\$900	\$700	\$21,800	\$700
Mechanical	\$3,100	\$4,100	\$26,900	\$4,100
Site Enclosure	\$3,300			
Site Pavements	\$16,200			
Total	\$118,300	\$4,700	\$48,600	\$12,300
Importance Code A	\$68,800	\$1,800	\$1,800	\$4,000
Importance Code B	\$18,600	\$3,000	\$46,800	\$8,200
Importance Code C	\$30,900			
Total	\$118,300	\$4,700	\$48,600	\$12,300



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CIVIL COURT
Asset # : 4166

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$65,100	LIFE	**	5	\$39,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade Adjacent To Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Courtyard Above Courtroom Windows</i>								
Masonry: Limestone	15%	4+	\$43,800	LIFE	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Limestone Horizontal Banding</i>								
Wood	5%	Now	\$20,100	2036	**	5	\$6,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtroom Windows Surrounds In Rear Courtyard</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtroom Windows Surrounds In Rear Courtyard</i>								
Windows								
Aluminum	100%			2047	**	5	\$4,500	
Roof								
Asphalt Shingle	100%	Now	\$3,200	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Courtroom Ceiling</i>								
Soffits								
Stucco Cement	100%			2036	**	5		
Interior								
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%			LIFE	**	5	\$400	
Terrazzo	5%	4+	\$2,500	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	56%			2036	**	3	\$7,500	
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$2,000	
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$13,700	LIFE	**	5	\$8,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Courtrooms</i>								
Wood	20%			LIFE	**	5	\$32,400	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$800	
Plaster	60%			LIFE	**	5	\$10,100	
Plaster	20%	Now	\$4,100	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2051		**		
Retaining Walls								
Cast in Place Concrete	95%	0-2	\$2,900	2051		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Retaining Wall Located At Rear Property Line</i>								
Masonry: Fieldstone	5%	Now	\$300	2041		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Entry Stair Cheek Walls</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Entry Stair Cheek Walls</i>								
<i>Explanation : This Is Actually Limestone</i>								
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		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Front Entry Stair</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Entry Stair</i>								
<i>Explanation : This Is Actually Limestone</i>								
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$14,900	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051		**	\$500	
Raceway								
Conduit	100%			2041		**	1	
Panelboards								
Molded Case Bkrs	100%			2039		**	\$500	
Wiring								
Thermoplastic	100%			2041		**	1	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
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	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	4%			2031	\$10,900	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
Fluorescent	10%			2026	\$27,100	10	\$1,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
Alarm								
Security System Generic	100%			2036	**	1	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2041	**	1		
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	\$142,800			
Terminal Devices								
Convactor/Radiator	100%			2036	**	1	\$5,800	
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	60%			2029	\$169,300	2	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : Six Units Serving Courtrooms And Judges' Chambers. No Access To Check Refrigerant</i>								
Window/Wall Unit	35%			2026	\$23,700	1		
No Component	5%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2031	\$29,400	2	\$7,500	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$6,000	
No Component	40%							
Exhaust Fans								
Interior	60%			2031	\$47,500	2	\$300	
No Component	40%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2029	\$227,700	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 50 Gallon Unit</i>								
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%							

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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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	25%			2067	**	10	\$161,700	
Metal/Glass Curt Wall	5%	Now	\$115,200	LIFE	**	5	\$25,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Jury Section And 5th Floor By Elevators</i>								
Metal/Glass Curt Wall	33%			LIFE	**	5	\$170,800	
Metal Panel	5%			2052	**	5-10	\$94,900	
Metal Coiling Doors	2%			2045	**	5	\$17,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$269,100	
Windows								
Aluminum	100%			2048	**	5	\$38,500	
Parapets								
Metal Panel	45%			2052	**	5	\$24,800	
Metal Rail	15%			2045	**	5-10	\$38,600	
Pre-Cast Concrete	40%			LIFE	**	5	\$35,900	
Roof								
Green, Roof Inaccessible	50%			LIFE	**			
IRMA/Protected Membrane	15%			2037	**	10	\$16,300	
Metal Panel	5%			2045	**	10	\$10,000	
Single Ply Membrane	30%			2037	**	10	\$32,600	
Soffits								
Metal Panel	98%			2052	**	5-10	\$87,900	
Stucco Cement	2%			2045	**	5	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entry</i>								
<i>Explanation : Canopy</i>								
Interior								
Floors								
Carpet	20%			2031	\$1,048,500	3	\$89,700	
Cast in Place Concrete	10%			LIFE	**	5	\$65,400	
Ceramic Tile	5%			2041	**	5	\$15,000	
Terrazzo	50%			LIFE	**	5	\$116,900	
Vinyl Tile	10%			2037	**	3	\$11,200	
Wood	5%			2060	**	5	\$28,000	
Interior Walls								
Ceramic Tile	2%			2041	**	5	\$12,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$24,500	
Fabric on Framing	1%			2033	\$614,400	5	\$3,100	
Glass: Single Pane	5%			LIFE	**	5	\$23,000	
Gypsum Board	60%			LIFE	**	5	\$220,700	
Metal Panel	20%			LIFE	**			
Wood	2%			LIFE	**	5	\$49,000	

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2045	**	5	\$71,400	
AcousTileSusp.Lay-In	50%			2045	**	5	\$142,700	
Exposed Struc: Concrete	10%			LIFE	**	5	\$4,500	
Gypsum Board	20%	Now	\$19,800	LIFE	**	5	\$71,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Jury Section And 5th Floor By Elevators</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Jury Section And 5th Floor By Elevators</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	100%			2067	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Driveway On North Side Of Building</i>								
<i>Explanation : Generator Enclosure</i>								
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$17,100	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bottom Of Ramp Area Adjacent To Cemetery</i>								
Parking/Driveway								
Asphalt	100%			2041	**			
Electrical								
System Component Type		Current Repair		Future Replacement		Maintenance		Priority
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : Two 5,000 Ampere Main Switches</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2052	**	5	\$1,000	
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		

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2045	**	5	\$1,100	
Variable Frequency Drive	20%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Main Switchboard Room</i>					
			<i>Explanation : Ground Bus Observed</i>					
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$61,500	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Lower Level</i>					
			<i>Explanation : Five 1,200 Amperes, One 600 Amperes, One 260 Amperes, One 60 Amperes</i>					
Generators								
Diesel	100%			2041	**	1	\$77,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside In Service Loading Dock Area</i>					
			<i>Explanation : 120 Volts 3 Phase 1250 Kilovolt-ampere</i>					
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$7,400	
Fuel Storage								
Day Tank	50%			2048	**	5		
Main Tank	50%			2060	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Underground In Service Loading Dock</i>					
			<i>Explanation : 8,000 Gallons Shared With Boilers</i>					
Lighting								
Interior Lighting								
Fluorescent	20%			2037	**	10	\$36,700	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>					
			<i>Location : In Lobby</i>					
			<i>Motion Sensors in Use, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Service Corridors</i>					
LED	80%			2037	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, LED	50%			2060	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting LED	30%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Integral With Light Fixtures</i>								
<i>Explanation : Operated Via Photocells</i>								
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	100%			2060	**	5	\$1,100	
Alarm								
Security System No Component Generic	50%			2037	**	1	\$37,300	
Fire/Smoke Detection No Component Generic, Digital	70%			2037	**	1-3	\$37,000	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Electricity Interruptible Gas/Dual Fuel	1%			2052	**	1		
	99%			2052	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside, Rear Of The Building</i>								
<i>Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons</i>								
Conversion Equipment Hot Water Boiler	99%			2045	**	1	\$97,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	1%			2037	**	2	\$900	
Distribution Hot Wtr Piping/Pump	100%			2048	**	4	\$14,800	

