

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,251,500 | \$2,243,200 |
| Interior Architecture | \$1,095,500 | \$1,549,900 |
| Electrical | \$80,900 | \$15,779,500 |
| Mechanical | \$309,000 | \$23,354,800 |
| Total | \$2,736,900 | \$42,927,300 |
| Importance Code A | \$1,251,500 | \$2,761,500 |
| Importance Code B | \$1,485,400 | \$39,435,800 |
| Importance Code C | | \$730,000 |
| Total | \$2,736,900 | \$42,927,300 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$61,000 | | | |
| Interior Architecture | \$188,900 | \$38,800 | | \$242,900 |
| Electrical | \$145,300 | \$133,800 | \$110,200 | \$101,200 |
| Mechanical | \$369,600 | \$296,800 | \$587,500 | \$293,200 |
| Site Enclosure | \$1,000 | | | |
| Site Pavements | \$22,600 | | | |
| Elevators/Escalators | \$88,800 | \$88,800 | \$88,800 | \$88,800 |
| Total | \$877,300 | \$558,200 | \$786,500 | \$726,200 |
| Importance Code A | \$125,300 | \$64,300 | \$65,900 | \$64,300 |
| Importance Code B | \$733,600 | \$482,100 | \$720,700 | \$661,900 |
| Importance Code C | \$18,500 | \$11,800 | | |
| Total | \$877,300 | \$558,200 | \$786,500 | \$726,200 |



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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | 30% | Now | \$188,000 | 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 | \$57,200 | 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 | \$310,000 | 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 | \$45,500 | 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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** 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 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 35% | | | 2029 | \$5,409,400 | 3 | \$755,800 | |
| Cast in Place Concrete | 10% | Now | \$251,900 | 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 | \$411,800 | 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 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 | \$1,000 | 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 | \$4,200 | 2043 | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 100% | 0-2 | \$2,200 | 2043 | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parking/Driveway | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$16,300 | 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 | \$518,300 | 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> | | | | | | | | |
| <hr/> | | | | | | | | |
| 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> | | | | | | | | |
| <hr/> | | | | | | | | |
| 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> | | | | | | | | |
| <hr/> | | | | | | | | |
| Fused Disc Sw | 90% | | | 2030 | \$1,085,200 | 5 | \$2,800 | |
| Molded Case Bkrs | 5% | | | 2040 | ** | 5 | \$1,000 | |
| <hr/> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 40% | | | 2040 | ** | 1 | | |
| Conduit | 10% | | | 2050 | ** | 1 | | |
| Conduit | 50% | | | 2030 | \$707,000 | 1 | | |
| <hr/> | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2038 | ** | 5 | \$1,700 | |
| Fused Disc Sw | 10% | | | 2029 | \$110,600 | 5 | \$1,700 | |
| Molded Case Bkrs | 30% | | | 2038 | ** | 5 | \$5,800 | |
| Molded Case Bkrs | 40% | | | 2029 | \$442,500 | 5 | \$7,700 | |
| Molded Case Bkrs | 10% | | | 2046 | ** | 5 | \$1,900 | |
| <hr/> | | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 40% | | | 2040 | ** | 1 | | |
| Thermoplastic | 10% | | | 2050 | ** | 1 | | |
| Thermoplastic | 50% | | | 2030 | \$1,092,600 | 1 | | |
| <hr/> | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 5% | | | 2028 | \$1,700 | 5 | \$200 | |
| Motor Control Center | 15% | | | 2028 | \$209,900 | 5 | \$3,000 | |
| Motor Control Center | 65% | | | 2043 | ** | 5 | \$13,000 | |
| Variable Frequency Drive | 15% | | | 2043 | ** | | | |
| <hr/> | | | | | | | | |
| 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> | | | | | | | | |
| <hr/> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2043 | ** | 1 | \$225,100 | |

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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 | |
| Stand-by Power | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2033 | ** | 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 | \$1,700 | 5 | \$27,100 | |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2038 | ** | 5 | \$66,900 | |
| <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 | \$10,600 | |
| <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 | | | | | | | | |
| Fluorescent | 28% | | | 2030 | \$1,290,300 | 10 | \$185,200 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Fluorescent | 2% | | | 2030 | \$92,200 | 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 | \$218,200 | 10 | \$34,800 | |
| Exit, LED | 10% | | | 2045 | ** | 1 | | |
| Exit, Service | 40% | | | 2030 | \$107,800 | 1 | | |
| Exit, Service | 30% | | | 2025 | \$80,900 | 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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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

\$744,700

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

\$8,498,400

1-3

\$450,900

*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%

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

\$53,300

2030

\$2,663,600

1

\$100,400

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

Air Handler

35%

2030

\$3,729,100

1

\$156,100

Convactor/Radiator

30%

2035

* *

1

\$69,900

Fan Coil Unit/Heat

10%

2030

\$1,134,800

1

\$23,300

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

95%

2033

* *

1

\$741,600

*R-134a Refrigerant, Extent : Light, Area Affected : 95%**Location : Penthouse*

Split Unit

5%

2030

\$808,700

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : Roof*

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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 | |
| Air Conditioning | | | | | | | | |
| 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 | \$161,500 | 2030 | \$8,073,000 | 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 | \$720,800 | 1 | \$11,700 | |
| Heat Rejection | | | | | | | | |
| Dry Cooler | 5% | | | 2030 | \$206,000 | 2 | \$25,100 | |
| Water Cooling Tower | 95% | | | 2031 | \$2,731,700 | 2 | \$689,700 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$402,200 | |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2030 | \$2,426,100 | 2 | \$19,900 | |
| Roof | 10% | | | 2030 | \$125,800 | 2 | \$2,200 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 30% | | | 2040 | ** | 1 | | |
| Galvanized Steel | 70% | | | 2035 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2028 | \$462,100 | 2 | \$10,500 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2035 | ** | 4 | \$23,200 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2035 | ** | 4 | \$43,700 | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2035 | ** | 1 | \$44,200 | |
| 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 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 | |

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System | Component Type | % of Total | Fail Date (Years) | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Fire Suppression | Fire Pump | | | | | | | |
| | Generic | 100% | | 2033 | ** | 1 | \$134,700 | |

*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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 : 03-May-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,14,15,16,17
Block : 134 **Lot** : 7501 **BIN** : 1082757

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$53,500 | \$197,300 |
| Interior Architecture | \$3,714,800 | \$1,220,800 |
| Electrical | \$58,100 | \$1,220,300 |
| Mechanical | \$291,300 | \$6,884,100 |
| Total | \$4,117,600 | \$9,522,500 |
| Importance Code A | \$53,500 | \$392,800 |
| Importance Code B | \$2,809,300 | \$8,882,700 |
| Importance Code C | \$1,254,800 | \$246,900 |
| Total | \$4,117,600 | \$9,522,500 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|--------------------|------------------|
| Exterior Architecture | \$68,200 | \$86,800 | | \$31,800 |
| Interior Architecture | \$17,000 | \$60,700 | \$944,600 | \$53,400 |
| Electrical | \$30,000 | \$32,100 | \$7,800 | \$6,300 |
| Mechanical | \$52,900 | \$79,900 | \$66,400 | \$17,200 |
| Elevators/Escalators | \$74,000 | \$74,000 | \$74,000 | \$74,000 |
| Total | \$242,000 | \$333,500 | \$1,092,800 | \$182,800 |
| Importance Code A | \$68,200 | \$87,400 | | \$31,800 |
| Importance Code B | \$173,800 | \$246,200 | \$1,092,800 | \$151,000 |
| Total | \$242,000 | \$333,500 | \$1,092,800 | \$182,800 |



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
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 |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 5% | | | 2049 | ** | 10 | \$29,800 | |
| Masonry: Brick | 30% | | | LIFE | ** | 5 | \$76,400 | |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 30% | | | LIFE | ** | 5 | \$57,300 | |
| Masonry: Limestone | 15% | | | LIFE | ** | 5 | \$28,600 | |
| Metal Panel | 5% | | | 2039 | ** | 5-10 | \$87,500 | |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$9,500 | |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Columns At Corner</i> | | | | | | | | |
| Stucco Cement | 5% | | | 2034 | ** | 5 | \$31,800 | |
| Window Wall | 5% | | | 2049 | ** | 5 | \$47,700 | |
| Windows | | | | | | | | |
| Aluminum | 87% | | | 2051 | ** | 5 | \$63,600 | |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Glass Block | 10% | | | LIFE | ** | 5 | \$4,600 | |
| Metal Louvers | 3% | | | 2038 | ** | 10 | \$13,700 | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 10% | | | LIFE | ** | 5 | \$6,800 | |
| Copper/Terne | 20% | | | 2049 | ** | 5 | \$8,500 | |
| Masonry: Brick | 52% | | | LIFE | ** | 5 | \$4,600 | |
| Metal Rail | 15% | Now | \$12,800 | 2034 | ** | 5 | \$9,400 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over Fourteenth Floor Roof</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over Fourteenth Floor Roof</i> | | | | | | | | |
| Slate | 3% | Now | \$7,200 | LIFE | ** | 5 | \$300 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 10% | | | 2044 | ** | 10 | \$16,100 | |
| Metal Panel | 5% | Now | \$44,100 | 2049 | ** | | | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof Appurtenances</i> | | | | | | | | |
| Modified Bitumen | 83% | | | 2034 | ** | 10 | \$53,500 | |
| Skylight, Metal/Glass | 2% | | | 2049 | ** | 10 | \$4,300 | |
| Soffits | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$4,000 | LIFE | ** | 5 | \$600 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Underside Of Roof Appurtenance</i> | | | | | | | | |
| Stucco Cement | 95% | | | 2034 | ** | 5 | \$5,600 | |

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
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 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2025 | \$903,300 | 3 | \$87,500 | |
| Cast in Place Concrete | 10% | Now | \$98,100 | LIFE | ** | 5 | \$85,000 | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Basement And Sub-basement</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$19,400 | |
| Mosaic Tile | 5% | | | 2034 | ** | 5 | \$48,600 | |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$30,400 | |
| Vinyl Tile | 15% | Now | \$601,700 | 2039 | ** | 3 | \$21,900 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i> | | | | | | | | |
| Vinyl Tile | 25% | | | 2034 | ** | 3 | \$36,400 | |
| Vinyl Tile 9" X 9" | 15% | | | 2029 | \$779,500 | 3 | \$29,100 | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 25% | | | LIFE | ** | 5 | \$112,200 | |
| Masonry: Brick | 10% | Now | \$708,200 | LIFE | ** | | | |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement And Sub-basement</i> | | | | | | | | |
| <i>Spalling, 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> | | | | | | | | |
| Marble Panels | 5% | | | LIFE | ** | | | |
| Plaster | 15% | Now | \$546,500 | LIFE | ** | 5 | \$33,700 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i> | | | | | | | | |
| Plaster | 45% | | | LIFE | ** | 5 | \$101,000 | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 15% | | | 2034 | ** | 5 | \$72,900 | |
| AcousTileSusp.Lay-In | 20% | | | 2046 | ** | 5 | \$77,700 | |
| Exposed Concrete | 5% | | | LIFE | ** | 5 | \$3,000 | |
| Masonry: Vault Struct | 15% | Now | \$1,295,700 | LIFE | ** | | | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement And Sub-basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement And Sub-basement</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement And Sub-basement</i> | | | | | | | | |
| <i>Explanation : Corroded Steel Members</i> | | | | | | | | |
| Plaster | 15% | Now | \$464,400 | 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 | \$72,900 | |

Site Enclosure

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

Estimates are rounded to the nearest hundred dollars.

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

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

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%

2049

**

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

Location : Metal Rail

Site Pavements

Public Sidewalk

Cast in Place Concrete

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

Fused Knife Sw

50%

2039

**

5

\$600

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

Location : Sub-basement

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

Fused Knife Sw

50%

2039

**

5

\$600

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

Location : Sub-basement

Explanation : One Main Service Switch Rated At 5,000 Amperes In Building 253

Switchgear / Switchboard

Fused Disc Sw

100%

2039

**

5

\$1,100

Raceway

Conduit

100%

2059

**

1

Panelboards

Fused Disc Sw

20%

2037

**

5

\$1,200

Fused Toggle Switch

10%

0-2

\$58,100

2054

**

5

\$300

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

Location : Basement

Molded Case Bkrs

70%

2037

**

5

\$4,800

Wiring

Braided Cloth

2%

2-4

\$23,700

2054

**

1

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

Location : Throughout The Building

Thermoplastic

98%

2049

**

1

Motor Controllers

Locally Mounted

100%

2034

**

5

\$1,700

Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 50% | | | LIFE | ** | 5 | \$1,900 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : In Building 253</i> | | | | | | | | |
| Generic | 50% | | | LIFE | ** | 5 | \$1,900 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : In Building 256</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 60% | | | 2029 | \$1,077,400 | 10 | \$142,900 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 10% | | | 2034 | ** | 10 | \$23,800 | |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| Under Construction | 30% | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 30% | | | 2037 | ** | 10 | \$18,800 | |
| Exit, LED | 10% | | | 2064 | ** | 1 | | |
| Exit, Battery | 30% | | | 2037 | ** | 10 | \$5,300 | |
| Under Construction | 30% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic | 20% | | | 2034 | ** | 1 | \$19,400 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lobby, Hallways</i> | | | | | | | | |
| <i>Explanation : Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 30% | | | 2037 | ** | 1-3 | \$48,000 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And 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.