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

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

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

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

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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

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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$366,300	LIFE	**	5	\$44,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Level At South Facade, East Facade And West Facade</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade At Entry</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Window Lintels At Southeast And West Sides</i>								
Masonry: Limestone	10%	Now	\$58,400	LIFE	**	5	\$3,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%	Now	\$42,700	2047	**	5	\$2,300	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$83,400	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade, East Facade And West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Facade, South Facade, East Facade And West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Inside Face</i>								
Masonry: Limestone	10%	Now	\$9,100	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	80%	Now	\$275,200	2041	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Embedded Gravel Surface, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Courtrooms</i>								
Copper/Terne	20%			2046	**	10	\$14,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Stucco Cement	100%			2036	**	5		
Interior								
Floors								
Carpet	10%			2027	\$62,600	3	\$7,100	
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Mosaic Tile	5%			2044	**	5	\$4,500	
Marble Panels	5%			LIFE	**	5	\$1,300	
Terrazzo	25%			LIFE	**	5	\$7,000	
Vinyl Tile	45%	Now	\$22,000	2031	\$440,100	3	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtrooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Court Room And 2nd Floor Offices</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$2,000	
Masonry: Brick	5%	Now	\$7,600	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			
Plaster	65%	Now	\$31,700	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								
Wood	10%			LIFE	**	5	\$16,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$3,600	
Exposed Struc: Concrete	10%			LIFE	**	5	\$600	
Plaster	80%	Now	\$86,100	LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtrooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	25%			2041	**			
Iron Picket	70%			2051	**			
Masonry: Brick	5%			2041	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	15%			2051		**		
Masonry: Brick	85%	0-2	\$1,200	2041		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Planter Walls At Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036		**		
On-Site Walkways								
Cast in Place Concrete	40%	Now	\$8,500	2036		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
Pavers/Stone	50%	4+	\$8,500	2034		**		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Entry Yard</i>								
Pavers/Stone	10%	4+	\$1,700	2034		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Entry Steps</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2036		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$96,600	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Information Available</i>								
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		**	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2026	\$259,300	10	\$15,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	7%			2031	\$22,700	10	\$1,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2026	\$3,200	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Steam Boiler	100%			2044	* *	1	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	\$170,600			
Terminal Devices								
Convactor/Radiator	100%			2029	\$174,200	1	\$6,900	
Air Conditioning								
Energy Source Electricity	100%			2039	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	40%			2031	\$93,400	2	\$500
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3 Units In Courtrooms</i>								
	Window/Wall Unit	60%			2026	\$48,400	1	
Ventilation								
Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$4,800
	No Component	60%						
Exhaust Fans								
	Roof	30%			2031	\$12,400	2	\$200
	No Component	70%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2031	\$273,600	1	
Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 74 Gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)								
	Submersible	100%			2024	\$700	4	\$700
Fixtures								
	Generic	100%						

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

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

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

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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	100%	Now	\$2,154,900	LIFE	**	5	\$389,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
Windows								
Aluminum	100%	4+	\$4,700	2048	**	5	\$2,300	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom Windows</i>								
Parapets								
Cast Stone/Terra Cotta	50%	Now	\$12,200	LIFE	**	5	\$9,500	
<i>Open Joints, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Not Accessible	50%							
Roof								
Copper/Terne	85%			2047	**	10	\$63,200	
Modified Bitumen	15%			2032	\$53,000	10	\$4,500	
Soffits								
Exposed Struc: Steel	70%	4+	\$34,700	LIFE	**	5	\$7,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Covered Walkway At Rear Of Building</i>								
Metal, Corrugated	30%			2052	**	1		
Interior								
Floors								
Carpet	5%			2028	\$25,900	3	\$2,000	
Cast in Place Concrete	7%			LIFE	**	5	\$4,100	
Ceramic Tile	2%			2035	**	5	\$500	
Marble Panels	3%			LIFE	**	5	\$600	
Quarry Tile	5%			2037	**	5	\$2,000	
Terrazzo	20%			LIFE	**	5	\$4,200	
Vinyl Tile	58%			2032	\$468,900	3	\$5,900	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,400	
Masonry: Brick	15%			LIFE	**			
Plaster	55%			LIFE	**	5	\$6,700	
Wood	10%			LIFE	**	5	\$16,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$2,700	
Exposed Struc: Concrete	10%			LIFE	**	5	\$400	
Plaster	80%			LIFE	**	5	\$13,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$3,500	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cheek Walls At Main Entry Stair</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			
On-Site Walkways								
Cast in Place Concrete	40%	Now	\$3,100	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Entry Steps</i>								
Pavers/Stone	60%			2035	**			
Parking/Driveway								
Asphalt	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$70,600	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 350 Amperes</i>								
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		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$10,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit.</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2032	\$93,900			
Terminal Devices								
Convactor/Radiator	100%			2030	\$95,900	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	50%			2025	\$22,200	1		
No Component	50%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	\$3,500	
No Component	75%							
Terminal Devices								
No Component	75%							
Not Accessible	25%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Attic, Roof</i>								
<i>Explanation : Air Handlers Serves Basement Offices And Courtrooms.</i>								
Heat Rejection								
Air Cooled Condenser Unit	5%			2032	\$800	2	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside, Rear Of The Building</i>								
<i>Explanation : 1 Unit.</i>								
No Component	75%							
Not Accessible	20%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Condensing Units Associated With Air Handlers Serving Courtrooms.</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$600	
No Component	90%							
Exhaust Fans								
Wall Unit	10%			2027	\$500	2		
No Component	80%							
Not Accessible	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Exhausts Are Inaccessible.</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	\$150,700	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$18,600	2		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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Print Date : 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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	100%	Now	\$331,700	LIFE	**	5	\$96,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Base Of Building On West Elevation</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Building At Various Elevations</i>								
Windows								
Aluminum	90%			2048	**	5	\$13,200	
Wood	10%	Now	\$38,300	2057	**	5	\$7,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Has Original Wood Casement Windows</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 3rd Floor Casement Windows</i>								
Parapets								
Masonry: Limestone	100%			LIFE	**	5	\$9,900	
Roof								
Metal Panel	85%			2037	**	10	\$92,100	
Modified Bitumen	5%	Now	\$700	2032	\$35,100			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Southwest Corner Adjacent To Courtyard</i>								
Skylight, Metal/Glass	10%			2052	**	10	\$19,700	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2031	\$443,900	3	\$34,700	
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
Ceramic Tile	5%			2041	**	5	\$5,800	
Marble Panels	15%			LIFE	**	5	\$13,000	
Terrazzo	20%			LIFE	**	5	\$18,100	
Vinyl Tile	30%			2037	**	3	\$13,000	
Vinyl Tile	5%			2032	\$173,300	3	\$2,200	
Interior Walls								
Cast in Place Concrete	4%			LIFE	**			
Cast in Place Concrete	1%	0-2	\$3,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B10-b S Water Infiltration At Heavy Rains</i>								
Cast Stone/Terra Cotta	10%			LIFE	**			
Ceramic Tile	3%			2035	**	5	\$2,200	
Masonry: Brick	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$2,200	
Plaster	55%			LIFE	**	5	\$12,300	
SGFT/Glazed Masonry	2%			LIFE	**			
Wood	10%			LIFE	**	5	\$29,900	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2037	**	5	\$14,400	
AcousTileSusp.Lay-In	5%			2037	**	5	\$5,800	
Exposed Struc: Concrete	5%	Now	\$47,000	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B10-b S</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B10-b S</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B10-b S Water Infiltration At Heavy Rains</i>								
Glass: Susp Panels	10%			LIFE	**			
Plaster	15%	Now	\$14,300	LIFE	**	5	\$10,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 3rd Floor Landing Above Main Stair</i>								
Plaster	55%			LIFE	**	5	\$39,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$4,100	2052	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Missing Baluster On East Side Of Courtyard</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : This Is Actually A Precast Concrete Balustrade.</i>								
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : These Are Actually Precast Concrete Blocks</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%	Now	\$21,700	2045		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Areaway Slab On Schuyler Street</i>								
Pavers/Stone	25%	Now	\$172,800	2041		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Entry Stair</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entry Stair</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entry Stair</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Main Entry Stair</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entry Stair</i>								
<i>Explanation : These Are Actually Limestone Stair Treads</i>								
Pavers/Stone	50%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	4+	\$3,500	2052		**	5	\$200
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052		**	5	\$1,700
Raceway								
Conduit	100%			2052		**	1	
Panelboards								
Molded Case Bkrs	100%			2048		**	5	\$1,700
Wiring								
Thermoplastic	100%			2052		**	1	
Motor Controllers								
Locally Mounted	100%			2045		**	5	\$400
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Room</i>								
<i>Explanation : Ground Bar Observed</i>								

Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$19,400	
Lighting								
Interior Lighting								
Fluorescent	85%			2032	\$887,700	10	\$49,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	10%			2027	\$104,400	10	\$5,800	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	**	1-3	\$11,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Provided From Adjacent Borough Hall Building</i>						
Distribution								
Steam Piping/Pump	100%			2042	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam Traps Installed In 2020.</i>						

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	70%			2030	\$392,900	1	\$14,300	
No Component	30%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Basement, Mezzanine And Attic</i>							
	<i>Explanation : See Air Conditioning Section For Air Handlers. Units Utilized Steam For Heating.</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Split Unit	5%			2040	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Room 207</i>							
	<i>Explanation : Unit Installed In 2020.</i>							
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		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement, Mezzanine And Attic</i>							
	<i>Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Basement.</i>							
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2032	\$44,700	2	\$13,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof And Courtyard</i>							
	<i>Explanation : 3 Units In Courtyard. 1 Unit On Mezzanine, 8 Units On The Roof.</i>							
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$10,600	
No Component	70%							
Exhaust Fans								
Interior	20%			2032	\$60,900	2	\$400	
Roof	10%			2032	\$13,300	2	\$200	
Wall Unit	1%			2032	\$300	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Water Main Room</i>							
	<i>Explanation : 1 Unit</i>							
No Component	69%							
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	70%			2032	\$617,100	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.</i>								
Galvanized Steel	30%			2030	\$262,900	1		
Water Heater With Tanks								
Electric	1%			2027	\$300	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : 1 Small Unit Serving One Bathroom Only.</i>								
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		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Custodian Supply Room B10-b</i>								
<i>Explanation : Cracked And Leaky Pipe</i>								
Backflow Preventer								
Generic	100%			2037	**	1	\$3,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Water Main Service Room, Ladies Locker Room</i>								
<i>Explanation : 2 Water Main Services Each With A Backflow Preventer.</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$33,000	
Sprinkler								
No Component	75%							
Generic	25%			2042	**	1-2	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler System Serves Basement.</i>								