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
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 | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | Now | \$2,100 | 2039 | ** | 1 | | |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Valve In Sub-basement</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Murray Street</i> | | | | | | | | |
| <i>Explanation : From Con Edison</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | | | 2032 | \$195,500 | 5 | \$15,400 | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | Now | \$65,300 | 2029 | \$1,305,500 | | | |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 70% | | | 2027 | \$1,106,400 | 1 | \$58,700 | |
| Under Construction | 30% | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors</i> | | | | | | | | |
| <i>Explanation : Under Construction</i> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2037 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Interior Pkg Unit - Cooling | 20% | | | 2027 | \$2,207,800 | 2 | \$3,200 | |
| Window/Wall Unit | 20% | | | 2024 | \$123,000 | 1 | | |
| No Component | 30% | | | | | | | |
| Under Construction | 30% | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors</i> | | | | | | | | |
| <i>Explanation : Under Construction</i> | | | | | | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 30% | | | 2039 | ** | 4 | \$5,800 | |
| CW & CHW Wtr Pipe/Pump | 10% | | | 2049 | ** | 4 | \$1,300 | |
| No Component | 60% | | | | | | | |
| Terminal Devices | | | | | | | | |
| No Component | 70% | | | | | | | |
| Under Construction | 30% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 30% | | | 2027 | \$235,300 | 2 | \$78,400 | |
| No Component | 70% | | | | | | | |
| Ventilation | | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 70% | | | LIFE | ** | 2-5 | \$101,400 |
| | Under Construction | 30% | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors</i> | | | | | | | | |
| <i>Explanation : Under Construction</i> | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| | Interior | 98% | Now | \$102,900 | 2029 | \$1,029,400 | 2 | \$6,200 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Toilet Exhaust Fans</i> | | | | | | | | |
| | Roof | 2% | | | 2034 | ** | 2 | \$200 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 80% | | | 2039 | ** | 1 | |
| | Galvanized Steel | 20% | Now | \$13,000 | 2027 | \$259,100 | 1 | |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| | Steam Fired | 100% | | | 2029 | \$470,200 | 4 | \$25,700 |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Building 256</i> | | | | | | | | |
| <i>Explanation : Under Construction</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| Sump Pump(s) | | | | | | | | |
| | Non-Submersible | 50% | | | 2029 | \$22,500 | 4 | \$2,700 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : Building 253</i> | | | | | | | | |
| | Non-Submersible | 50% | | | 2024 | \$22,500 | 4 | \$4,100 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : Building 256</i> | | | | | | | | |
| Backflow Preventer | | | | | | | | |
| | Generic | 100% | | | 2029 | \$75,000 | 1 | \$15,900 |
| Fixtures | | | | | | | | |
| | Generic | 100% | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| | Geared Traction | 100% | | | LIFE | ** | | |
| <i>Other Observation, Extent : Light, 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 | | | | | | | | |

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
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 | Standpipe | | | | | | | |
| | Generic | 100% | | | 2039 | ** | 1-5 | \$130,900 |
| | Sprinkler | | | | | | | |
| | No Component | 50% | | | | | | |
| | Generic | 50% | | | 2049 | ** | 1-2 | \$36,400 |
| | | | | <i>Other Observation, Extent : Light, Area Affected : 15%</i> | | | | |
| | | | | <i>Location : Sub-basement, Basement, 1st Floor</i> | | | | |
| | | | | <i>Explanation : Part Of The Building Only</i> | | | | |
| | Fire Pump | | | | | | | |
| | No Component | 50% | | | | | | |
| | Generic | 50% | | | 2042 | ** | 1 | \$24,300 |
| | | | | <i>Other Observation, Extent : Light, Area Affected : 50%</i> | | | | |
| | | | | <i>Location : Sub-basement At 256 Broadway</i> | | | | |
| | | | | <i>Explanation : Serves Both Buildings</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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,542,600 | \$668,800 |
| Interior Architecture | \$5,480,900 | \$31,221,400 |
| Electrical | \$831,100 | \$1,639,000 |
| Mechanical | \$5,450,100 | \$4,397,300 |
| Total | \$13,304,700 | \$37,926,500 |
| Importance Code A | \$2,129,900 | \$727,700 |
| Importance Code B | \$11,058,300 | \$37,198,800 |
| Importance Code C | \$116,500 | |
| Total | \$13,304,700 | \$37,926,500 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|------------------|------------------|--------------------|
| Exterior Architecture | \$50,900 | | \$30,600 | |
| Interior Architecture | \$960,000 | | | \$940,800 |
| Electrical | \$42,100 | \$40,700 | \$30,700 | \$30,400 |
| Mechanical | \$151,600 | \$111,700 | \$236,100 | \$133,800 |
| Site Pavements | \$12,500 | | | |
| Elevators/Escalators | \$106,600 | \$106,600 | \$106,600 | \$106,600 |
| Total | \$1,323,700 | \$259,000 | \$404,000 | \$1,211,600 |
| Importance Code A | \$52,500 | \$30,100 | \$61,400 | \$30,100 |
| Importance Code B | \$1,245,400 | \$228,900 | \$342,600 | \$1,181,500 |
| Importance Code C | \$25,900 | | | |
| Total | \$1,323,700 | \$259,000 | \$404,000 | \$1,211,600 |



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
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 | \$466,500 | 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 | \$240,400 | 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 | \$42,100 | 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 | \$606,100 | 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 | \$84,000 | 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 | |

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
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 | \$94,600 | 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 | \$51,000 | 2030 | \$255,000 | | | |
| <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 | \$934,200 | 2029 | \$18,683,800 | 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 | \$283,700 | 2033 | | ** | \$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 | \$891,900 | 2030 | \$17,838,600 | 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 | \$1,612,300 | 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> | | | | | | | | |

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
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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 10% | Now | \$116,500 | 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 | | ** | \$6,200 | |
| Gypsum Board | 38% | | | LIFE | | ** | \$37,400 | |
| Masonry: Brick | 10% | | | LIFE | | ** | | |
| Marble Panels | 2% | | | LIFE | | ** | | |
| Plaster | 35% | Now | \$25,900 | LIFE | | ** | \$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 | \$986,700 | 2028 | \$9,866,900 | 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 | \$789,400 | 2043 | | ** | \$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 Concrete | 5% | | | LIFE | | ** | \$34,000 | |
| Plaster | 25% | Now | \$800,500 | LIFE | | ** | \$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 | | ** | \$136,000 | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 4+ | \$12,500 | 2043 | | ** | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</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
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 | \$58,900 | 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 | \$565,600 | 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 | \$327,800 | 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 | \$10,700 | 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+ | \$10,000 | 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> | | | | | | | | |

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
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 | \$8,200 | 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% | | | 2023 | \$1,700 | 5 | \$11,900 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2029 | \$13,000 | 5 | \$29,700 | |
| Main Tank | 50% | | | 2033 | ** | 5 | \$4,700 | |
| 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 | \$17,700 | 1 | | |
| Exit, LED | 90% | | | 2058 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | Now | \$135,500 | 2030 | \$271,100 | | | |
| <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 | \$74,300 | 2030 | \$743,400 | 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> | | | | | | | | |

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
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 | \$587,300 | 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 | \$18,900 | 2025 | \$945,300 | 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 | \$1,006,800 | 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 | \$13,600 | 2030 | \$136,100 | 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 | \$328,000 | 4 | \$12,600 | |
| No Component | 20% | | | | | | | |

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
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 | \$339,300 | 2025 | \$3,392,800 | 1 | \$160,300 | |
| <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 6th Floor</i> | | | | | | | | |
| Fan Coil - 4 Pipe | 5% | | | 2030 | \$393,500 | 1 | \$5,200 | |
| No Component | 5% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 90% | | | 2031 | \$1,148,000 | 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 | \$956,700 | 2 | \$7,800 | |
| Roof | 20% | | | 2025 | \$111,600 | 2 | \$2,000 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galvanized Steel | 100% | 0-2 | \$73,700 | 2035 | ** | 1 | | |
| <i>Corroded, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 2% | | | 2025 | \$5,900 | 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 | \$200,900 | 2 | \$4,600 | |
| <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 | \$51,300 | 4 | \$6,800 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2030 | \$96,800 | 4 | \$12,700 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vertical Transport | | | | | | | | |

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
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 |
| 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, Two Units From 1st To 6th Floor</i> | | | | | | | | |
| <i>Explanation : 9 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| | Generic | 100% | | | 2050 | | * * | 1-5 \$167,300 |
| Sprinkler | | | | | | | | |
| | No Component | 95% | | | | | | |
| | Generic | 5% | | | 2040 | | * * | 1-2 \$4,500 |
| Fire Pump | | | | | | | | |
| | Generic | 100% | | | 2039 | | * * | 1 \$59,800 |

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

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$320,500 | |
| Interior Architecture | \$726,600 | |
| Electrical | \$132,100 | \$576,000 |
| Mechanical | \$362,600 | \$1,032,000 |
| Total | \$1,541,700 | \$1,608,000 |
| Importance Code A | \$320,500 | |
| Importance Code B | \$973,400 | \$1,608,000 |
| Importance Code C | \$247,800 | |
| Total | \$1,541,700 | \$1,608,000 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$38,400 | | \$100 | |
| Interior Architecture | \$108,700 | \$2,900 | | \$2,900 |
| Electrical | \$33,600 | \$2,000 | \$1,300 | \$1,200 |
| Mechanical | \$81,300 | \$5,800 | \$37,200 | \$5,800 |
| Site Enclosure | \$10,500 | | | |
| Site Pavements | \$5,800 | | | |
| Total | \$278,200 | \$10,600 | \$38,600 | \$9,800 |
| Importance Code A | \$42,500 | \$4,200 | \$4,400 | \$4,200 |
| Importance Code B | \$219,700 | \$3,600 | \$34,200 | \$5,600 |
| Importance Code C | \$16,000 | \$2,900 | | |
| Total | \$278,200 | \$10,600 | \$38,600 | \$9,800 |



*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
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 | \$84,000 | 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 | \$25,500 | 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 | \$6,400 | 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 | \$6,400 | 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 | \$236,500 | 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 | ** | 10 | | |
| Modified Bitumen | 35% | | | 2035 | ** | 10 | \$100 | |
| Skylight, Metal/Glass | 10% | | | 2050 | ** | 10 | \$100 | |
| Skylight, Plastic | 5% | | | 2043 | ** | 1 | | |

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
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 | \$6,700 | 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 | \$10,900 | 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 | \$42,300 | 2025 | \$141,000 | 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 | \$337,700 | 2033 | ** | 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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** 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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2039 | ** | 5 | \$5,800 | |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$10,500 | |
| Masonry: Brick | 10% | Now | \$101,500 | 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 | \$146,300 | 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 | \$33,600 | 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 | \$10,500 | 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> | | | | | | | | |

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** 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 | Priority |

Site Pavements

On-Site Walkways

| | | | | | | | | |
|------------------------|-----|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 65% | | | 2035 | ** | | | |
| Pavers/Stone | 35% | Now | \$5,500 | 2033 | ** | | | |

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 | Priority |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% | | | 2040 | ** | 5 | \$200 | |
|---------------|------|--|--|------|----|---|-------|--|

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

Location : Basement

Explanation : Two 400 Ampere Main Disconnect Switches

Raceway

| | | | | | | | | |
|---------|------|--|--|------|----------|---|--|--|
| Conduit | 100% | | | 2030 | \$97,700 | 1 | | |
|---------|------|--|--|------|----------|---|--|--|

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|----------|---|---------|--|
| Fused Disc Sw | 10% | | | 2029 | \$10,100 | 5 | \$100 | |
| Molded Case Bkrs | 90% | | | 2029 | \$90,500 | 5 | \$1,000 | |

Wiring

| | | | | | | | | |
|---------------|------|----|-----------|------|----|---|--|--|
| Braided Cloth | 100% | 4+ | \$132,100 | 2055 | ** | 1 | | |
|---------------|------|----|-----------|------|----|---|--|--|

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

Location : Throughout

Motor Controllers

| | | | | | | | | |
|-----------------|------|--|--|------|----------|---|-------|--|
| Locally Mounted | 100% | | | 2028 | \$33,100 | 5 | \$300 | |
|-----------------|------|--|--|------|----------|---|-------|--|

Ground

Grounding Devices

| | | | | | | | | |
|---------|------|-----|----------|------|----|---|-------|--|
| Generic | 100% | 2-4 | \$10,700 | LIFE | ** | 5 | \$600 | |
|---------|------|-----|----------|------|----|---|-------|--|

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

Location : Basement

Explanation : Corroded

Lighting

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

| 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 | \$107,300 | 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 | \$134,200 | 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 | \$31,800 | 10 | \$5,100 | |
| Exit, Battery | 50% | | | 2030 | \$26,900 | 10 | \$1,400 | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | Now | \$17,800 | 2030 | \$35,600 | | | |
| <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+ | \$4,300 | 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 | \$146,300 | 1-3 | \$7,800 | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source Natural Gas | 100% | | | 2040 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2035 | ** | 1 | \$41,600 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 1 Unit</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | Now | \$58,500 | 2030 | \$195,100 | | | |
| <i>Leak Evident, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : 5th Floor And Basement Return Line</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

| 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 | \$236,200 | 1 | \$13,600 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Interior Pkg Unit - Cooling | 25% | | | 2028 | \$412,400 | 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 | \$35,700 | 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 | \$188,300 | | | |
| | | <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% | | | 2023 | \$23,000 | 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 | \$18,300 | 2 | \$300 | |
| No Component | 75% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 5% | | | 2050 | ** | 1 | | |
| Galvanized Steel | 95% | 4+ | \$110,300 | 2035 | ** | 1 | | |
| | | <i>On Extended Life, Extent : Moderate, Area Affected : 95%</i> | | | | | | |
| | | <i>Location : Risers Original To Buildings</i> | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2025 | \$26,900 | 2 | \$600 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | 4+ | \$193,700 | LIFE | ** | 1 | | |
| | | <i>On Extended Life, Extent : Moderate, Area Affected : 80%</i> | | | | | | |
| | | <i>Location : Risers Original To Buildings</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

| 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+ | \$46,000 | 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+ | \$6,700 | 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 | \$300 | 1-3 | | |
| <i>1%</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| <i>Explanation : Kitchen Hood</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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 : 13-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 423 **Lot** : 22 **BIN** : 1005645

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | | \$221,000 |
| Interior Architecture | \$134,500 | \$75,300 |
| Electrical | \$72,800 | \$367,900 |
| Mechanical | | \$1,403,500 |
| Total | \$207,300 | \$2,067,700 |
| Importance Code A | | \$221,000 |
| Importance Code B | \$207,300 | \$1,771,300 |
| Importance Code C | | \$75,300 |
| Total | \$207,300 | \$2,067,700 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$94,400 | | | |
| Interior Architecture | \$90,300 | | | \$6,200 |
| Electrical | \$700 | \$16,900 | \$900 | \$1,200 |
| Mechanical | \$17,700 | \$26,900 | \$21,300 | \$7,500 |
| Elevators/Escalators | \$9,900 | \$9,900 | \$9,900 | \$9,900 |
| Total | \$212,900 | \$53,600 | \$32,000 | \$24,800 |
| Importance Code A | \$96,400 | \$2,100 | \$2,000 | \$2,000 |
| Importance Code B | \$101,200 | \$51,600 | \$30,000 | \$22,700 |
| Importance Code C | \$15,400 | | | |
| Total | \$212,900 | \$53,600 | \$32,000 | \$24,800 |



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
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 | \$34,900 | |
| Masonry: Brick | 20% | 2-4 | \$23,600 | LIFE | ** | 5 | \$14,000 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Bulkhead</i> | | | | | | | | |
| Masonry: Brick Cavity | 65% | | | LIFE | ** | 5 | \$45,400 | |
| Stucco Cement | 5% | Now | \$5,700 | 2034 | ** | 5 | \$4,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Bulkhead</i> | | | | | | | | |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Bulkhead</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$46,300 | 2045 | ** | 5 | \$4,900 | |
| <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 | \$1,700 | |
| Concrete Masonry Unit | 25% | | | LIFE | ** | 5 | \$1,200 | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : South Side, Throughout</i> | | | | | | | | |
| Masonry: Brick | 20% | | | LIFE | ** | 5 | \$900 | |
| Masonry: Brick Cavity | 40% | | | LIFE | ** | 5 | \$1,800 | |
| Metal: Cage/Fence | 10% | Now | \$2,000 | 2034 | ** | 5 | \$1,400 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Balconies</i> | | | | | | | | |
| Roof | | | | | | | | |
| Metal, Corrugated | 5% | Now | \$200 | 2034 | ** | 1 | | |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Roof Over Play Area</i> | | | | | | | | |
| Modified Bitumen | 10% | Now | \$5,500 | 2029 | | | \$27,300 | |
| <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 | \$11,100 | 2029 | | | \$221,000 | |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Soffits | | | | | | | | |
| Cement - Fiber Panel | 100% | | | 2034 | ** | 10 | | |