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Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : SUN BUILDING
Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.
Borough : MANHATTAN **Agency's Number** : 312-146
Program / Asset # : DGS0014.000 / 2055 **Yr Built/Renovated** : 1845 / 2002
Area Sq Ft : 294,218 **Project Type** : REAL PROPERTY
Date of Survey : 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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	3%	0-2	\$17,400	LIFE		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storefront Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storefront Facades</i>								
Copper/Terne	8%	Now	\$61,700	2050		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th And 7th Floors</i>								
<i>Explanation : Located In Interior Courtyard</i>								
Fiberglass Panel	2%			2043		**	5	\$14,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>								
Masonry: Brick	10%			LIFE		**	5	\$19,800
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	71%			LIFE		**	5	\$105,600
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Storefront, All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>								
Metal Panel	3%			2050		**	5-10	\$40,900
<i>Deformed/Dented, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reade Street Elevation</i>								
<i>Explanation : Basement Windows</i>								
Metal Coiling Doors	3%			2035		**	5	\$18,600
Windows								
Aluminum	2%			2046		**	5	\$1,200
Metal Louvers	3%			2039		**	10	\$11,500
Steel	3%			2046		**	5	\$23,000
Wood	92%	0-2	\$178,400	2046		**	5	\$282,100
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Casings - Exterior Facades</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	10%			LIFE	* *	5	\$1,200	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>								
Metal Cornice	15%			2065	* *	10	\$5,900	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>								
Metal Panel	5%			2050	* *	5	\$2,300	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	60%			2043	* *	5-10	\$131,300	
Metal Rail	10%			2035	* *	5-10	\$21,900	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	15%			2045	* *	10	\$34,200	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	75%			2030	\$811,400	10	\$68,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repair In Progress</i>								
Skylight, Metal/Glass	10%	Now	\$55,600	2050	* *			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair On 7th Floor</i>								
Soffits								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Scaffolding Does Not Allow Observation</i>								
Interior								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Carpet	20%	Now	\$338,400	2029	\$1,691,900	3	\$132,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices At 3rd And 4th Floors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Offices At 3rd And 4th Floors</i>								
Cast in Place Concrete	10%	Now	\$203,400	LIFE	**	5	\$96,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub-basement / Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub-basement / Basement</i>								
Ceramic Tile	5%			2033	\$1,348,400	5	\$22,000	
Marble Panels	5%	0-2	\$157,400	LIFE	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridors And Lobby</i>								
Terrazzo	15%			LIFE	**	5	\$51,600	
Vinyl Tile	40%	Now	\$264,300	2030	\$5,285,300	3	\$66,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices At 3rd And 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices At 3rd And 4th Floor</i>								
Wood	5%	2-4	\$28,500	2045	**	5	\$20,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office On 3rd Floor</i>								
Interior Walls								
Cast in Place Concrete	2%	Now	\$259,100	LIFE	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chiller Room, Sublevel Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Explanation : Corrosion On Steel Columns</i>								
Glazed Ceramic Panel	20%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$141,200	
Masonry: Brick	10%	Now	\$405,600	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade Street</i>								
Plaster	5%	Now	\$10,400	LIFE	**	5	\$5,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridor Outside Chief Engineer Office</i>								
Plaster	3%			LIFE	**	5	\$3,500	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	15%			2035	**	5	\$66,100	
AcousTileSusp.Lay-In	55%			2035	**	5	\$242,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offices At 3rd And 4th Floors</i>								
Exposed Struc: Concrete	10%	Now	\$143,300	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chiller Room</i>								
Masonry: Vault Struct	5%	Now	\$84,100	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault - Reade Street</i>								
Plaster	15%	Now	\$43,600	LIFE	**	5	\$41,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor Leading To Loading Docks</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$14,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main Disconnect Switch.</i>								
Transformers								
Dry Type	100%			2043	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Three 45 Kilovolt-ampere 208 High Voltage - 208/120 Low Voltage</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2050	**	5	\$800	
Molded Case Bkrs	40%			2050	**	5	\$3,100	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Electrical							
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 Drive	30%		2043	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Engineers Office</i>					
		<i>Explanation : Most Of The Controllers Are Monitored By Building Management System</i>					
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Automatic	100%		2043	**	1	\$90,500	
Generators							
Diesel	100%		2039	**	1	\$113,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Generator Room Sub-basement</i>					
		<i>Explanation : One 450 Kilowatt</i>					
Batteries							
Lead/Acid	100%		2024	\$2,700	5	\$10,900	
Fuel Storage							
Day Tank	50%		2046	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Generator Room Sub-basement</i>					
		<i>Explanation : The Tank Capacity Is 125 Gallons.</i>					
Main Tank	50%		2058	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Sub-basement</i>					
		<i>Explanation : The Tank Is Rated 550 Gallons.</i>					
Lighting							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2035	**	10	\$215,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2035	**	10	\$27,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : New LED Lights Have Been Installed In The Garage Area.</i>								
Egress Lighting Emergency, Service Exit, LED	60%			2035	**	1		
	40%			2058	**	1		
Exterior Lighting HID	100%			2035	**	10	\$900	
Alarm								
Security System No Component Generic	95%							
	5%			2035	**	1	\$5,500	
Fire/Smoke Detection No Component Generic, Digital	70%							
	30%			2035	**	1-3	\$54,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam Electricity	98%			2050	**	1		
	2%			2050	**	1		
Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	60%			2039	**			
	40%			2033	\$76,900	5	\$7,000	
Distribution Hot Wtr Piping/Pump Hot Wtr Piping/Pump	80%			2046	**	4	\$11,600	
	10%	Now	\$3,500	2046	**	4	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Central Plant Steam Piping/Pmp	10%			2040	**	4	\$2,200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Unit Heater - Steam	2%			2035	**	4	\$500	
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under Air Conditioning</i>								
No Component	18%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms On Each Floor</i>								
<i>Explanation : Air Handlers Are Covered Under Air Conditioning System</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2033	\$6,515,600	1	\$318,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$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								
Brass/Copper	25%			2040	**	1		
Galvanized Steel	75%			2035	**	1		
Water Heater With Tanks								
Electric	100%			2025	\$25,700	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Multiple Units Range From 6 To 50 Gallons Each.</i>								
HW Heat Exchanger								
No Component	80%							
No Component	20%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	90%			LIFE	**	1	
	Cast Iron	10%	Now	\$5,600	LIFE	**	1	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
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	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Freight Unit From Sub-basement to 8th Floor, Passenger Unit From 1st to 7th Floor</i>								
<i>Explanation : One Freight Unit And 5 Passenger Units</i>								
Fire Suppression								
Standpipe	Generic	100%			2050	**	1-5	\$148,300
Sprinkler	Generic	100%			2050	**	1-2	\$82,400
Fire Pump	Generic	100%			2039	**	1	\$54,900

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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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2065	**	10	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At 7th Floor</i>								
<i>Explanation : Copper Detailing Is At 7th Floor And Above</i>								
Masonry: Granite	72%	0-2	\$463,300	LIFE	**	5	\$135,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Elements - Interior Courtyard</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 85%</i>								
<i>Location : All Exterior Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
Masonry: Granite	23%			LIFE	**	5	\$43,300	
Windows								
Wood	100%	Now	\$2,522,300	2055	**	5	\$332,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Parapets								
Masonry: Granite	40%			LIFE	**	5	\$7,600	
Metal Panel	60%			2040	**	5	\$34,900	
Roof								
Copper/Terne	5%	Now	\$1,900	2058	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%</i>								
<i>Location : 6th Floor Cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Courtrooms From 6th Floor Cornice</i>								
Metal Panel	3%	Now	\$2,100	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th Floor Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor Records Room</i>								
<i>Explanation : Dormer Windows</i>								
Modified Bitumen	30%	2-4	\$3,200	2025			\$161,300	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	27%			2050	**	10	\$40,800	
Slate	35%			LIFE	**			