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
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 | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$6,300 | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$2,900 | |
| Quarry Tile | 5% | 4+ | \$1,900 | 2042 | ** | 5 | \$2,200 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Main Lobby</i> | | | | | | | | |
| Vinyl Tile | 85% | Now | \$47,100 | 2039 | ** | 3 | \$18,500 | |
| <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>Patching Evident, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Room 402, Basement Corridor</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$7,400 | |
| Gypsum Board | 85% | 0-2 | \$11,700 | LIFE | ** | 5 | \$75,300 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement Corridor</i> | | | | | | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$4,400 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 95% | 4+ | \$24,500 | 2042 | ** | 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> | | | | | | | | |
| Exposed Struc: Steel | 5% | 0-2 | \$134,500 | LIFE | ** | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Beam In Mechanical Room</i> | | | | | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 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 | | | | | | | | |
| Fused Disc Sw | 100% | | | 2029 | \$41,500 | 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% | | | 2029 | \$164,400 | 5 | \$200 | |

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

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

| Electrical | | Current Repair | | Future Replacement | | 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 | 95% | | | 2029 | \$92,800 | 1 | | |
| Conduit | 5% | | | 2055 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2028 | \$5,000 | 5 | | |
| Molded Case Bkrs | 90% | | | 2051 | ** | 5 | \$1,000 | |
| Molded Case Bkrs | 5% | | | 2028 | \$5,000 | 5 | \$100 | |
| Wiring | | | | | | | | |
| Thermoplastic | 80% | | | 2029 | \$105,700 | 1 | | |
| Thermoplastic | 20% | | | 2055 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2027 | \$33,100 | 5 | \$300 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$600 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2037 | ** | 10 | \$18,600 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 30% | | | 2034 | ** | 10 | \$11,100 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| LED | 20% | | | 2037 | ** | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2034 | ** | 10 | \$4,900 | |
| Exit, Service | 50% | | | 2034 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| Incandescent | 50% | | | 2024 | \$72,800 | 2 | | |
| LED | 50% | | | 2037 | ** | | | |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 30% | | | 2034 | ** | 1-3 | \$7,500 | |

| 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 | | | | | | | | |
| Fuel Oil No 2 | 100% | | | 2039 | ** | 5 | \$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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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% | | | 2034 | ** | 1 | \$20,000 | |
| <i>Boiler Used For Hot Water, 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 : 1 Unit</i> | | | | | | | | |
| Distribution Hot Wtr Piping/Pump | 100% | | | 2037 | ** | 4 | \$2,000 | |
| Terminal Devices | | | | | | | | |
| Air Handler | 50% | | | 2029 | \$299,100 | 1 | \$12,500 | |
| Convactor/Radiator | 50% | | | 2034 | ** | 1 | \$6,500 | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2037 | ** | 1 | | |
| Conversion Equipment Reciprocating Compr/Chiller | 100% | | | 2029 | \$361,100 | 1 | \$18,800 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mechanical Room Each Floor</i> | | | | | | | | |
| Distribution CW & CHW Wtr Pipe/Pump | 100% | | | 2039 | ** | 4 | \$3,000 | |
| Terminal Devices | | | | | | | | |
| Air Handler/Dir Expansion | 100% | | | 2029 | \$475,800 | 1 | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 100% | | | 2027 | \$161,500 | 2 | \$40,800 | |
| Ventilation | | | | | | | | |
| Distribution Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$22,600 | |
| Exhaust Fans | | | | | | | | |
| Interior | 70% | | | 2029 | \$106,000 | 2 | \$900 | |
| Roof | 30% | | | 2029 | \$21,200 | 2 | \$400 | |
| Plumbing | | | | | | | | |
| H/C Water Piping Brass/Copper | 100% | | | 2039 | ** | 1 | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2029 | \$6,500 | 4 | \$900 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2024 | \$12,300 | 4 | \$2,400 | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2034 | ** | 1 | \$2,500 | |

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
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 |
| 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 6th Floor, 1 Unit From Basement To 5th Floor</i> | | | | |
| | | | | <i>Explanation : 2 Units</i> | | | | |
| Fire Suppression | Sprinkler | | | | | | | |
| | Generic | 100% | | | 2039 | ** | 1-2 | \$11,300 |
| | Fire Pump | | | | | | | |
| | Generic | 100% | | | 2032 | \$27,400 | 1 | \$7,600 |
| | Chemical System | | | | | | | |
| | Not Accessible | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$187,500 | |
| Interior Architecture | \$111,300 | \$76,700 |
| Electrical | \$695,800 | |
| Mechanical | \$61,200 | \$1,987,200 |
| Total | \$1,055,800 | \$2,063,900 |
| Importance Code A | \$187,500 | |
| Importance Code B | \$757,000 | \$1,987,200 |
| Importance Code C | \$111,300 | \$76,700 |
| Total | \$1,055,800 | \$2,063,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$69,700 | | \$11,500 | |
| Interior Architecture | \$219,000 | | | \$176,500 |
| Electrical | \$3,400 | \$2,700 | \$21,200 | \$4,200 |
| Mechanical | \$13,600 | \$22,800 | \$50,800 | \$21,200 |
| Elevators/Escalators | \$9,900 | \$9,900 | \$9,900 | \$9,900 |
| Total | \$315,700 | \$35,400 | \$93,400 | \$211,700 |
| Importance Code A | \$73,800 | | \$11,600 | |
| Importance Code B | \$216,600 | \$35,400 | \$81,800 | \$211,700 |
| Importance Code C | \$25,300 | | | |
| Total | \$315,700 | \$35,400 | \$93,400 | \$211,700 |



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
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 | \$5,400 | 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 | \$87,400 | 2046 | ** | 5 | \$8,600 | |
| <i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 25% | Now | \$26,200 | 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+ | \$5,200 | 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 | \$1,200 | 2043 | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse Roof</i> | | | | | | | | |
| Roll Roofing | 70% | Now | \$2,000 | 2026 | \$100,000 | 5 | \$16,600 | |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Southeast Corner</i> | | | | | | | | |
| Skylight, Metal/Glass | 15% | Now | \$17,600 | 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

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 - 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 | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | | | 2026 | \$155,100 | 3 | \$16,700 | |
| Carpet | 40% | Now | \$51,700 | 2029 | \$517,000 | 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 | \$10,500 | LIFE | ** | 5 | \$18,200 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout Basement</i> | | | | | | | | |
| Mosaic Tile | 10% | 2-4 | \$30,300 | 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 | \$17,700 | LIFE | ** | 5 | \$4,400 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 5% | Now | \$2,200 | 2035 | ** | 3 | \$1,600 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 10% | 2-4 | \$8,300 | 2045 | ** | 5 | \$7,800 | |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Masonry: Brick | 8% | Now | \$14,500 | LIFE | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Electrical Room In Sub-basement</i> | | | | | | | | |
| Masonry: Fieldstone | 2% | Now | \$6,300 | LIFE | ** | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Water Penetration</i> | | | | | | | | |
| Marble Panels | 25% | Now | \$111,300 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$2,300 | |
| Plaster | 30% | Now | \$4,500 | 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 | |

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 - 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 Concrete | 6% | Now | \$9,800 | 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 | \$38,000 | 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 | \$9,300 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 30% | Now | \$8,900 | 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

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

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

| 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 | | | | | | | | |

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 - 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 | \$86,700 | 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 | \$609,100 | | | |
| <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 | 50% | | | 2035 | ** | 1 | | |
| Exit, LED | 50% | | | 2058 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 45% | | | 2038 | ** | 10 | \$100 | |
| LED | 5% | | | 2025 | \$14,300 | | | |
| <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 | \$24,100 | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2050 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | Now | \$4,100 | 2033 | ** | 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 | |

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 - 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 | | | | | | | | |
| | Sewage Ejector(s) Electric | 100% | | | 2030 | \$17,800 | 4 | \$2,200 |
| | Backflow Preventer Generic | 100% | | | 2030 | \$15,700 | 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 |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,075,700 | \$689,400 |
| Interior Architecture | \$190,600 | \$200,200 |
| Electrical | | \$443,300 |
| Mechanical | \$270,900 | \$3,027,400 |
| Total | \$1,537,200 | \$4,360,400 |
| Importance Code A | \$1,075,700 | \$1,151,500 |
| Importance Code B | \$358,300 | \$3,105,700 |
| Importance Code C | \$103,200 | \$103,200 |
| Total | \$1,537,200 | \$4,360,400 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$162,300 | | | |
| Interior Architecture | \$159,100 | \$2,400 | | \$20,000 |
| Electrical | \$1,700 | \$1,400 | \$800 | \$700 |
| Mechanical | \$80,700 | \$20,000 | \$37,500 | \$18,400 |
| Site Enclosure | \$5,400 | | | |
| Site Pavements | \$89,100 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$506,200 | \$31,600 | \$46,100 | \$47,000 |
| Importance Code A | \$168,500 | \$6,200 | \$6,200 | \$6,200 |
| Importance Code B | \$204,600 | \$25,400 | \$39,900 | \$40,800 |
| Importance Code C | \$133,000 | | | |
| Total | \$506,200 | \$31,600 | \$46,100 | \$47,000 |



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
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 | \$28,700 | 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 | \$138,300 | 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 | \$6,300 | |
| Masonry: Limestone | 18% | 4+ | \$44,500 | LIFE | ** | 5 | \$11,300 | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 57% | | | LIFE | ** | 5 | \$71,800 | |
| Windows | | | | | | | | |
| Bronze/Brass | 95% | Now | \$730,600 | 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 | ** | 5-10 | \$17,800 | |
| Masonry: Limestone | 55% | | | LIFE | ** | 5-10 | \$38,900 | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | Now | \$206,800 | 2032 | \$689,400 | | | |
| <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.
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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 | \$364,100 | 3 | \$47,000 | |
| Ceramic Tile | 15% | | | 2041 | ** | 5 | \$14,100 | |
| Cork Tile | 5% | 0-2 | \$14,200 | 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 | \$28,200 | |
| Quarry Tile | 5% | 4+ | \$8,200 | 2037 | ** | 5 | \$3,500 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement Mechanical Room</i> | | | | | | | | |
| Terrazzo | 5% | | | LIFE | ** | 5 | \$7,300 | |
| Vinyl Tile | 10% | Now | \$4,900 | 2032 | \$97,000 | 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 | \$18,800 | 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 | ** | 10 | \$16,100 | |
| Gypsum Board | 10% | | | LIFE | ** | 5-10 | \$21,900 | |
| Marble Panels | 15% | | | LIFE | ** | 10 | \$7,700 | |
| Plaster | 45% | | | LIFE | ** | 5-10 | \$49,400 | |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | 10 | \$3,200 | |
| Wood | 20% | | | LIFE | ** | 5 | \$206,500 | |
| 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 Concrete | 10% | | | LIFE | ** | 5-10 | \$11,700 | |
| Plaster | 15% | | | LIFE | ** | 5-10 | \$24,200 | |
| Plaster | 70% | | | LIFE | ** | 5-10 | \$113,100 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Iron Picket | 100% | | | 2067 | ** | | | |
| Free Standing Walls | | | | | | | | |
| Masonry: Brick | 100% | 4+ | \$1,600 | 2042 | ** | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Rear Parking Area</i> | | | | | | | | |
| <i>Explanation : Damaged Cement Plaster Finish</i> | | | | | | | | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
APPELLATE COURT - 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 | \$3,800 | 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 | \$30,900 | 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 | \$6,000 | 2045 | | ** | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Garden</i> | | | | | | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | | | | | | | | |
| | 35% | Now | \$32,400 | 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 | \$19,700 | 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> | | | | | | | | |

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
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 | \$60,100 | 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 | \$1,800 |
| 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 | \$250,600 | 2 | \$300 |
| | LED | 40% | | | 2040 | ** | | |
| Egress Lighting | | | | | | | | |
| | Emergency, Battery | 45% | | | 2032 | \$46,300 | 10 | \$6,800 |
| | Emergency, Battery | 5% | | | 2040 | ** | 10 | \$800 |
| | Exit, LED | 50% | | | 2067 | ** | 1 | |
| Exterior Lighting | | | | | | | | |
| | HID | 30% | | | 2032 | \$86,400 | 10 | \$100 |
| | No Component | 70% | | | | | | |
| Alarm | | | | | | | | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
APPELLATE COURT - 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

\$462,000

1

\$62,200

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

Distribution

Steam Piping/Pump

100%

2032

\$315,700

Terminal Devices

Air Handler

50%

2027

\$501,900

1

\$19,400

Convactor/Radiator

50%

2037

* *

1

\$10,100

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

100%

2027

\$606,000

1

\$29,100

Compr/Chiller

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

Distribution

CW & CHW Wtr

100%

2032

\$87,100

4

\$4,600

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2027

\$800,700

1

\$38,800

Heat Rejection

Water Cooling Tower

100%

0-2

\$13,500

2026

\$270,900

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.

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

| 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 | \$55,400 | |
| Exhaust Fans | | | | | | | | |
| Interior | 50% | 0-2 | \$6,400 | 2027 | \$127,000 | 2 | \$800 | |
| <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Interior | 50% | | | 2027 | \$127,000 | 2 | \$1,000 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 15% | 0-2 | \$1,600 | 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 | | | | | | | | |
| Electric | 50% | | | 2031 | \$31,400 | 4 | \$300 | |
| Oil Fired | 8% | 0-2 | \$4,700 | 2032 | \$4,700 | 1 | \$100 | |
| <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 | \$24,900 | 1 | \$800 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 15% | 0-2 | \$3,900 | 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 | \$3,300 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|--------------------|------------------|
| Exterior Architecture | \$1,169,900 | \$106,900 |
| Interior Architecture | \$1,083,000 | |
| Electrical | \$660,500 | \$270,600 |
| Mechanical | \$453,700 | \$436,100 |
| Total | \$3,367,200 | \$813,600 |
| Importance Code A | \$1,169,900 | \$106,900 |
| Importance Code B | \$1,773,600 | \$706,700 |
| Importance Code C | \$423,600 | |
| Total | \$3,367,200 | \$813,600 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,800 | | | |
| Interior Architecture | \$215,500 | | | \$9,600 |
| Electrical | \$85,600 | \$2,500 | \$3,000 | \$2,700 |
| Mechanical | \$13,700 | \$4,800 | \$37,100 | \$4,800 |
| Site Pavements | \$44,900 | | | |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$401,400 | \$11,300 | \$44,000 | \$21,100 |
| Importance Code A | \$41,400 | \$3,600 | \$4,100 | \$3,600 |
| Importance Code B | \$326,400 | \$7,700 | \$39,900 | \$17,500 |
| Importance Code C | \$33,500 | | | |
| Total | \$401,400 | \$11,300 | \$44,000 | \$21,100 |



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
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 | \$520,600 | 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 | \$59,100 | 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 | \$600 | LIFE | ** | 5 | \$100 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Wall Facing Lower Roof</i> | | | | | | | | |
| Wood | 98% | Now | \$350,100 | 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 | \$104,200 | 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+ | \$7,200 | LIFE | ** | 5 | \$3,800 | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Coping Stones</i> | | | | | | | | |
| Roof | | | | | | | | |
| Roll Roofing | 100% | 0-2 | \$27,200 | 2026 | \$135,900 | 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 | \$157,200 | 2032 | \$157,200 | 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 | ** | 5 | \$2,700 | |
| Terrazzo | 5% | | | LIFE | ** | 5 | \$2,100 | |
| Vinyl Tile | 5% | Now | \$26,200 | 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 | \$373,100 | 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 | ** | 5 | \$4,900 | |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$8,800 | |
| Plaster | 80% | Now | \$423,600 | 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 | \$286,300 | 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 Concrete | 15% | | | LIFE | ** | 5 | \$1,300 | |
| Plaster | 35% | Now | \$28,300 | 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

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 | |
| 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+ | \$13,800 | 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 | \$31,100 | 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 | \$23,300 | 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 | \$137,000 | 5 | \$1,000 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2030 | \$66,500 | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2029 | \$67,100 | 5 | \$1,000 | |
| Wiring | | | | | | | | |
| Braided Cloth | 50% | 2-4 | \$45,600 | 2055 | ** | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| Thermoplastic | 50% | | | 2030 | \$45,600 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2028 | \$33,100 | 5 | \$200 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$10,700 | LIFE | ** | 5 | \$500 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main</i> | | | | | | | | |
| <i>Explanation : Corroded</i> | | | | | | | | |
| Lighting | | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| 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 | 100% | Now | \$234,400 | 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 | \$13,700 | 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 | \$15,500 | 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 | \$426,100 | 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 | | 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% | | | 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 | \$1,700 | 2040 | ** | | | |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Steam Piping/Pump | 90% | | | 2040 | ** | | | |
| Terminal Devices Convactor/Radiator | 100% | | | 2028 | | 1 | \$11,900 | |
| Air Conditioning | | | | | | | | |

*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

| 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 | \$312,100 | 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 | \$77,700 | 2 | \$25,600 |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$20,500 |
| Exhaust Fans | | | | | | | | |
| | Roof | 100% | | | 2025 | \$64,000 | 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 | \$229,800 | 1 | |
| | Galvanized Steel | 20% | 0-2 | \$1,700 | 2028 | \$33,800 | 1 | |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2025 | \$23,500 | 2 | \$500 |
| 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% | | | | | | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,713,100 | \$107,500 |
| Interior Architecture | \$1,602,100 | \$957,500 |
| Electrical | \$2,479,000 | \$913,900 |
| Mechanical | \$1,075,100 | \$1,688,300 |
| Site Enclosure | \$62,500 | |
| Total | \$10,931,700 | \$3,667,200 |
| Importance Code A | \$6,223,500 | \$186,800 |
| Importance Code B | \$4,090,600 | \$3,480,400 |
| Importance Code C | \$617,600 | |
| Total | \$10,931,700 | \$3,667,200 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | | | | \$8,400 |
| Interior Architecture | \$117,300 | \$4,700 | \$14,400 | \$28,100 |
| Electrical | \$35,600 | \$19,100 | \$18,000 | \$25,400 |
| Mechanical | \$57,000 | \$25,400 | \$27,700 | \$79,800 |
| Site Enclosure | \$500 | | | |
| Site Pavements | \$6,500 | | | |
| Elevators/Escalators | \$34,500 | \$34,500 | \$34,500 | \$34,500 |
| Total | \$251,400 | \$83,700 | \$94,700 | \$176,200 |
| Importance Code A | | \$12,400 | \$12,400 | \$21,100 |
| Importance Code B | \$216,600 | \$71,300 | \$79,600 | \$155,100 |
| Importance Code C | \$34,800 | | \$2,700 | |
| Total | \$251,400 | \$83,700 | \$94,700 | \$176,200 |



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
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 | \$1,819,200 | 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 | \$178,300 | LIFE | ** | 5 | \$5,000 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 10% | Now | \$182,800 | 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 | \$2,387,900 | 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 | \$343,400 | 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 | \$69,200 | 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 | \$732,200 | 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> | | | | | | | | |

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

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

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

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

| 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 | \$53,600 | 2027 | \$134,100 | 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 | \$146,500 | LIFE | ** | 5 | \$22,000 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 50% | | | 2031 | \$893,100 | 3 | \$35,100 | |
| Vinyl Tile 9" X 9" | 10% | Now | \$231,400 | 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 | \$9,000 | LIFE | ** | 5 | \$7,300 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Gypsum Board | 15% | Now | \$25,300 | LIFE | ** | 5 | \$16,300 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Panel | 15% | Now | \$168,600 | LIFE | ** | | | |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Marble Panels | 2% | | | LIFE | ** | | | |
| Plaster | 55% | Now | \$449,000 | 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> | | | | | | | | |

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

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

| 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 | \$29,300 | 2036 | ** | 5 | \$14,100 | |
|-------------------|-----|-----|----------|------|----|---|----------|--|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout**Staining/Discoloring, Extent : Moderate, Area Affected : 5%**Location : Throughout*

| | | | | | | | | |
|----------------------|-----|--|--|------|----|---|----------|--|
| AcousTileSusp.Lay-In | 10% | | | 2036 | ** | 5 | \$18,700 | |
|----------------------|-----|--|--|------|----|---|----------|--|

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|---------|--|
| Exposed Concrete | 20% | | | LIFE | ** | 5 | \$5,900 | |
|------------------|-----|--|--|------|----|---|---------|--|

| | | | | | | | | |
|---------|-----|-----|-----------|------|----|---|----------|--|
| Plaster | 55% | Now | \$606,600 | LIFE | ** | 5 | \$64,400 | |
|---------|-----|-----|-----------|------|----|---|----------|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 60%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 60%**Location : Throughout*

Site Enclosure

Fence/Gates

| | | | | | | | | |
|-------------|------|-----|-------|------|----|--|--|--|
| Iron Picket | 100% | 0-2 | \$500 | 2051 | ** | | | |
|-------------|------|-----|-------|------|----|--|--|--|

*Corrosion/Rusting, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Retaining Walls

| | | | | | | | | |
|---------------------|------|-----|----------|------|----|--|--|--|
| Masonry: Fieldstone | 100% | Now | \$62,500 | 2041 | ** | | | |
|---------------------|------|-----|----------|------|----|--|--|--|

*Misaligned/Bulging, Extent : Severe, Area Affected : 50%**Location : Rear Of Building**Other Observation, Extent : Light, Area Affected : 50%**Location : Rear Of Building**Explanation : Retaining Wall Is Currently Shored By Large Timber Members*

Site Pavements

Public Sidewalk

| | | | | | | | | |
|------------------------|------|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 100% | 0-2 | \$6,500 | 2036 | ** | | | |
|------------------------|------|-----|---------|------|----|--|--|--|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

On-Site Walkways

| | | | | | | | | |
|------------------------|------|--|--|------|----|--|--|--|
| Cast in Place Concrete | 100% | | | 2036 | ** | | | |
|------------------------|------|--|--|------|----|--|--|--|

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$79,300 | 5 | \$500 | |
|---------------|-----|--|--|------|----------|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One Approximately 2,500 Ampere Main Disconnect Switch*

| | | | | | | | | |
|---------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw | 10% | | | 2041 | ** | 5 | \$100 | |
|---------------|-----|--|--|------|----|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| 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 | \$274,000 | 5 | \$3,300 | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2031 | \$154,100 | 1 | | |
| Conduit | 10% | | | 2041 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Knife Sw | 5% | | | 2030 | \$10,900 | 5 | \$100 | |
| Molded Case Bkrs | 80% | | | 2030 | \$174,300 | 5 | \$2,600 | |
| Molded Case Bkrs | 10% | | | 2039 | ** | 5 | \$300 | |
| Molded Case Bkrs | 5% | | | 2047 | ** | 5 | \$200 | |
| Wiring | | | | | | | | |
| Braided Cloth | 40% | | | 2030 | \$150,100 | 1 | | |
| Thermoplastic | 60% | | | 2041 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2029 | \$33,100 | 5 | \$800 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$10,700 | 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 | \$10,000 | 1 | \$38,500 | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2027 | \$82,100 | 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% | | | 2023 | \$1,700 | 5 | \$4,600 | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2034 | ** | 5 | \$3,700 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Backyard Generator Room</i> | | | | | | |
| | | <i>Explanation : 250 Gallon Capacity</i> | | | | | | |

Lighting

*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
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 | \$719,600 | 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 | \$1,900 | 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 | \$190,800 | 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 | \$1,453,700 | 1-3 | \$79,500 | |

| 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 Natural Gas | 100% | | | 2051 | ** | 1 | | |

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

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 | \$510,500 | 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 | \$581,300 | | | |
| Terminal Devices Convactor/Radiator | 100% | | | 2029 | \$703,800 | 1 | \$40,400 | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2039 | ** | 1 | | |
| Conversion Equipment Heat Pump Air Sourced | 20% | | | 2032 | \$260,100 | 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 | \$19,200 | 2026 | \$191,800 | 1 | | |
| <i>Malfunctioning, Extent : Severe, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Heat Rejection Dry Cooler | 20% | | | 2031 | \$143,000 | 2 | \$17,400 | |
| No Component | 80% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution Ductwork/Diffusers | 20% | | | LIFE | ** | 2-5 | \$14,000 | |
| No Component | 80% | | | | | | | |
| Exhaust Fans Roof | 90% | | | 2026 | \$196,400 | 2 | \$3,500 | |
| Wall Unit | 10% | Now | \$2,300 | 2031 | \$4,700 | 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 | \$11,500 | 2036 | ** | 1 | | |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Supply Pipe Connects To Water Main In Basement</i> | | | | | | | | |
| Water Heater Gas Fired | 100% | | | 2026 | \$80,200 | 2 | \$1,800 | |

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
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 | Priority |
| Plumbing | | | | | | | | |
| Sanitary Piping Cast Iron | 100% | 0-2 | \$96,200 | 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 | \$10,000 | 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 | \$10,000 | 4 | \$2,000 | |
| Sewage Ejector(s) Electric | 100% | | | 2026 | \$37,900 | 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 | \$63,100 | |
| <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 | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$118,600 | \$1,149,200 |
| Interior Architecture | \$735,400 | \$2,854,600 |
| Electrical | \$1,139,100 | \$107,900 |
| Mechanical | \$961,800 | \$10,377,000 |
| Total | \$2,955,000 | \$14,488,700 |
| Importance Code A | \$118,600 | \$1,149,200 |
| Importance Code B | \$2,716,700 | \$11,712,100 |
| Importance Code C | \$119,600 | \$1,627,400 |
| Total | \$2,955,000 | \$14,488,700 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Exterior Architecture | | \$57,600 | | \$14,100 |
| Interior Architecture | | \$217,400 | \$45,700 | |
| Electrical | \$151,100 | \$146,100 | \$112,500 | \$137,500 |
| Mechanical | \$356,400 | \$503,400 | \$401,900 | \$485,600 |
| Elevators/Escalators | \$593,000 | \$593,000 | \$593,000 | \$593,000 |
| Total | \$1,100,500 | \$1,517,500 | \$1,153,100 | \$1,230,300 |
| Importance Code A | \$47,900 | \$105,500 | \$47,900 | \$64,500 |
| Importance Code B | \$1,052,600 | \$1,412,000 | \$1,081,200 | \$1,165,700 |
| Importance Code C | | | \$24,000 | |
| Total | \$1,100,500 | \$1,517,500 | \$1,153,100 | \$1,230,300 |



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
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 | \$2,074,300 | 3 | \$217,400 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$317,000 | |
| Ceramic Tile | 3% | | | 2040 | ** | 5 | \$43,500 | |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$113,200 | |
| Vinyl Tile | 65% | | | 2036 | ** | 3 | \$353,200 | |
| Wood | 2% | | | 2059 | ** | 5 | \$54,300 | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$119,600 | 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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** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Asset # : 13879

| 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 | \$7,200 | 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 | \$47,700 | 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 | \$89,800 |
| <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 | \$14,200 |
| <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 | \$28,500 |
| <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> | | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| 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

\$67,500 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

\$71,600

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

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.*

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 | \$5,703,500 | 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 | \$47,700 | |
| <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 | \$3,859,200 | 2 | \$974,300 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$187,400 | 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 | | |

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

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

| 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 Electric | 10% | | | 2026 | \$89,600 | 4 | \$600 | |
| <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 | \$558,200 | 2 | \$12,700 | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) Non-Submersible | 100% | | | 2031 | \$155,100 | 4 | \$30,700 | |
| Sewage Ejector(s) Electric | 100% | | | 2031 | \$292,900 | 4 | \$57,800 | |
| 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 | \$488,100 | |
| Sprinkler Generic | 100% | | | 2051 | ** | 1-2 | \$271,200 | |
| Fire Pump Generic | 100% | | | 2040 | ** | 1 | \$180,800 | |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,253,400 | \$578,000 |
| Interior Architecture | \$5,503,500 | \$1,061,000 |
| Electrical | \$178,800 | \$3,513,800 |
| Mechanical | \$727,100 | \$13,961,600 |
| Total | \$11,662,800 | \$19,114,300 |
| Importance Code A | \$5,253,400 | \$578,000 |
| Importance Code B | \$5,771,600 | \$18,186,700 |
| Importance Code C | \$637,800 | \$349,700 |
| Total | \$11,662,800 | \$19,114,300 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$37,900 | | \$38,200 | |
| Interior Architecture | \$315,900 | | \$10,500 | \$219,700 |
| Electrical | \$95,500 | \$47,100 | \$51,800 | \$52,600 |
| Mechanical | \$197,200 | \$297,700 | \$231,400 | \$274,500 |
| Elevators/Escalators | \$148,500 | \$148,500 | \$148,500 | \$148,500 |
| Total | \$794,900 | \$493,200 | \$480,300 | \$695,300 |
| Importance Code A | \$87,600 | \$49,700 | \$87,900 | \$49,700 |
| Importance Code B | \$614,400 | \$443,500 | \$392,400 | \$620,800 |
| Importance Code C | \$92,800 | | | \$24,800 |
| Total | \$794,900 | \$493,200 | \$480,300 | \$695,300 |



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
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 | \$99,600 | 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 | \$23,600 | |
| Masonry: Limestone | 90% | Now | \$2,893,000 | 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 | \$15,700 | |
| Windows | | | | | | | | |
| Aluminum | 95% | 0-2 | \$310,800 | 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 | \$100,200 | 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 | \$18,200 | 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 | \$132,000 | LIFE | ** | 5 | \$14,100 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</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
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 | \$1,657,300 | 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 | ** | 10 | \$60,500 | |
| <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 | \$199,100 | 2028 | \$3,982,500 | 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 | \$553,200 | |
| Ceramic Tile | 7% | | | 2041 | ** | 5 | \$59,000 | |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$131,700 | |
| Vinyl Tile | 25% | Now | \$2,009,700 | 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> | | | | | | | | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX 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 | \$123,400 | 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 | ** | 5 | \$49,500 | |
| Gypsum Board | 33% | 0-2 | \$76,000 | LIFE | ** | 5 | \$196,100 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 5% | 4+ | \$43,300 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Granite Panels | 5% | 0-2 | \$222,900 | LIFE | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 25% | | | LIFE | ** | 5-10 | \$210,500 | |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | 10 | \$24,800 | |
| Wood | 2% | | | LIFE | ** | 5 | \$158,500 | |

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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 | \$305,900 | 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 | \$382,400 | 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 Concrete | 30% | Now | \$1,825,300 | 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 | \$23,900 | 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

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
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 | \$262,500 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 3% | | | 2048 | ** | 5 | \$300 | |
| Fused Disc Sw | 7% | | | 2031 | \$42,200 | 5 | \$800 | |
| Molded Case Bkrs | 80% | | | 2048 | ** | 5 | \$10,600 | |
| Molded Case Bkrs | 10% | | | 2031 | \$60,300 | 5 | \$1,300 | |
| Wiring | | | | | | | | |
| Thermoplastic | 60% | | | 2032 | \$606,700 | 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 | \$119,200 | 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 | \$59,600 | 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 | \$7,400 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Water Main</i> | | | | | | | | |
| Generic | 50% | | | LIFE | ** | 5 | \$7,400 | |
| <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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** Replacement cost estimated to be beyond ten years is not included in this report.