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Masonry: Granite	70%			LIFE	**	5		
Pre-Cast Concrete	30%			LIFE	**	5		
Interior								
Floors								
Carpet	5%	Now	\$58,100	2026	\$290,700	3	\$22,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Judges Chamber 510</i>								
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	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd - 5th Floor Lobbies</i>								
Marble Panels	15%	2-4	\$324,500	LIFE	**	5	\$34,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Treads, Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Treads, Various Locations</i>								
Terrazzo	15%	2-4	\$92,200	LIFE	**	5	\$35,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8th Floor Hallway.</i>								
Vinyl Tile	15%			2038	**	3	\$17,000	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$22,000	
Masonry: Brick	10%	Now	\$440,800	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Wall Along Center Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Wall Along Center Street</i>								
Metal Panel	5%			LIFE	**			
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Radiator Covers Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Radiator Covers Throughout</i>								
<i>Explanation : Radiator Covers Are Un-supported And Not Installed</i>								
Marble Panels	13%	Now	\$1,372,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Treatments At Doors - 1st Floor And Basement Level</i>								
Plaster	17%	Now	\$82,500	LIFE	**	5	\$37,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive</i>								
Plaster	52%			LIFE	**	5	\$114,600	
Ceilings								
AcousTile,Adhered	5%	4+	\$18,100	2035	**	5	\$13,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Office</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$25,900	
Mosaic Tile	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Elevator Lobby</i>								
<i>Explanation : Under Repair, Scaffolding In Place.</i>								
Plaster	20%	Now	\$85,600	LIFE	**	5	\$64,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Court Room Ceiling</i>								
Plaster	55%	Now	\$188,300	LIFE	**	5	\$178,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement Ceiling</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 7th Floor Storage And Toilets</i>								
Under Construction	10%							
Site Enclosure								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050		**		
	<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Retaining Walls								
Masonry: Fieldstone	100%			2040		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Area Ways Throughout</i>							
	<i>Explanation : Material Is Granite</i>							
<hr/>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$33,800	2035		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Elk And Reade Streets</i>							
<hr/>								
On-Site Walkways								
Masonry: Granite	100%	Now	\$3,400	LIFE		**		
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Entrance Stairs</i>							
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$73,100	5	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement Electrical Room</i>							
	<i>Explanation : There Are Two 2,000 Ampere Main Disconnect Switches In Satisfactory Condition.</i>							
Fused Disc Sw	30%			2030	\$31,300	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Electrical Room</i>							
	<i>Explanation : There Is One 1,600 Ampere Main Disconnect Switch In Satisfactory Condition.</i>							
<hr/>								
Transformers								
Dry Type	100%			2035		**	5	\$700
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2030	\$395,500	5	\$700	
Fused Knife Sw	20%	Now	\$98,900	2060		**	5	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Obsolete Switchboard Equipment.</i>							
<hr/>								
Raceway								
Conduit	10%			2050		**	1	
Conduit	90%			2030	\$446,400		1	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
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	80%	2-4	\$590,700	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	30%	4+	\$10,100	2028	\$202,700	5	\$200	
<i>Cracked Case, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Motor Control Center	65%			2028	\$616,500	5	\$3,600	
Variable Frequency Drive	5%			2047	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Custodian Engineer Office</i>								
<i>Explanation : All Controllers Monitored By Building Management System</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
Lighting								
Interior Lighting								
Fluorescent	53%			2025	\$1,771,100	10	\$98,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-12</i>								
Fluorescent	8%			2038	**	10	\$14,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	7%			2030	\$233,900	10	\$13,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Books Storage Area And Corridors.</i>								
Incandescent	30%			2035	**	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Court Rooms, Corridors And Lobby</i>								
<i>Explanation : There Are Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors.</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 105</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	60%			2025	\$221,200	10	\$29,300	
Exit, Service	40%			2025	\$37,900	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

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

Lighting

Exterior Lighting

Incandescent

20%

2025

\$235,400

2

\$100

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

Location : Main Entrance

Explanation : 8 (Pole Mounting Type)

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

Mechanical

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

Heating

Energy Source

Utility Steam

80%

2040

**

1

HTHW/HW

20%

2040

**

1

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

Location : Basement, 2nd Floor And 5th Floor

Explanation : Hot Water Supplied From Nearby Building On Centre Street

Conversion Equipment

Pres. Reducing Valve/LP

80%

2033

\$105,800

5

\$9,600

Steam

No Component

10%

Other Observation, Extent : Light, Area Affected : 0%

Location : Sub-basement

Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.

No Component

10%

Other Observation, Extent : Light, Area Affected : 0%

Location : Basement, 2nd Floor And 5th Floor

Explanation : Hot Water From Centre Street Feeding Fan Coils. No Conversion Equipment

Distribution

Hot Wtr Piping/Pump

20%

2038

**

4

\$2,000

Central Plant Steam

80%

2040

**

4

\$12,000

Piping/Pmp

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	5%			2035	**	1	\$6,300	
Air Handler	10%			2025	\$372,000	1	\$12,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Convector/Radiator	80%			2035	**	1	\$52,300	
Fan Coil Unit/Heat	5%			2035	**	1	\$3,300	
Air Conditioning								
Energy Source								
District Chilled Water	20%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Centre Street Building</i>								
<i>Explanation : Serves 2nd Floor Air Handling Unit Only And Chillers Cooling Towers Abandoned In Place</i>								
Electricity	80%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2025	\$1,944,100	1	\$56,300	
<i>Not in Service, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement, Chilled Water Is Presently Being Provided From One Centre Street</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Exterior Pkg Unit - Cooling	2%			2030	\$48,200	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Unit Feeding Partial 8th Floor</i>								
Window/Wall Unit	20%			2024	\$166,400	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Serviced By Others</i>								
No Component	18%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2050	**	4	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement To Roof</i>								
<i>Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps</i>								
No Component	70%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Water Cooling Tower	12%			2028	\$109,200	2	\$24,400
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : The Cooling Tower Is Presently Not In Service</i>						
	Water Cooling Tower	8%			2031	\$72,800	2	\$16,300
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Cooling Tower Is Not In Service</i>						
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$112,800
Exhaust Fans								
	Roof	10%	0-2	\$42,600	2040	**	2	\$500
		<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
		<i>No Water Meter, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$30,000
Sanitary Piping								
	Cast Iron	5%			LIFE	**	1	
	Cast Iron	95%			LIFE	**	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
	Cast Iron	95%			LIFE	**	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Cast Iron	5%	Now	\$23,200	LIFE	**	1	
		<i>Damaged, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Sixth Floor, Probable Defective Roof Drains</i>						
Sump Pump(s)								
	Submersible	100%			2024	\$6,800	4	\$6,400
Sewage Ejector(s)								
	Electric	100%			2030	\$115,000	4	\$8,000
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Duplex</i>						

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 8th Floor</i>						
		<i>Explanation : 4 Units</i>						
Hydraulic	10%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2040		**	1-5	\$102,000
Sprinkler								
No Component	99%							
Generic	1%			2040		**	1-2	\$600
Fire Pump								
Generic	100%			2026	\$209,700		1	\$37,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Workshop</i>						