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 | \$1,700 | 5 | \$18,600 | |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2048 | ** | 5 | \$46,600 | |
| <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 | \$7,400 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One 10000 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 | \$55,400 | 1 | | |
| Exit, LED | | | | | | | | |
| | 40% | | | 2067 | ** | 1 | | |
| Exit, Service | | | | | | | | |
| | 10% | | | 2027 | \$18,800 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 10% | | | 2027 | \$212,600 | 10 | \$200 | |
| No Component | 90% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | | | | | | | | |
| | 80% | | | | | | | |
| Generic | | | | | | | | |
| | 10% | | | 2032 | \$170,300 | 1 | \$18,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Inside And Outside The Building</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Camera</i> | | | | | | | | |
| Generic | | | | | | | | |
| | 10% | | | 2027 | \$170,300 | 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> | | | | | | | | |

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 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

\$1,749,200

1-3

\$95,600

*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 10000 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

\$2,224,400

1

\$93,100

Convactor/Radiator

30%

2037

* *

1

\$48,600

Fan Coil Unit/Heat

40%

2032

\$3,158,800

1

\$64,900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

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.

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

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 | Priority |
| 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 | \$537,100 | 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 | \$1,300 | 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 | \$6,172,900 | 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 | \$443,200 | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2032 | \$1,876,000 | 2 | \$15,400 | |
| Plumbing | | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
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 | Priority |
| 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 | \$5,500 | 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 | \$10,600 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2037 | ** | 4 | \$20,000 | |
| 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 | |

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 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 | \$339,500 | 1 | \$93,700 |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,10
Block : 2444 **Lot** : 32 **BIN** : 2113095

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$244,400 | \$6,411,200 |
| Interior Architecture | \$306,600 | \$2,504,300 |
| Electrical | \$470,300 | |
| Mechanical | \$2,450,400 | \$29,671,100 |
| Site Pavements | | \$450,300 |
| Total | \$3,471,700 | \$39,036,900 |
| Importance Code A | \$244,400 | \$6,411,200 |
| Importance Code B | \$3,119,600 | \$31,113,500 |
| Importance Code C | \$107,700 | \$1,512,200 |
| Total | \$3,471,700 | \$39,036,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$14,800 | \$24,200 | | |
| Interior Architecture | \$611,100 | | \$6,900 | \$164,500 |
| Electrical | \$134,600 | \$147,000 | \$156,100 | \$119,300 |
| Mechanical | \$298,500 | \$230,600 | \$441,200 | \$230,600 |
| Elevators/Escalators | \$202,100 | \$202,100 | \$202,100 | \$202,100 |
| Total | \$1,261,000 | \$603,900 | \$806,300 | \$716,400 |
| Importance Code A | \$51,000 | \$62,300 | \$36,200 | \$36,200 |
| Importance Code B | \$1,122,700 | \$541,500 | \$770,100 | \$680,200 |
| Importance Code C | \$87,300 | | | |
| Total | \$1,261,000 | \$603,900 | \$806,300 | \$716,400 |



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
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 | \$769,700 | |
| Metal Panel | 20% | | | 2049 | ** | 5-10 | \$896,000 | |
| Metal Sect. OHD | 2% | | | 2034 | ** | 5 | \$40,700 | |
| Pre-Cast Concrete | 15% | | | LIFE | ** | 5 | \$317,700 | |
| Windows | | | | | | | | |
| Metal Louvers | 10% | | | 2038 | ** | 10 | | |
| No Component | 90% | | | | | | | |
| Parapets | | | | | | | | |
| Metal Panel | 10% | | | 2049 | ** | 5 | \$7,700 | |
| Metal Rail | 90% | | | 2042 | ** | 5-10 | \$322,000 | |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 4% | Now | \$14,800 | 2034 | ** | | | |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 7th Floor Balconies</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 10th Floor Penthouse And 7th Floor Balconies</i> | | | | | | | | |
| Metal Panel | 4% | | | 2042 | ** | 10 | \$30,300 | |
| Modified Bitumen | 65% | | | 2029 | | 10 | \$4,082,000 | |
| Skylight, Metal/Glass | 2% | | | 2049 | ** | 10 | \$27,500 | |
| Under Construction | 25% | | | | | | | |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Ground Floor</i> | | | | | | | | |
| <i>Explanation : Plaza Roof Over Parking Area</i> | | | | | | | | |
| Soffits | | | | | | | | |
| Metal Panel | 100% | | | 2049 | ** | 5-10 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 30% | 0-2 | \$470,800 | 2028 | \$4,708,400 | 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% | 4+ | \$25,600 | LIFE | ** | 5 | \$239,800 | |
| <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> | | | | | | | | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$54,800 | |
| Granite Panels | 15% | | | LIFE | ** | 5 | \$123,300 | |
| 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 | \$257,000 | |
| Vinyl Tile | 5% | | | 2034 | ** | 3 | \$20,600 | |

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
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 | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | | | |
| Cast Stone/Terra Cotta | 10% | | | LIFE | ** | | | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$91,900 | |
| Gypsum Board | 63% | 4+ | \$107,700 | LIFE | ** | 5 | \$694,500 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : Elevator Room 1031</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Under 7th Floor Balconies At Stairwells</i> | | | | | | | | |
| Granite Panels | 2% | | | LIFE | ** | | | |
| Plaster | 5% | Now | \$41,300 | LIFE | ** | 5 | \$27,600 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Ramp Area At Jury Waiting Room</i> | | | | | | | | |
| Wood | 5% | | | LIFE | ** | 5 | \$367,400 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 50% | 4+ | \$99,500 | 2042 | ** | 5 | \$274,100 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Exposed Concrete | 8% | | | LIFE | ** | 5 | \$13,700 | |
| Gypsum Board | 40% | 4+ | \$99,500 | LIFE | ** | 5 | \$548,200 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : 6th Floor At Stairwells</i> | | | | | | | | |
| Metal Panel | 2% | | | LIFE | ** | 5 | \$27,400 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 100% | | | 2049 | ** | | | |
| Free Standing Walls | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Retaining Walls | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2034 | ** | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 85% | | | 2034 | ** | | | |
| Pavers/Stone | 15% | | | 2032 | \$450,300 | | | |
| Parking/Driveway | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2042 | ** | | | |
| Activity Yard | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| 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.

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 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 | | | | | | | |
| | Air Circuit Breaker | 100% | | | 2049 | ** | 5 | \$3,800 |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Electrical Room</i> | | | | | |
| | | | <i>Explanation : Four 5,000 Ampere Services</i> | | | | | |
| | Transformers | | | | | | | |
| | Dry Type | 100% | | | 2042 | ** | 5 | \$2,700 |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Explanation : Various Ratings</i> | | | | | |
| | Switchgear / Switchboard | | | | | | | |
| | Fused Disc Sw | 100% | | | 2049 | ** | 5 | \$3,100 |
| | Raceway | | | | | | | |
| | Conduit | 100% | | | 2039 | ** | 1 | |
| | Panelboards | | | | | | | |
| | Fused Disc Sw | 10% | | | 2045 | ** | 5 | \$1,700 |
| | Molded Case Bkrs | 90% | | | 2045 | ** | 5 | \$17,400 |
| | Wiring | | | | | | | |
| | Thermoplastic | 100% | | | 2049 | ** | 1 | |
| | Motor Controllers | | | | | | | |
| | Locally Mounted | 10% | | | 2042 | ** | 5 | \$500 |
| | Motor Control Center | 80% | | | 2042 | ** | 5 | \$16,000 |
| | | | <i>Other Observation, Extent : Light, Area Affected : 80%</i> | | | | | |
| | | | <i>Location : First, Seventh And Mezzanine Floors</i> | | | | | |
| | | | <i>Explanation : Both Sides</i> | | | | | |
| | Motor Control Center | 10% | | | 2042 | ** | 5 | \$2,000 |
| | | | <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Mezzanine</i> | | | | | |
| | | | <i>Explanation : Used For Smoke Purge</i> | | | | | |
| | Ground | | | | | | | |
| | Grounding Devices | | | | | | | |
| | Generic | 100% | | | LIFE | ** | 5 | \$10,800 |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Basement</i> | | | | | |
| | | | <i>Explanation : Water Main</i> | | | | | |
| | Stand-by Power | | | | | | | |
| | Transfer Switches | | | | | | | |
| | Automatic | 100% | | | 2042 | ** | 1 | \$225,400 |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : At Various Locations</i> | | | | | |
| | | | <i>Explanation : Multiple Units</i> | | | | | |
| | Generators | | | | | | | |
| | Diesel | 100% | | | 2038 | ** | 1 | \$283,700 |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Basement</i> | | | | | |
| | | | <i>Explanation : 1,000 Kilovolt-Ampere</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
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 | |
| Stand-by Power | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2023 | \$1,700 | 5 | \$27,100 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 20% | | | 2045 | ** | 5 | \$27,200 | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 275 Gallons</i> | | | | | | | |
| Main Tank | 80% | | | 2057 | ** | 5 | \$17,200 | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 10,000 Gallons, Shared With Boiler</i> | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2034 | ** | 10 | \$335,900 | |
| | <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Fluorescent | 20% | | | 2034 | ** | 10 | \$134,400 | |
| | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| HID | 30% | | | 2034 | ** | 10 | \$7,100 | |
| Egress Lighting | | | | | | | | |
| Exit, LED | 60% | | | 2057 | ** | 1 | | |
| Exit, Service | 10% | | | 2034 | ** | 1 | | |
| Exit, Battery | 30% | | | 2034 | ** | 10 | \$14,800 | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2034 | ** | 10 | \$2,200 | |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling | | | | | | | | |
| Generic | 100% | | | 2057 | ** | 5 | \$21,500 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2034 | ** | 1 | \$273,600 | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2034 | ** | 1-3 | \$451,400 | |

| 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 | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2039 | ** | 1 | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Vault</i> | | | | | | | |
| | <i>Explanation : Two 10,000 Gallon Tanks For No.2 Fuel Oil</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
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% | | | 2034 | ** | 1 | \$362,200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : 3 Boilers</i> | | | | | | | | |
| Distribution Hot Wtr Piping/Pump | 100% | | | 2037 | ** | 4 | \$36,100 | |
| Terminal Devices Air Handler | 35% | | | 2029 | \$3,786,800 | 1 | \$158,500 | |
| Convector/Radiator | 60% | | | 2034 | ** | 1 | \$142,000 | |
| Unit Heater - Hot Water | 5% | | | 2029 | \$144,000 | | | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2045 | ** | 1 | | |
| <i>Other Observation, Extent : Light, Area Affected : 33%</i> | | | | | | | | |
| <i>Location : Chiller Room</i> | | | | | | | | |
| <i>Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator</i> | | | | | | | | |
| Conversion Equipment Centrifugal, Elec Chiller | 90% | | | 2032 | \$7,836,900 | 1 | \$713,400 | |
| Interior Pkg Unit - Cooling | 10% | 0-2 | \$143,800 | 2027 | \$2,876,900 | 2 | \$3,600 | |
| <i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Building</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout Building</i> | | | | | | | | |
| <i>Explanation : Controls System Is Obsolete</i> | | | | | | | | |
| Distribution CW & CHW Wtr Pipe/Pump | 100% | | | 2039 | ** | 4 | \$54,200 | |
| Terminal Devices Air Handler/Cool/Ht | 100% | | | 2029 | \$8,629,400 | 1 | \$453,000 | |
| Heat Rejection Water Cooling Tower | 100% | Now | \$1,168,000 | 2030 | \$2,919,900 | 2 | \$589,800 | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Exhaust Fans Interior | 95% | | | 2029 | \$2,600,600 | 2 | \$21,300 | |
| Roof | 5% | | | 2029 | \$63,900 | 2 | \$1,100 | |
| Plumbing | | | | | | | | |
| H/C Water Piping Brass/Copper | 100% | Now | \$573,600 | 2039 | ** | 1 | | |
| <i>Damaged, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Main Water Tank In Sub-basement</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
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 | | | | | | | | |
| | Water Heater Gas Fired | 100% | | | 2024 | \$469,300 | 2 | \$10,700 |
| | | | <i>Other Observation, Extent : Light, 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% | | | 2023 | \$26,100 | 4 | \$23,200 |
| | Sewage Ejector(s) Electric | 100% | | | 2029 | \$221,600 | 4 | \$29,200 |
| | Backflow Preventer Generic | 100% | | | 2034 | ** | 1 | \$44,900 |
| | | | <i>Other Observation, Extent : Light, 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 : Light, 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 : Light, 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 : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Lobby</i> | | | | | |
| | | | <i>Explanation : 2 Units</i> | | | | | |
| Fire Suppression | | | | | | | | |
| | Standpipe Generic | 100% | | | 2049 | ** | 1-5 | \$369,300 |
| | Sprinkler Generic | 100% | | | 2039 | ** | 1-2 | \$205,200 |
| | Fire Pump Generic | 100% | | | 2032 | \$495,300 | 1 | \$136,800 |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,170,500 | \$83,900 |
| Interior Architecture | \$274,100 | \$114,800 |
| Electrical | | \$2,385,600 |
| Mechanical | | \$2,803,700 |
| Total | \$1,444,700 | \$5,387,900 |
| Importance Code A | \$1,170,500 | \$83,900 |
| Importance Code B | \$274,100 | \$5,245,300 |
| Importance Code C | | \$58,600 |
| Total | \$1,444,700 | \$5,387,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$77,500 | | | |
| Interior Architecture | \$364,300 | \$7,400 | | \$15,900 |
| Electrical | \$28,500 | \$10,300 | \$14,400 | \$9,800 |
| Mechanical | \$109,800 | \$53,600 | \$95,200 | \$61,200 |
| Elevators/Escalators | \$65,900 | \$65,900 | \$65,900 | \$65,900 |
| Total | \$646,100 | \$137,200 | \$175,500 | \$152,800 |
| Importance Code A | \$93,700 | \$4,900 | \$6,300 | \$4,900 |
| Importance Code B | \$412,600 | \$128,600 | \$169,200 | \$147,800 |
| Importance Code C | \$139,900 | \$3,700 | | |
| Total | \$646,100 | \$137,200 | \$175,500 | \$152,800 |



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 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 | \$144,600 | 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 | \$352,700 | 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 | \$10,600 | LIFE | ** | 5 | \$4,600 | |
| <i>Open Joints, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Bulkhead</i> | | | | | | | | |
| Metal/Glass Curt Wall | 20% | 0-2 | \$439,000 | 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 | \$234,300 | 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+ | \$4,600 | 2039 | ** | | | |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</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
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 | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick Cavity | 15% | | | LIFE | ** | 5 | \$500 | |
| Masonry: Sandstone | 5% | | | LIFE | ** | 5 | \$200 | |
| Metal Rail | 75% | 4+ | \$8,200 | 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 | \$43,500 | 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 | \$4,500 | 2030 | \$45,100 | | | |
| <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 | \$5,800 | LIFE | ** | 5 | \$11,900 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Entrance Canopy</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$214,300 | 2032 | \$214,300 | 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 | \$192,700 | 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> | | | | | | | | |