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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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	\$5,700	LIFE	**	5	\$3,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Wall To Basement</i>								
Masonry: Limestone	85%	2-4	\$865,600	LIFE	**	5	\$101,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	2%			2043	**	1		
Metal Panel	1%			2043	**	5-10	\$10,900	
Granite Panels	10%	2-4	\$159,200	LIFE	**	5	\$11,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade And Cheek Walls Of Main Stairs</i>								
Windows								
Steel	20%			2041	**	5	\$94,400	
Wood	80%			2041	**	5	\$302,100	
Parapets								
Masonry: Marble	95%			LIFE	**	5-10	\$265,700	
Metal Rail	5%			2038	**	5-10	\$20,700	
Roof								
Cast in Place Concrete	5%	Now	\$19,500	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sidewalk Over Steam Room In Basement</i>								
Metal, Corrugated	75%			2038	**	1		
Metal Panel	5%			2038	**	10	\$9,800	
Skylight, Metal/Glass	15%	Now	\$368,300	2043	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Rotunda</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2029	\$1,126,300	3	\$117,300	
Cast in Place Concrete	10%	0-2	\$108,300	LIFE	**	5	\$51,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor Mechanical Room And Basement</i>								
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	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
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%			LIFE	**	10	\$19,400	
Masonry: Brick	5%	Now	\$535,800	LIFE	**			
<i>Efflorescence, Extent : Light, Area Affected : 50%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
Granite Panels	5%			LIFE	**	10	\$5,200	
Plaster	10%			LIFE	**	5-10	\$22,000	
Plaster	35%			LIFE	**	5-10	\$77,100	
Wood	5%			LIFE	**	5	\$103,600	
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$33,700	
Exposed Struc: Concrete	5%	Now	\$182,900	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Explanation : Corroded Steel Angle</i>								
Exposed Struc: Steel	2%	Now	\$23,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room And Outside Trash Elevator</i>								
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%	Now	\$89,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steam Room And Adjacent To Trash Elevator</i>								
Metal Panel	2%	Now	\$133,400	LIFE	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beneath Main Stairs</i>								
Plaster	53%			LIFE	**	5-10	\$204,700	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2043	**			
Iron Picket	60%			2053	**			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$127,600	2042	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sidewalk Along Chambers Street</i>								
<i>Explanation : Loose Stone Panels</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

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

Site Pavements

On-Site Walkways

Pavers/Stone	80%			2042	**			
Pavers/Stone	20%	Now	\$313,600	2042	**			

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%
Location : Front Stairs

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2043	**	5	\$700	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch 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	
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Wiring

Busway	5%			2038	**	1		
Thermoplastic	95%			2043	**	1		

Motor Controllers

Locally Mounted	50%			2038	**	5	\$500	
Variable Frequency Drive	50%			2038	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$4,600	
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Stand-by Power

Transfer Switches

Automatic	100%			2038	**	1	\$48,200	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement
Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building

Generators

Diesel	100%	Now	\$1,800	2036	**	1	\$54,600	
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Not in Service, Extent : Moderate, Area Affected : 2%
Location : Generator Number Two Is Not In Service Due To A Leaking Radiator, Battery Charger And Batteries Not Operational. Generator Room And Roof Enclosure

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%	Now	\$100	2028	\$2,700	5	\$2,900	
<i>Not Functioning, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Generator Room In Basement</i>								
<hr/>								
Fuel Storage								
Day Tank	50%			2041	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 100 Gallon Capacity</i>								
<hr/>								
Main Tank	50%			2048	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallon Capacity</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	80%			2033	\$2,323,100	10	\$115,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Fluorescent	20%			2033	\$580,800	10	\$28,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2033	\$52,400	1		
Exit, LED	50%			2048	**	1		
<hr/>								
Alarm								
Security System								
Generic	100%			2033	\$319,500	1	\$58,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior And Exterior Spaces</i>								
<i>Explanation : Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	\$439,000	1-3	\$99,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells</i>								

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	30%			2043	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Steam From Con Edison</i>							
HTHW/HW	70%			2053	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : From One Centre Street Municipal Building</i>							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$2,000	2036	**	5	\$4,700	
	<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Flash Tank</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Steam Room</i>							
	<i>Explanation : 2 Heat Exchangers, Controls Inaccessible.</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$18,600	2049	**	4	\$7,700	
	<i>Corroded, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Basement Valves</i>							
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			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Software Obsolete</i>							
Air Conditioning								
Energy Source								
District Chilled Water	100%			2053	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : From Adjacent One Centre Street - Municipal Building</i>							
Conversion Equipment								
Window/Wall Unit	2%			2028	\$12,900	1		
No Component	98%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$7,700	
Terminal Devices								
Air Handler/Cool/Ht	80%			2033	\$52,800	1	\$77,500	
Fan Coil - 2 Pipe	20%			2033	\$20,800	1	\$10,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$138,300	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	100%			2038	**	2	\$4,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
HW Heat Exchanger								
Steam Fired	100%			2053	**	4	\$23,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$34,100	2043	**	4	\$3,300	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
Generic	100%			2038	**	1	\$9,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Services, One Domestic And Two Fire Protection</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor</i>						
		<i>Explanation : Four Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement To Ground Floor</i>						
		<i>Explanation : One Freight Unit. Hydraulic Fluid Leaking From The Pump Room In Basement</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$79,000	
Sprinkler								
No Component	40%							
Generic	60%			2053	**	1-2	\$26,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement, First, Fourth And Attic</i>						
		<i>Explanation : No Sprinkler For Second And Third Floors</i>						
Fire Pump								
Generic	100%			2042	**	1	\$29,300	

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

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*** 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 : PIER AT 44TH DRIVE
Address : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS004.000 / 14020 **Yr Built/Renovated** :
Area Sq Ft : 6,640 **Project Type** : REAL PROPERTY
Date of Survey : 22-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 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	



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
PIER AT 44TH DRIVE
Asset # : 14020

Piers System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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
				<i>Missing Coating, Extent : Light, Area Affected : 5%</i>			
				<i>Location : Isolated Areas</i>			
Electrical							
Lighting Fixture							
Incandescent	100%			2026			
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>			
				<i>Location : 6 Light Fixtures</i>			
				<i>Explanation : Other</i>			

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

Print Date : 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 # : DCAS001.000 / 14015 **Yr Built/Renovated** :
Linear Ft : 1,376 **Project Type** : REAL PROPERTY
Date of Survey : 18-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 16109 **Lot** : 47 **BIN** :

CAPITAL	FY 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		



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCRETE BULKHEAD
Asset # : 14015

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural								
	Coping/Curb Concrete	100%			LIFE	**	5	\$1,300
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Intermittent Shrinkage Cracks In Coping</i>								
	Gravity Wall Concrete	30%			LIFE	**	5	\$1,700
<i>Discolor & Bleeding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Joint Between Coping And Gravity Wall</i>								
<i>Erosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Tidal Zone</i>								
	Concrete	5%	4+	\$123,200	LIFE	**	5	\$300
<i>Erosion, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Band Of Erosion With Exposed Reinforcement Approximately 25 Feet Long, 1,300 Feet From West End</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Mean Low Water Elevation And At Construction Joints, Primarily 700 - 910 Feet From West End</i>								
	Not Accessible	65%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Concrete	100%			2040	**	5	\$15,700
Deck Elements								
	Railing							
	Aluminum	100%			2029	\$355,300		

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

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** 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 # : DGS0025.010 / 14652 **Yr Built/Renovated** :
Linear Ft : 500 **Project Type** : REAL PROPERTY
Date of Survey : 03-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2467 **Lot** : 1 **BIN** :

CAPITAL	FY 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	\$68,600			\$100
Importance Code C				
Total	\$68,600			\$100



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE
Asset # : 14652

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment Stone	100%	Now	\$384,800	LIFE	**	5	\$3,000	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Top Of Revetment Is Generally Below Mean High Water</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : From 150 To 250 Feet From South End The Revetment Consists Of Small Crib Stone From A Collapsed Pier</i>								
<i>Explanation : Inadequate Stone</i>								
<hr/>								
Backfill								
Fill								
Topsoil	80%	Now	\$87,400	2071	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Southern 150 Feet And Northern 250 Feet</i>								
Not Accessible	20%							
<hr/>								
Surface								
Asphalt	20%			2034	**	5	\$1,100	
Asphalt	80%	Now	\$44,500	2046	**	5	\$2,300	
<i>Sinkhole, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Intermittent Across Southern 150 Feet And Northern 250 Feet</i>								
<hr/>								
Deck Elements								
Railing								
Fencing	100%	Now	\$23,500	2036	**	3	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Entire Asset Due To Foundation Displacement</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Foundations Exposed And Undermined In Southern 150 Feet And Northern 250 Feet</i>								

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

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

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

Print Date : 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
Program / Asset # : DCAS012.000 / 15002 **Yr Built/Renovated** : 2018 / 2018
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				



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY RETAINING WALL
Asset # : 15002

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	100%			LIFE	**	5	\$2,200
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Full Length</i>								
	Revetment Stone	100%			LIFE	**	5	\$3,200
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Full Length</i>								
Backfill								
	Fill Not Accessible	100%						
	Surface Asphalt Pavers	90%			2043	**	5	\$5,500
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Southern 480 Feet</i>								
	Under Construction	10%						
Deck Elements								
	Railing Steel	100%			2029			\$314,500
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Full Length</i>								
Electrical								
	Lighting Fixture Incandescent	100%			2025			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Full Lungth</i>								

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

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

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Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : GRAVITY WALL W/REVTMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS005.000 / 14025 **Yr Built/Renovated** :
Linear Ft : 903 **Project Type** : REAL PROPERTY
Date of Survey : 07-Jul-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4613 **Lot** : 1 **BIN** :

CAPITAL	FY 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	\$77,300	\$4,400		
Importance Code C				
Total	\$77,300	\$4,400		



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Concrete	90%			LIFE	**	5	\$800
<i>Displaced Elements, Extent : Moderate, Area Affected : 22%</i>								
<i>Location : Above Tilting Stone Wall</i>								
	No Component	10%						
Gravity Wall								
	Concrete	10%			LIFE	**	5	\$400
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Western 80 Feet Of Asset</i>								
	Stone	45%	4+	\$411,000	LIFE	**	5	\$34,400
<i>Missing Block Seal, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Widespread</i>								
	Stone	15%	Now	\$137,000	LIFE	**	5	\$11,500
<i>Missing Part, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 86, 303, 710, 837, And 898 Feet From South End</i>								
	Stone	30%	2-4	\$548,000	LIFE	**	5	\$23,000
<i>Missing Part, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 277, 369, 533, And 872 Feet From South End</i>								
<i>Tilting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 570 To 761 Feet From South End</i>								
Revetment								
	Stone	90%	Now	\$625,500	LIFE	**	5	\$4,900
<i>Missing Part, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Inadequate Stone Coverage Along Entire Stone Gravity Wall</i>								
	No Component	10%						
Backfill								
Fill								
	Topsoil	15%	Now	\$29,600	2071	**		
<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Voids Around Approximately Half Of Rail Posts</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : At Failed Gravity Wall Locations: 86, 303, 710, 837, And 898 Feet From South End</i>								
<i>Explanation : Fill Loss</i>								
	Not Accessible	85%						
Surface								
	Asphalt	85%			2040	**	5	\$8,800
	Asphalt	15%	0-2	\$15,100	2046	**	5	\$800
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : At Failed Gravity Wall Locations</i>								
<i>Explanation : Undermining</i>								
Deck Elements								

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Railing								
Timber	73%	4+	\$32,700	2025	\$108,900			
	<i>Rotting/Splitting, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Widespread Missing Coating And Dry Rot</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Approximately Half Of Railing Post Foundations</i>							
	<i>Explanation : Voids</i>							
Timber	20%	4+	\$29,800	2026	\$29,800			
	<i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Several Areas In Northern Half Totaling 197 Feet</i>							
Timber	7%	Now	\$10,400	2026	\$10,400			
	<i>Broken, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : 13, 307, 461, And 875 Feet From South End</i>							

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

Print Date : 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 # : DGS0066.000 / 13943 **Yr Built/Renovated** :
Linear Ft : 595 **Project Type** : REAL PROPERTY
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	\$35,600			
Importance Code C				
Total	\$35,600			



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

REVTMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Revetment Stone	100%	Now	\$457,900	LIFE	**	5	\$3,600	1
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inadequate Armor Stone Along Entire Length</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backfill Fill Topsoil	100%	Now	\$130,000	2070	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								
Surface Topsoil	100%	Now	\$35,600	2030	\$59,300	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								

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

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

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

Print Date : 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	\$43,400			
Importance Code C				
Total	\$43,400			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13945

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	35%			LIFE	**	5	\$700	
Stone	65%	Now	\$160,100	LIFE	**	5	\$1,200	
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inadequate Revetment Height Along Arden Avenue</i>								
Backfill								
Fill								
Topsoil	100%	Now	\$69,900	2070	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Top Of Revetment For Full Length Of Asset</i>								
Surface								
Asphalt	65%	Now	\$23,100	2045	**	5	\$1,200	1
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Arden Avenue</i>								
Topsoil	35%	Now	\$6,700	2030	\$11,200	5	\$300	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Top Of Revetment For Full Length Of Asset</i>								
Deck Elements								
Railing								
Guard Rail	65%	Now	\$13,600	LIFE	**			
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Failed Railing Due To Erosion Along Arden Avenue</i>								
No Component	35%							

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

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

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

Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : REVETMENT #3
Address : ALONG BANK STREET FROM WESTERVELT AVE EAST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0063.000 / 13929 **Yr Built/Renovated** :
Linear Ft : 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	\$27,800	\$10,200		
Importance Code C				
Total	\$27,800	\$10,200		



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT #3
Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	60%	4+	\$92,400	LIFE	**	5	\$700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Intermittent Locations Along Revetment</i>								
<i>Explanation : Insufficient Stone</i>								
Stone	40%	Now	\$61,600	LIFE	**	5	\$500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Missing Stone At Western Half Of Asset</i>								
Backfill								
Fill								
Topsoil	50%	Now	\$21,800	2070	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Behind Revetment</i>								
Not Accessible	50%							
Surface								
Topsoil	50%	Now	\$6,000	2030	\$10,000	5	\$200	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Western Half Of Asset</i>								
Topsoil	50%			2025	\$10,000	5	\$500	