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 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 | |
| Interior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Ceramic Tile | 5% | | | 2039 | ** | 5 | \$7,300 | | |
| Concrete Masonry Unit | 10% | | | LIFE | ** | 5 | \$5,900 | | |
| Glass: Single Pane | 5% | 4+ | \$24,700 | 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 | \$34,100 | 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+ | \$48,100 | LIFE | ** | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | | |
| <i>Location : Main Stair</i> | | | | | | | | | |
| Granite Panels | 5% | 4+ | \$33,000 | 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 | \$81,500 | 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 Concrete | 10% | | | LIFE | ** | 5 | \$2,300 | | |
| Gypsum Board | 30% | Now | \$10,200 | 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 | Priority | |

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 | ** | 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% | | | 2023 | \$1,700 | 5 | \$22,300 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2038 | ** | 5 | \$9,300 | |
| | | <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 | \$1,500 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : One 6,000 Gallons</i> | | | | | | |

Lighting

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

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 | \$1,106,200 | 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 | \$737,400 | 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 | \$27,600 | 1 | | |
| Exit, LED | 20% | | | 2065 | ** | 1 | | |
| Exit, Service | 30% | | | 2030 | \$11,200 | 1 | | |
| Exterior Lighting | | | | | | | | |
| LED | 30% | | | 2038 | ** | | | |
| No Component | 70% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2030 | \$101,800 | 1 | \$11,200 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 30% | | | 2030 | \$348,500 | 1-3 | \$18,500 | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| 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 | \$16,200 | 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 | \$590,800 | 1 | \$24,700 | |
| Convactor/Radiator | 40% | | | 2043 | ** | 1 | \$12,900 | |
| Fan Coil Unit/Heat | 20% | | | 2030 | \$314,600 | 1 | \$6,500 | |

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
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 | Priority |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2046 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 95% | 0-2 | \$22,600 | 2033 | ** | 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 | \$42,500 | 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 | \$2,600 | 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 | \$1,119,200 | 1 | \$58,800 | |
| No Component | 5% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower No Component | 95% | | | 2028 | \$378,700 | 2 | \$95,600 | |
| No Component | 5% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 50% | 0-2 | \$24,200 | 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 | \$336,300 | 2 | \$2,800 | |
| Roof | 10% | | | 2030 | \$17,400 | 2 | \$300 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 98% | | | 2050 | ** | 1 | | |
| Brass/Copper | 2% | 0-2 | \$15,700 | 2060 | ** | 1 | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : Deteriorating Roof Tank Shingles</i> | | | | | | | | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BRONX 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 | Priority |
| Plumbing | | | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 85% | | | 2030 | \$54,500 | 2 | \$1,200 | |
| Gas Fired | 15% | 2-4 | \$9,600 | 2030 | \$9,600 | 2 | \$200 | |
| <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> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2030 | \$16,000 | 4 | \$2,100 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | 0-2 | \$600 | 2035 | ** | 4 | \$4,000 | |
| <i>Not in Service, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2035 | ** | 1 | \$6,100 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| 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> | | | | | | | | |
| Escalators | | | | | | | | |
| Over 20' Rise | 100% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lobby To 2nd Floors</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2050 | ** | 1-5 | \$52,300 | |
| <i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2050 | ** | 1-2 | \$28,000 | |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2033 | ** | 1 | \$18,700 | |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | | \$19,900 |
| Interior Architecture | \$85,500 | |
| Electrical | | \$346,100 |
| Mechanical | | \$130,800 |
| Total | \$85,500 | \$496,800 |
| Importance Code A | | \$19,900 |
| Importance Code B | \$85,500 | \$476,900 |
| Total | \$85,500 | \$496,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$118,400 | | | \$21,800 |
| Interior Architecture | \$11,400 | \$600 | \$4,200 | \$2,400 |
| Electrical | \$40,400 | \$1,400 | \$5,400 | \$1,000 |
| Mechanical | \$4,300 | \$3,200 | \$69,600 | \$3,200 |
| Site Pavements | \$5,800 | | | |
| Total | \$180,200 | \$5,200 | \$79,200 | \$28,400 |
| Importance Code A | \$118,900 | \$900 | \$9,500 | \$22,700 |
| Importance Code B | \$59,700 | \$4,400 | \$69,700 | \$5,700 |
| Importance Code C | \$1,600 | | | |
| Total | \$180,200 | \$5,200 | \$79,200 | \$28,400 |



*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
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 | | | | | | | | |
| 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 | \$13,700 | 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 | \$1,300 | 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 | \$39,700 | 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 | \$19,900 | 10 | \$1,300 | |
| Copper/Terne | 40% | Now | \$47,200 | 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 | \$16,500 | 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 | \$18,100 | 5 | \$6,500 | |
| Skylight, Metal/Glass | 5% | | | 2040 | ** | 10 | \$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
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 | \$16,100 | 3 | \$2,200 | |
| Cast in Place Concrete | 5% | Now | \$2,600 | 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 | \$85,500 | 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 | \$2,800 | |
| 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 | \$700 | 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+ | \$6,600 | 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 | \$5,100 | 2043 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : White Plains Road</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
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+ \$700 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 \$2,700 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 \$109,600 5 \$400

Raceway

Conduit 20% 2040 * * 1

Conduit 80% 2030 \$24,900 1

Panelboards

Fused Disc Sw 5% 2038 * * 5

Molded Case Bkrs 20% 2038 * * 5 \$100

Molded Case Bkrs 75% 2029 \$25,100 5 \$300

Wiring

Braided Cloth 75% 2-4 \$39,300 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 | \$57,500 | 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 | \$4,800 | 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 | \$2,100 | 2 | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2030 | \$11,300 | 10 | \$1,800 | |
| Exit, Service | 50% | | | 2030 | \$2,800 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 30% | | | 2030 | \$19,100 | 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 | \$174,200 | 1-3 | \$9,200 | |
| <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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Maintenance \$ are aggregated over a 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

| 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 | \$500 | 2025 | \$9,300 | 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 | \$35,400 | 1 | \$700 | |
| No Component | 25% | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Heating/Cooling | 25% | | | 2025 | \$49,300 | 2 | \$200 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 1 Unit On Lower Roof</i> | | | | | | | | |
| Split Unit | 15% | | | 2030 | \$50,500 | | | |
| <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 | \$45,000 | 1 | \$700 | |
| Fan Coil - 2 Pipe | 60% | | | 2035 | ** | 1 | \$2,900 | |
| No Component | 25% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Cooled Condenser Unit | 15% | | | 2030 | \$4,800 | 2 | \$1,600 | |
| Air Cooled Condenser Unit | 60% | | | 2038 | ** | 2 | \$6,300 | |
| No Component | 25% | | | | | | | |
| Ventilation | | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 | \$36,400 | 2 | \$300 |
| | Roof | 35% | | | 2025 | \$9,200 | 2 | \$200 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2040 | ** | 1 | |
| Water Heater | | | | | | | | |
| | Not Accessible | 100% | | | | | | |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | 0-2 | \$2,300 | 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% | | | 2023 | \$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.

Maintenance \$ are aggregated over a 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$149,300 | \$228,100 |
| Interior Architecture | \$127,000 | \$57,700 |
| Mechanical | | \$2,056,400 |
| Site Pavements | \$77,700 | |
| Total | \$354,000 | \$2,342,300 |
| Importance Code A | \$149,300 | \$319,600 |
| Importance Code B | \$69,300 | \$1,964,900 |
| Importance Code C | \$135,400 | \$57,700 |
| Total | \$354,000 | \$2,342,300 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,700 | | | |
| Interior Architecture | \$169,300 | | \$700 | \$13,400 |
| Electrical | \$3,800 | \$3,800 | \$5,500 | \$3,800 |
| Mechanical | \$45,600 | \$10,300 | \$15,800 | \$10,300 |
| Site Enclosure | \$1,200 | | | |
| Site Pavements | \$48,000 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$293,600 | \$22,000 | \$29,900 | \$35,400 |
| Importance Code A | \$20,500 | \$2,800 | \$2,800 | \$2,800 |
| Importance Code B | \$145,400 | \$19,200 | \$27,100 | \$32,600 |
| Importance Code C | \$127,700 | | | |
| Total | \$293,600 | \$22,000 | \$29,900 | \$35,400 |



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
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 | \$111,000 | |
| Masonry: Limestone | 20% | | | LIFE | ** | 5 | \$29,600 | |
| Metal Panel | 5% | | | 2042 | ** | 5-10 | \$33,900 | |
| Windows | | | | | | | | |
| Wood | 100% | | | 2040 | ** | 5 | \$157,900 | |
| Parapets | | | | | | | | |
| Masonry: Limestone | 90% | | | LIFE | ** | 5-10 | \$19,800 | |
| 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 | \$36,700 | 2028 | \$366,600 | 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 | \$17,300 | |
| Ceramic Tile | 4% | | | 2041 | ** | 5 | \$3,200 | |
| Mosaic Tile | 5% | | | 2037 | ** | 5 | \$9,900 | |
| Marble Panels | 45% | | | LIFE | ** | 5 | \$53,200 | |
| Vinyl Tile | 1% | | | 2037 | ** | 3 | \$300 | |
| Wood | 3% | 0-2 | \$18,900 | 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 | ** | 10 | \$18,000 | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$5,800 | |
| Fabric on Framing | 2% | | | 2033 | ** | 5 | \$1,400 | |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$10,800 | |
| Marble Panels | 30% | | | LIFE | ** | 10 | \$17,300 | |
| Plaster | 43% | | | LIFE | ** | 5-10 | \$52,700 | |
| Wood | 10% | | | LIFE | ** | 5 | \$115,400 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 2% | | | 2045 | ** | 5 | \$1,300 | |
| Plaster | 20% | | | LIFE | ** | 5-10 | \$22,200 | |
| Plaster | 78% | | | LIFE | ** | 5-10 | \$86,700 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Iron Picket | 100% | Now | \$1,200 | 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+ | \$48,000 | LIFE | ** | | | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pavers/Stone | 25% | Now | \$77,700 | 2035 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Marble Steps At Entrance</i> | | | | | | | | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Marble Steps At 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% | | | 2042 | ** | 5 | \$200 | |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i> | | | | | | | | |
| 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.
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

| 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 | |
|-----------------|------|--|--|------|----|-----|----------|--|

*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 | \$91,500 | 1 | \$27,600 | |
|-------------------------------|------|--|--|------|----------|---|----------|--|

*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 | \$5,000 | 2031 | \$99,100 | 4 | \$2,800 | |
|---------------------|------|-----|---------|------|----------|---|---------|--|

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Ground Floor Mechanical Room And Various Locations*

Terminal Devices

| | | | | | | | | |
|--------------------|-----|--|--|------|-----------|---|----------|--|
| Air Handler | 40% | | | 2027 | \$357,500 | 1 | \$13,800 | |
| Fan Coil Unit/Heat | 60% | | | 2027 | \$571,100 | 1 | \$10,800 | |

Air Conditioning

Energy Source

| | | | | | | | | |
|------------------------|-----|--|--|------|----|---|--|--|
| District Chilled Water | 50% | | | 2042 | ** | 1 | | |
|------------------------|-----|--|--|------|----|---|--|--|

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

| | | | | | | | | |
|-------------|-----|--|--|------|----|---|--|--|
| Electricity | 50% | | | 2040 | ** | 1 | | |
|-------------|-----|--|--|------|----|---|--|--|

Conversion Equipment

| | | | | | | | | |
|------------------|-----|--|--|------|----------|---|--|--|
| Window/Wall Unit | 50% | | | 2027 | \$66,200 | 1 | | |
| No Component | 50% | | | | | | | |

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

| 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% | 0-2 | \$1,000 | 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 | \$142,600 | 1 | \$13,800 |
| | Fan Coil - 4 Pipe | 60% | | | 2027 | \$446,400 | 1 | \$10,800 |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$49,400 |
| Exhaust Fans | | | | | | | | |
| | Interior | 100% | 0-2 | \$11,300 | 2027 | \$226,100 | 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 | | | | | | | | |
| | Electric | 50% | | | 2027 | \$28,000 | 4 | \$200 |
| | Electric | 50% | | | 2031 | \$28,000 | 4 | \$200 |
| 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 |

*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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,288,500 | \$1,334,100 |
| Interior Architecture | \$1,016,700 | \$3,310,300 |
| Electrical | \$237,400 | \$542,400 |
| Mechanical | \$2,122,900 | \$9,599,300 |
| Total | \$7,665,500 | \$14,786,100 |
| Importance Code A | \$4,288,500 | \$1,334,100 |
| Importance Code B | \$2,892,000 | \$13,296,700 |
| Importance Code C | \$484,900 | \$155,300 |
| Total | \$7,665,500 | \$14,786,100 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$25,600 | \$14,000 | | |
| Interior Architecture | \$184,200 | | | \$94,500 |
| Electrical | \$36,100 | \$41,500 | \$36,100 | \$131,200 |
| Mechanical | \$245,500 | \$52,800 | \$66,700 | \$87,300 |
| Site Pavements | \$3,700 | | | |
| Elevators/Escalators | \$154,000 | \$154,000 | \$154,000 | \$154,000 |
| Total | \$649,000 | \$262,300 | \$256,800 | \$466,900 |
| Importance Code A | \$51,700 | \$40,100 | \$26,200 | \$26,800 |
| Importance Code B | \$576,600 | \$222,100 | \$230,600 | \$440,100 |
| Importance Code C | \$20,700 | | | |
| Total | \$649,000 | \$262,300 | \$256,800 | \$466,900 |



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
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 | \$177,000 | 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 | \$416,500 | 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 | \$371,100 | 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 | \$548,500 | 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 | \$2,103,100 | 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 | \$13,900 | 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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Asset # : 2061

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 60% | Now | \$310,700 | 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 | \$109,900 | 2031 | \$549,400 | | | |
| <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 | \$11,700 | 2041 | | ** | 5 | \$27,100 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Parking Courtyard</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$90,200 | 2027 | \$901,500 | | 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 | \$34,200 | 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 | \$65,700 | LIFE | | ** | 5 | \$49,200 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 45% | Now | \$270,200 | 2031 | \$2,702,300 | | 3 | \$106,300 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</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 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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$137,800 | 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+ | \$17,000 | LIFE | ** | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Marble Panels | 20% | Now | \$347,200 | 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 | \$42,800 | 2036 | ** | 5 | \$47,200 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement Corridor</i> | | | | | | | | |
| Exposed Concrete | 5% | Now | \$56,800 | 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 | \$139,000 | 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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | 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 | \$2,000 | 2034 | ** | | |
|------|-----|---------|------|----|--|--|

*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+ | \$1,700 | 2036 | ** | | |
|------|----|---------|------|----|--|--|

*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 |
|------|--|--|------|----|---|---------|

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

Transformers

Dry Type

| | | | | | | |
|-----|--|--|------|----|---|-------|
| 50% | | | 2044 | ** | 5 | \$500 |
|-----|--|--|------|----|---|-------|

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

Dry Type

| | | | | | | |
|-----|--|--|------|----|---|-------|
| 50% | | | 2036 | ** | 5 | \$500 |
|-----|--|--|------|----|---|-------|

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

Switchgear / Switchboard

Molded Case Bkrs

| | | | | | | |
|------|--|--|------|----|---|---------|
| 100% | | | 2051 | ** | 5 | \$7,000 |
|------|--|--|------|----|---|---------|

Raceway

Conduit

| | | | | | | |
|-----|--|--|------|----|---|--|
| 80% | | | 2051 | ** | 1 | |
|-----|--|--|------|----|---|--|

Conduit

| | | | | | | |
|-----|--|--|------|--|---|----------|
| 20% | | | 2031 | | 1 | \$87,500 |
|-----|--|--|------|--|---|----------|

Panelboards

Fused Disc Sw

| | | | | | | |
|----|--|--|------|----|---|-------|
| 5% | | | 2039 | ** | 5 | \$300 |
|----|--|--|------|----|---|-------|

Molded Case Bkrs

| | | | | | | |
|-----|--|--|------|----|---|---------|
| 95% | | | 2047 | ** | 5 | \$6,600 |
|-----|--|--|------|----|---|---------|

Wiring

Braided Cloth

| | | | | | | |
|-----|--|--|------|--|---|----------|
| 10% | | | 2030 | | 1 | \$67,400 |
|-----|--|--|------|--|---|----------|

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

Thermoplastic

| | | | | | | |
|-----|--|--|------|----|---|--|
| 90% | | | 2051 | ** | 1 | |
|-----|--|--|------|----|---|--|

Motor Controllers

Locally Mounted

| | | | | | | |
|-----|--|--|------|--|---|-------|
| 10% | | | 2029 | | 5 | \$200 |
|-----|--|--|------|--|---|-------|

Variable Frequency

| | | | | | | |
|-----|--|--|------|----|--|--|
| 90% | | | 2044 | ** | | |
|-----|--|--|------|----|--|--|

Drive

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
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 | \$1,700 | 5 | \$58,900 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2047 | ** | 5 | \$24,500 | |
| | | <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 | \$3,900 | |
| | | <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 | \$48,700 | 2 | \$100 | |
| LED | 1% | | | 2036 | ** | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 30% | | | 2031 | \$43,700 | 1 | | |
| Emergency, Battery | 20% | | | 2031 | \$79,900 | 10 | \$12,800 | |
| Exit, Battery | 50% | | | 2036 | ** | 10 | \$8,900 | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | | | 2031 | \$223,700 | 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> | | | | | | |

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 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 \$162,700

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

Location : Throughout The Building

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

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

Heating

Energy Source
Interruption Gas/Dual
Fuel

100% Now \$15,200 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 \$4,695,100 4 \$19,500

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

Location : Sub-basement

Explanation : Steam Supplied To 275 Atlantic Avenue

Terminal Devices

Air Handler
Convactor/Radiator

10% 2036 * * 1 \$16,300

90% 2029 \$1,336,600 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 \$1,184,300 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 \$404,600 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 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 | \$2,000 | |
| 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 | \$172,000 | 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 | \$105,300 | 2 | \$26,600 | |
| No Component | 70% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 25% | | | LIFE | ** | 2-5 | \$36,800 | |
| No Component | 75% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 25% | Now | \$49,300 | 2026 | \$246,700 | 2 | \$1,600 | |
| <i>Not in Service, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Various</i> | | | | | | | | |
| Roof | 25% | Now | \$23,000 | 2026 | \$115,100 | 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 | \$1,447,500 | 1 | | |
| Galvanized Steel | 30% | Now | \$36,500 | 2029 | \$365,200 | 1 | | |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 100% | Now | \$22,100 | 2031 | \$441,800 | 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 | | |

*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
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 | \$42,300 | 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 | \$51,700 | 4 | \$4,000 | |
| <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 | \$1,156,100 | 1-5 | \$133,200 | |
| Sprinkler | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic | 20% | | | 2041 | ** | 1-2 | \$14,800 | |

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.*

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$11,521,700 | \$448,900 |
| Interior Architecture | \$6,965,400 | \$2,928,000 |
| Electrical | \$1,022,900 | \$1,392,500 |
| Mechanical | \$8,045,500 | \$11,732,600 |
| Total | \$27,555,400 | \$16,502,000 |
| Importance Code A | \$11,521,700 | \$448,900 |
| Importance Code B | \$14,507,900 | \$15,981,600 |
| Importance Code C | \$1,525,900 | \$71,400 |
| Total | \$27,555,400 | \$16,502,000 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | | | | \$27,000 |
| Interior Architecture | \$760,200 | | | \$126,800 |
| Electrical | \$4,400 | \$10,000 | \$4,400 | \$10,600 |
| Mechanical | \$329,300 | \$145,800 | \$278,500 | \$154,500 |
| Site Pavements | \$20,500 | | | |
| Elevators/Escalators | \$165,800 | \$165,800 | \$165,800 | \$165,800 |
| Total | \$1,280,200 | \$321,600 | \$448,700 | \$484,700 |
| Importance Code A | \$46,300 | \$46,300 | \$46,300 | \$73,400 |
| Importance Code B | \$1,210,100 | \$275,200 | \$402,300 | \$411,400 |
| Importance Code C | \$23,700 | | | |
| Total | \$1,280,200 | \$321,600 | \$448,700 | \$484,700 |



*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 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 | \$179,200 | 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 | \$6,620,400 | 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 | \$961,600 | 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 | \$3,324,200 | 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 | \$436,200 | 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 | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 | | | | | | | | |

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | Now | \$562,800 | 2033 | ** | 3 | \$59,000 | |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Carpet | 18% | 0-2 | \$101,300 | 2027 | \$2,025,900 | 3 | \$212,300 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$45,900 | 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 | \$119,600 | 2040 | ** | 5 | \$27,500 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Marble Panels | 13% | Now | \$415,300 | LIFE | ** | 5 | \$76,700 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout, Stairwells</i> | | | | | | | | |
| Sheet Vinyl/Rubber | 5% | Now | \$1,308,300 | 2041 | ** | 5 | \$29,500 | |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Terrazzo | 10% | Now | \$409,900 | LIFE | ** | 5 | \$61,400 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 30% | Now | \$224,900 | 2031 | \$2,249,200 | 3 | \$88,500 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 7% | | | 2026 | \$524,800 | 3 | \$27,500 | |

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
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 | \$337,900 | 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 | \$73,700 | 2040 | | ** | 5 | \$11,900 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Concrete Masonry Unit | 2% | 0-2 | \$23,700 | 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 | \$52,100 | LIFE | | ** | | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 3% | Now | \$67,000 | LIFE | | ** | | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Marble Panels | 25% | Now | \$532,300 | 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 | \$462,900 | 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> | | | | | | | | |

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$1,069,900 | 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 Concrete | 10% | Now | \$283,700 | 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 | \$925,800 | 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 | \$20,500 | 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% | | | | | | | |

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 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 | \$163,900 | 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 | \$5,000 | 5 | \$500 | |
| Locally Mounted | 5% | | | 2044 | ** | 5 | \$200 | |
| Motor Control Center | 70% | | | 2029 | \$757,000 | 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 | \$598,000 | 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 | \$354,000 | 10 | \$56,500 | |
| Exit, Service | 35% | | | 2031 | \$61,200 | 1 | | |
| Exit, Battery | 15% | | | 2036 | ** | 10 | \$4,700 | |

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
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 | \$28,800 | |

| 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 | |
|--------------|------|--|--|------|----|---|-----------|--|

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

Location : Sub-basement Boiler Room

Explanation : 3 Units With 4 Heat Exchangers For Heating Devices.

Distribution

| | | | | | | | | |
|---------------------|-----|-----|----------|------|----|---|----------|--|
| Hot Wtr Piping/Pump | 75% | | | 2039 | ** | 4 | \$26,000 | |
| Steam Piping/Pump | 25% | 0-2 | \$10,900 | 2041 | ** | | | |

Insul. Deteriorating, Extent : Moderate, Area Affected : 5%

Location : Steam And Condensate Piping. Sub-basement

Terminal Devices

| | | | | | | | | |
|--------------------|-----|--|--|------|-------------|---|----------|--|
| Air Handler | 25% | | | 2031 | \$1,728,100 | 1 | \$72,400 | |
| Convactor/Radiator | 10% | | | 2029 | \$263,200 | 1 | \$15,100 | |
| No Component | 65% | | | | | | | |

Other Observation, Extent : Light, Area Affected : 0%

Location : Perimeter Throughout

Explanation : See Air Conditioning

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 | \$1,838,000 | 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 | \$15,000 |
| | No Component | 35% | | | | | | |
| Terminal Devices | | | | | | | | |
| | Air Handler/Cool/Ht | 25% | | | 2031 | \$1,378,300 | 1 | \$72,400 |
| | Fan Coil - 4 Pipe | 50% | | | 2026 | \$5,754,800 | 1 | \$75,600 |
| | Fan Coil - 4 Pipe | 15% | | | 2031 | \$1,726,400 | 1 | \$22,700 |
| | No Component | 10% | | | | | | |
| Heat Rejection | | | | | | | | |
| | Air Cooled Condenser Unit | 5% | | | 2036 | ** | 2 | \$16,300 |
| | Water Cooling Tower | 85% | | | 2029 | \$1,585,700 | 2 | \$400,300 |
| | No Component | 10% | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$261,000 |
| Exhaust Fans | | | | | | | | |
| | Interior | 95% | | | 2031 | \$1,661,500 | 2 | \$13,600 |
| | Roof | 5% | | | 2031 | \$40,800 | 2 | \$700 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 70% | | | 2031 | \$2,565,100 | 1 | |
| | Galvanized Steel | 30% | | | 2029 | \$647,100 | 1 | |
| HW Heat Exchanger | | | | | | | | |
| | Steam Fired | 100% | Now | \$391,400 | 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 | |

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
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 | \$20,500 | 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 | \$45,800 | 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 | \$244,700 | |
| Sprinkler Generic | 100% | | | 2041 | ** | 1-2 | \$131,100 | |
| Fire Pump Generic | 100% | | | 2034 | ** | 1 | \$87,400 | |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$15,376,200 | \$345,200 |
| Interior Architecture | \$4,543,300 | \$4,580,700 |
| Electrical | \$780,100 | \$4,074,600 |
| Mechanical | \$716,500 | \$22,879,800 |
| Total | \$21,416,100 | \$31,880,400 |
| Importance Code A | \$15,376,200 | \$2,930,200 |
| Importance Code B | \$5,345,200 | \$28,590,600 |
| Importance Code C | \$694,700 | \$359,500 |
| Total | \$21,416,100 | \$31,880,400 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$32,500 | | \$5,000 | |
| Interior Architecture | \$243,400 | | | \$122,300 |
| Electrical | \$26,400 | \$18,300 | \$22,800 | \$25,700 |
| Mechanical | \$283,200 | \$328,400 | \$258,400 | \$348,900 |
| Site Enclosure | \$12,100 | | | |
| Site Pavements | \$61,700 | | | |
| Elevators/Escalators | \$197,800 | \$197,800 | \$197,800 | \$197,800 |
| Total | \$857,000 | \$544,600 | \$484,100 | \$694,700 |
| Importance Code A | \$90,700 | \$58,300 | \$63,300 | \$58,300 |
| Importance Code B | \$601,200 | \$486,300 | \$420,800 | \$636,400 |
| Importance Code C | \$165,200 | | | |
| Total | \$857,000 | \$544,600 | \$484,100 | \$694,700 |



*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 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 | \$54,400 | 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 | \$145,600 | 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 | \$11,228,100 | 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 | \$6,500 | |
| Metal Panel | 7% | 2-4 | \$72,900 | 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 | \$102,400 | 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 | \$162,400 | 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> | | | | | | | | |

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 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 | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 85% | Now | \$2,328,000 | 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 | \$29,200 | 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 | \$472,500 | 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 | \$285,600 | 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 | \$524,300 | 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> | | | | | | | | |

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 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+ | \$63,700 | 2031 | \$1,273,000 | 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+ | \$51,900 | LIFE | ** | 5 | \$97,300 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| Ceramic Tile | 5% | 4+ | \$48,300 | 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+ | \$92,700 | 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 | \$67,800 | 2032 | \$3,392,000 | 3 | \$133,400 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridors Throughout</i> | | | | | | | | |
| Vinyl Tile 9" X 9" | 30% | Now | \$3,295,700 | 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> | | | | | | | | |

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 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 | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 10 | \$112,300 | |
| Ceramic Tile | 5% | 4+ | \$27,800 | 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+ | \$44,800 | LIFE | ** | 5 | \$35,900 | |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Marble Panels | 62% | | | LIFE | ** | 10 | \$222,900 | |
| Plaster | 3% | Now | \$12,100 | 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 | ** | 10 | \$22,500 | |
| Wood | 10% | | | LIFE | ** | 5 | \$719,000 | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 3% | 0-2 | \$24,200 | 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 Concrete | 15% | | | LIFE | ** | 5-10 | \$166,700 | |
| Plaster | 20% | | | LIFE | ** | 5-10 | \$305,700 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Iron Picket | 100% | Now | \$8,800 | 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> | | | | | | | | |

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 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 | \$3,300 | 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 | \$15,800 | 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 | \$2,900 | 2045 | | ** | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Court Street Ada Ramps</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Masonry: Granite | 25% | Now | \$36,300 | LIFE | | ** | | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Entry Stair East And West Sides Of Building</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Pavers/Stone | 10% | 4+ | \$4,700 | 2041 | | ** | | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : East Side Of Building</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 100% | Now | \$2,000 | 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 | | ** | \$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> | | | | | | | | |

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 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 | \$393,800 | 1 | |
| Panelboards | | | | | | | | |
| | Fused Disc Sw | 5% | | | 2048 | ** | 5 | \$700 |
| | Molded Case Bkrs | 50% | | | 2048 | ** | 5 | \$7,800 |
| | Molded Case Bkrs | 45% | | | 2031 | \$271,600 | 5 | \$7,000 |
| Wiring | | | | | | | | |
| | Braided Cloth | 30% | 2-4 | \$303,300 | 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+ | \$476,800 | 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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

| 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% | | | | | | | |
| <hr/> | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | | | 2032 | \$503,300 | 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> | | | | | | |
| <hr/> | | | | | | | | |
| No Component | 70% | | | | | | | |
| <hr/> | | | | | | | | |
| 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> | | | | | | |
| <hr/> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 65% | | | | | | | |
| Generic, Analog | 35% | | | 2027 | \$2,415,400 | 1-3 | \$132,000 | |
| <hr/> | | | | | | | | |
| 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> | | | | | | |
| <hr/> | | | | | | | | |
| 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> | | | | | | |
| <hr/> | | | | | | | | |
| Steam Boiler | 64% | | | 2030 | \$2,585,000 | 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> | | | | | | |
| <hr/> | | | | | | | | |
| Steam Boiler | 34% | | | 2045 | ** | 1 | \$200,100 | |

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
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 | \$386,400 | 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 | \$5,265,600 | 1 | \$220,500 | |
| Convactor/Radiator | 20% | | | 2030 | \$668,200 | 1 | \$38,400 | |
| Fan Coil Unit/Heat | 20% | | | 2027 | \$1,869,400 | 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 | \$66,600 | 2042 | ** | | | |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 100% | Now | \$15,200 | 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 | \$6,999,600 | 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 | \$2,368,500 | 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 | \$524,600 | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BROOKLYN 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 | \$2,176,000 | 2 | \$17,800 | |
| Roof | 2% | Now | \$20,700 | 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 | | | | | | | | |
| Electric | 100% | | | 2030 | \$549,800 | 4 | \$3,500 | |
| <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, 1500 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 | \$95,200 | 4 | \$18,800 | |
| Sewage Ejector(s) | | | | | | | | |
| Compressed Air | 100% | 0-2 | \$116,300 | 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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--------------------|-----------------------|-----------------------|--|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| 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 | | ** | \$299,600 |
| | Sprinkler | | | | | | | |
| | No Component | 95% | | | | | | |
| | Generic | 5% | | | 2052 | | ** | \$8,300 |
| | | | <i>Other Observation, Extent : N/A, Area Affected : 6%</i> | | | | | |
| | | | <i>Location : Basement</i> | | | | | |
| | | | <i>Explanation : Shop Rooms</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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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-Jun-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,Att
Block : 122 **Lot** : 1 **BIN** : 1079147