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

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

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

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 : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCAS013.000 / 15218 **Yr Built/Renovated** :
Linear Ft : 192 **Project Type** : REAL PROPERTY
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 6491 **Lot** : 412 **BIN** :

CAPITAL	FY 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			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVETMENT NORTH OF SW BKLYN MTS
Asset # : 15218

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Asphalt Remnants	50%	Now	\$3,500	LIFE	**	5	\$100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Across Entire Asset</i>								
Concrete	50%	Now	\$60,100	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Across Entire Asset</i>								
<i>Explanation : Erosion</i>								
Backfill								
Fill								
Topsoil	25%	Now	\$10,500	2072	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Across Entire Asset</i>								
Not Accessible	75%							
Surface								
Topsoil	25%	Now	\$2,900	2032	\$4,800	5	\$100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Across Entire Asset</i>								
No Component	75%							

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

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

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

Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : REVETMENT WEST OF HOME DEPOT GOWANUS BAY
Address : HAMILTON AVE MTS SOUTH TO 19TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.030 / 14948 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : REAL PROPERTY
Date of Survey : 03-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 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
Bulkheads	\$29,400			
Total	\$29,400			
Importance Code A				
Importance Code B	\$29,400			
Importance Code C				
Total	\$29,400			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT WEST OF HOME DEPOT GOWANUS BAY
Asset # : 14948

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	15%	4+	\$188,100	LIFE	**	5	\$400
				<i>Erosion, Extent : Moderate, Area Affected : 80%</i>				
				<i>Location : Tidal Zone</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Isolated Locations</i>				
	No Component	85%						
Revetment								
	Stone	70%			LIFE	**	5	\$2,900
	Stone	15%	Now	\$80,800	LIFE	**	5	\$600
				<i>Missing Part, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : 80 Feet Of Erosion And Insufficient Stone Coverage At South End Of Mooring Rack</i>				
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Trees Growing Through Revetment At Area Of Erosion</i>				
				<i>Explanation : Vegetation</i>				
	No Component	15%						
Backfill								
	Fill							
	Gravel	15%	Now	\$12,200	2047	**	5	\$100
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : South End Of Mooring Rack</i>				
				<i>Explanation : Erosion</i>				
	Not Accessible	85%						
Surface								
	Not Accessible	100%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : Limited Access To Top Of Revetment</i>				
				<i>Explanation : Heavy Vegetation</i>				
Deck Elements								
	Railing							
	Steel	8%			2027			\$32,900
	Steel	7%	Now	\$17,300	2032			\$28,800
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Impact Damage Along Northern 50 Feet Of Railing</i>				
	No Component	85%						

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

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

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

Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

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 :
Block : 1107 **Lot** : 100 **BIN** :

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		



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND TERMINAL LLC REVETMENT
Asset # : 13936

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Gravity Wall								
	Concrete	70%			LIFE	**	5	\$400
	Concrete	20%	0-2	\$111,100	LIFE	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : At Center Of Asset</i>								
<i>Explanation : Rotating Elements</i>								
	Concrete	10%	Now	\$55,500	LIFE	**	5	\$100
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At Eastern End Of Asset</i>								
Revetment								
	Stone	30%	0-2	\$35,800	LIFE	**	5	\$300
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Locations</i>								
	Stone	70%			LIFE	**	5	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Length Of Asset</i>								
<i>Explanation : Inadequate Revetment</i>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Topsoil	100%			2025	\$15,400	5	\$700
<i>Settlement, Extent : Light, Area Affected : 25%</i>								
<i>Location : Behind Block Wall</i>								

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

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

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

Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD
Address : 2541 RICHMOND TERRACE AT FOOT OF MORNINGSTAR RD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0065.000 / 13937 **Yr Built/Renovated** :
Linear Ft : 126 **Project Type** : REAL PROPERTY
Date of Survey : 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			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD
Asset # : 13937

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	70%	4+	\$43,600	LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Tidal And Splash Zones</i>							
Not Accessible	30%							
Pile Caps								
Concrete	75%	4+	\$28,900	LIFE	**	5	\$300	
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corner Spalling Along Entire Length Of Pile Cap</i>							
Concrete	15%	Now	\$5,800	LIFE	**	5	\$100	
	<i>Spalling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Areas</i>							
Not Accessible	10%							
Backfill								
Fill								
Topsoil	5%	Now	\$800	2058	**			
	<i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : At Eastern End Of Asset</i>							
Not Accessible	95%							
Surface								
Gravel	5%	Now		2039	**	2-5		
	<i>Sinkhole, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Eastern End Of Asset</i>							
Gravel	95%			2039	**	2-5	\$400	

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

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

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

Print Date : 14-Oct-2022

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2023

Asset Name : STEEL SHEET PILE BULKHEAD GRAVITY WALL
Address : B 128TH ST ALONG BEACH CHANNEL TO B 141ST ST, ROCKAWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS003.000 / 14018 **Yr Built/Renovated** :
Linear Ft : 3,240 **Project Type** : REAL PROPERTY
Date of Survey : 16-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 16241 **Lot** : 200 **BIN** :

CAPITAL	FY 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		



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD GRAVITY WALL
Asset # : 14018

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Gravity Wall								
	Concrete	5%			LIFE	**	5	\$700
	No Component	90%						
	Not Accessible	5%						
Revetment								
	Stone	10%			LIFE	**	5	\$1,900
	No Component	90%						
Sheet Piles								
	Steel	40%			LIFE	**		
	No Component	10%						
	Not Accessible	50%						
Pile Caps								
	Concrete	90%			LIFE	**	5	\$8,800
	<i>Spalling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Regularly Spaced Locations In Face Of Pile Cap Due To Formwork</i>							
	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
	<i>Cracking, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Intermittently Along Entire Asset</i>							
	<i>Settlement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Intermittently Along Entire Asset</i>							
	Concrete	5%	Now	\$73,600	2046	**	5	\$900
	<i>Settlement, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Multiple Locations Primarily In Eastern 1,500 Feet Of Asset</i>							
	Concrete	15%			2034	**	5	\$5,500
Deck Elements								
Railing								
	Steel	99%			2029			\$1,885,500
	Steel	1%	Now	\$11,400	2031			\$19,000
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Missing Sections Up To 4 Feet Long At 2,250 Feet, 2,708 Feet, And 2,975 Feet From East End</i>							
Parapet								
	Concrete	99%			2032			\$2,322,700
	Concrete	1%	4+	\$11,700	2032			\$23,500
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Isolated Locations, Most Notably At 2,465 Feet, 2,685 Feet, And 2,908 Feet From East End</i>							

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856**Project : REAL PROPERTY**

CAPITAL		FY 2024 - 2027		FY 2028 - 2033	
Miscellaneous Buildings		231,800		220,500	
EXPENSE		FY 2024	FY 2025	FY 2026	FY 2027
Miscellaneous Buildings		7,800	4,500	6,400	5,200
ASSET #	NAME	SQFT		CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER	4,372		452,300	23,900

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