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$116,700 | \$328,900 |
| Interior Architecture | \$124,600 | \$88,500 |
| Electrical | | \$52,000 |
| Site Pavements | \$551,100 | |
| Total | \$792,300 | \$469,500 |
| Importance Code A | \$116,700 | \$328,900 |
| Importance Code B | \$124,600 | \$140,500 |
| Importance Code C | \$551,100 | |
| Total | \$792,300 | \$469,500 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | | \$4,900 | | |
| Interior Architecture | \$3,200 | \$12,100 | \$411,500 | \$1,100 |
| Electrical | \$7,100 | \$7,100 | \$8,400 | \$7,900 |
| Mechanical | \$18,000 | \$10,700 | \$31,500 | \$11,300 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$36,200 | \$42,600 | \$459,300 | \$28,200 |
| Importance Code A | \$1,400 | \$4,900 | \$100 | |
| Importance Code B | \$34,800 | \$37,700 | \$459,100 | \$28,200 |
| Importance Code C | | | | |
| Total | \$36,200 | \$42,600 | \$459,300 | \$28,200 |



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

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 | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Granite | 15% | | | LIFE | ** | 5 | \$9,800 | |
| Masonry: Limestone | 82% | | | LIFE | ** | 5 | \$53,600 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : South Facade</i> | | | | | | | | |
| Metal Panel | 3% | | | 2049 | ** | 5-10 | \$18,000 | |
| Windows | | | | | | | | |
| Wood | 100% | | | 2045 | ** | 5 | \$233,400 | |
| Parapets | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | ** | 5 | \$21,500 | |
| Roof | | | | | | | | |
| Copper/Terne | 40% | | | 2057 | ** | 10 | \$79,000 | |
| Metal Panel | 55% | | | 2042 | ** | 10 | \$79,700 | |
| Skylight, Metal/Glass | 5% | | | 2049 | ** | 10 | \$13,200 | |
| Soffits | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | ** | 5 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 30% | | | 2025 | \$398,600 | 3 | \$38,600 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$18,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : New Sub-basement</i> | | | | | | | | |
| <i>Explanation : Recent Construction</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$4,300 | |
| Mosaic Tile | 10% | Now | \$124,600 | 2034 | ** | 5 | \$10,700 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement Corridor</i> | | | | | | | | |
| Marble Panels | 20% | | | LIFE | ** | 5 | \$12,900 | |
| Vinyl Tile | 10% | | | 2029 | \$88,500 | 3 | \$4,300 | |
| Wood | 15% | | | 2044 | ** | 5 | \$24,100 | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | | | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$1,100 | |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$3,200 | |
| <i>Recent Construction, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : New Sub-basement</i> | | | | | | | | |
| Masonry: Brick | 5% | | | LIFE | ** | | | |
| Masonry: Fieldstone | 5% | | | LIFE | ** | | | |
| Marble Panels | 10% | | | LIFE | ** | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$1,600 | |
| Plaster | 35% | | | LIFE | ** | 5 | \$5,600 | |
| Wood | 15% | | | LIFE | ** | 5 | \$32,000 | |

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 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 | Priority |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 15% | | | 2042 | ** | 5 | \$12,800 | |
| Exposed Concrete | 5% | | | LIFE | ** | 5 | \$700 | |
| Exposed Struc: Steel | 10% | | | LIFE | ** | | | |
| <i>Recent Construction, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : New Sub-basement</i> | | | | | | | | |
| Exposed Struc: Wood | 10% | | | LIFE | ** | | | |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Attic</i> | | | | | | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$5,300 | |
| Plaster | 15% | | | LIFE | ** | 5 | \$8,000 | |
| Plaster | 40% | | | LIFE | ** | 5 | \$21,300 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Iron Picket | 100% | | | 2064 | ** | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2064 | ** | | | |
| Site Pavements | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 24% | | | 2042 | ** | | | |
| Pavers/Stone | 56% | Now | \$270,600 | 2038 | ** | | | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pavers/Stone | 20% | Now | \$145,000 | 2038 | ** | | | |
| <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 | \$135,500 | 2038 | ** | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Open Joints Throughout</i> | | | | | | | | |
| Pavers/Stone | 18% | | | 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 | Priority |

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2055 | ** | 5 | \$200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room And Roof And Rear Of Building</i> | | | | | | | | |
| <i>Explanation : One Main Service Switch Rated At 4,000 Amperes</i> | | | | | | | | |
| <i>. There Are Solar And Fuel Cell Systems Installed</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2055 | ** | 5 | \$200 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2055 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 20% | | | 2051 | ** | 5 | \$300 | |
| Molded Case Bkrs | 80% | | | 2051 | ** | 5 | \$1,200 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2055 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 30% | | | 2046 | ** | 5 | \$100 | |
| Variable Frequency Drive | 70% | | | 2046 | ** | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$800 | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2046 | ** | 1 | \$17,600 | |
| <i>Other Observation, Extent : Light, 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% | | | 2037 | ** | 10 | \$4,700 | |
| <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Offices</i> | | | | | | | | |
| Fluorescent | 80% | | | 2037 | ** | 10 | \$42,000 | |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Fluorescent | 10% | | | 2037 | ** | 10 | \$5,300 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| LED | 1% | | | 2037 | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Bullpen Room</i> | | | | | | | | |
| <i>Explanation : LED Lighting</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 45% | | | 2037 | ** | 1 | | |
| Emergency, Battery | 5% | | | 2037 | ** | 10 | \$700 | |
| Exit, LED | 50% | | | 2064 | ** | 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

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 |
| Lighting | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 90% | | | 2037 | ** | 10 | \$200 | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | |
| <i>Explanation : Perimeter Lamp Posts</i> | | | | | | | | |
| LED | 10% | | | 2037 | ** | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2037 | ** | 1 | \$21,400 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Cameras. Managed By NYPD</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic, Digital | 100% | | | 2037 | ** | 1-3 | \$35,300 | |
| <i>Other Observation, Extent : Light, 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 | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 80% | | | 2039 | ** | 1 | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Steam Provided By Con Edison</i> | | | | | | | | |
| HTHW/HW | 20% | | | 2039 | ** | 1 | | |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 52 Chambers Street</i> | | | | | | | | |
| <i>Explanation : Provided From Adjacent Building - Tweed Court Building</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 80% | | | 2038 | ** | 5 | \$2,700 | |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices</i> | | | | | | | | |
| No Component | 20% | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : One Reserve Gas Fired Hot Water Boiler Is Undergoing Installation</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 90% | | | 2045 | ** | 4 | \$2,500 | |
| Central Plant Steam Piping/Pmp | 10% | | | 2049 | ** | 4 | \$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

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% | | | 2037 | ** | 1 | \$28,300 | |
| Convactor/Radiator | 20% | | | 2034 | ** | 1 | \$3,700 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District Chilled Water | 30% | | | 2049 | ** | 1 | | |
| <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : 52 Chambers Street</i> | | | | | | | | |
| <i>Explanation : Provided From Adjacent Tweed Building</i> | | | | | | | | |
| Electricity | 70% | | | 2045 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 65% | | | 2037 | ** | 1 | \$17,300 | |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 65%</i> | | | | | | | | |
| <i>Location : 2 Sets, Basement</i> | | | | | | | | |
| Split Unit | 5% | | | 2034 | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement Communication Room</i> | | | | | | | | |
| <i>Explanation : 3 Sets</i> | | | | | | | | |
| No Component | 30% | | | | | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 30% | | | 2049 | ** | 4 | \$800 | |
| No Component | 70% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 80% | | | 2037 | ** | 1 | \$28,300 | |
| Fan Coil - 2 Pipe | 5% | | | 2034 | ** | 1 | \$900 | |
| No Component | 15% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Cooled Condenser Unit | 65% | | | 2037 | ** | 2 | \$25,900 | |
| No Component | 35% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$31,900 | |
| Exhaust Fans | | | | | | | | |
| Interior | 95% | | | 2034 | ** | 2 | \$1,700 | |
| Roof | 5% | | | 2037 | ** | 2 | \$100 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2039 | ** | 1 | | |
| HW Heat Exchanger | | | | | | | | |
| HTHW/HW | 100% | | | 2039 | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 52 Chambers Street</i> | | | | | | | | |
| <i>Explanation : Located In Adjacent Tweed Building</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 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 | | | | | | | | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) Non-Submersible | 100% | | | 2034 | ** | 4 | \$1,200 | |
| Backflow Preventer Generic | 100% | | | 2037 | ** | 1 | \$3,500 | |
| Fixtures Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 70% | | | LIFE | ** | | | |
| | | <i>Other Observation, Extent : Light, 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 : 30%</i> | | | | | | |
| | | <i>Location : 2nd To 3rd Floor</i> | | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2055 | ** | 1-5 | \$28,900 | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2049 | ** | 1-2 | \$16,100 | |

*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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,151,400 | \$189,600 |
| Interior Architecture | \$61,800 | \$290,800 |
| Electrical | \$82,100 | \$720,000 |
| Mechanical | \$1,124,800 | \$1,697,600 |
| Total | \$3,420,100 | \$2,898,000 |
| Importance Code A | \$2,151,400 | \$189,600 |
| Importance Code B | \$1,268,700 | \$2,708,400 |
| Total | \$3,420,100 | \$2,898,000 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$111,400 | | | |
| Interior Architecture | \$276,900 | \$2,100 | | \$53,500 |
| Electrical | \$7,700 | \$13,900 | \$48,500 | \$7,700 |
| Mechanical | \$88,500 | \$24,900 | \$54,800 | \$23,900 |
| Site Pavements | \$900 | | | |
| Elevators/Escalators | \$11,800 | \$11,800 | \$11,800 | \$11,800 |
| Total | \$497,400 | \$52,800 | \$115,100 | \$96,900 |
| Importance Code A | \$113,700 | | \$200 | |
| Importance Code B | \$357,200 | \$50,700 | \$115,000 | \$96,900 |
| Importance Code C | \$26,500 | \$2,100 | | |
| Total | \$497,400 | \$52,800 | \$115,100 | \$96,900 |



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
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 |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Iron | 5% | Now | \$100,400 | 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 | \$228,400 | 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 | \$551,000 | 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 | \$43,900 | 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 | ** | 10 | \$5,300 | |
| Wood | 87% | Now | \$768,500 | 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> | | | | | | | | |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | 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 | \$42,900 | 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 | \$2,000 | LIFE | ** | 5 | \$600 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Shared Party Walls</i> | | | | | | | | |
| Masonry: Limestone | 5% | Now | \$4,800 | 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 | \$4,900 | 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 | \$503,000 | 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 | | | | | | | | |

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior Floors | | | | | | | | |
| Carpet | 65% | Now | \$144,900 | 2029 | \$1,448,700 | 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 | \$8,500 | 2033 | ** | 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 | \$8,600 | 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 | \$22,300 | 2030 | \$222,700 | 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> | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$5,700 | 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 | \$18,200 | 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 | \$2,600 | 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 Concrete | 40% | Now | \$44,900 | LIFE | ** | 5 | \$9,700 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| Gypsum Board | 35% | Now | \$61,800 | LIFE | ** | 5 | \$68,100 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Second And Sixth Floor Offices</i> | | | | | | | | |
| Plaster | 5% | Now | \$5,700 | 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+ | \$900 | 2043 | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2043 | ** | | | |

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
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> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2040 | ** | 5 | \$300 |
| Raceway | | | | | | | | |
| | Conduit | 60% | | | 2030 | \$77,300 | 1 | |
| | Conduit | 30% | | | 2040 | ** | 1 | |
| | Conduit | 10% | | | 2050 | ** | 1 | |
| Panelboards | | | | | | | | |
| | Fused Disc Sw | 10% | | | 2038 | ** | 5 | \$200 |
| | Molded Case Bkrs | 60% | | | 2046 | ** | 5 | \$1,200 |
| | Molded Case Bkrs | 30% | | | 2038 | ** | 5 | \$600 |
| Wiring | | | | | | | | |
| | Thermoplastic | 60% | | | 2050 | ** | 1 | |
| | Thermoplastic | 20% | | | 2030 | \$34,600 | 1 | |
| | Thermoplastic | 20% | | | 2040 | ** | 1 | |
| Motor Controllers | | | | | | | | |
| | Locally Mounted | 50% | | | 2028 | \$54,400 | 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> | | | | | | | | |
| 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> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| | Automatic | 100% | | | 2028 | \$10,000 | 1 | \$23,700 |
| Generators | | | | | | | | |
| | Diesel | 100% | 0-2 | \$82,100 | 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> | | | | | | | | |
| Batteries | | | | | | | | |
| | Lead/Acid | 100% | | | 2023 | \$1,700 | 5 | \$2,900 |
| Fuel Storage | | | | | | | | |
| | Day Tank | 100% | | | 2029 | \$6,300 | 5 | \$14,300 |
| <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> | | | | | | | | |

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
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 | Priority |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 88% | | | 2030 | \$432,900 | 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 | \$21,800 | 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 | \$14,900 | 1 | | |
| Emergency, Battery | 15% | | | 2030 | \$17,500 | 10 | \$2,800 | |
| Exit, Service | 50% | | | 2030 | \$14,400 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 18% | | | 2030 | \$58,700 | 10 | | |
| Incandescent | 7% | | | 2025 | \$19,400 | 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 | \$9,800 | |
| 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% | | | 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 | ** | 5 | \$4,600 | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 70% | Now | \$1,800 | 2029 | \$88,200 | 4 | \$2,700 | |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Various</i> | | | | | | | | |
| Central Plant Steam Piping/Pmp | 30% | Now | \$8,200 | 2030 | \$410,700 | 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.
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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
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 | \$853,000 | 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> | | | | | | | | |
| Convector/Radiator | 25% | Now | \$10,800 | 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 | \$91,500 | 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 | \$45,400 | 2030 | \$907,100 | 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 | \$291,600 | 2 | \$73,600 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$42,900 | |
| Exhaust Fans | | | | | | | | |
| Interior | 30% | | | 2025 | \$86,300 | 2 | \$700 | |
| Roof | 70% | | | 2025 | \$94,000 | 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 | \$12,300 | 4 | \$1,600 | |

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
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 | | ** | 1 | \$14,400 |

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

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

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,928,400 | \$381,900 |
| Interior Architecture | \$171,700 | \$2,780,500 |
| Electrical | | \$3,380,500 |
| Mechanical | \$761,500 | \$6,472,400 |
| Total | \$2,861,600 | \$13,015,300 |
| Importance Code A | \$1,928,400 | \$381,900 |
| Importance Code B | \$933,200 | \$12,319,200 |
| Importance Code C | | \$314,300 |
| Total | \$2,861,600 | \$13,015,300 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$2,000 | | | |
| Interior Architecture | \$1,204,400 | \$62,600 | | \$38,900 |
| Electrical | \$45,700 | \$25,800 | \$33,500 | \$24,400 |
| Mechanical | \$71,500 | \$44,300 | \$126,200 | \$47,500 |
| Elevators/Escalators | \$49,300 | \$49,300 | \$49,300 | \$49,300 |
| Total | \$1,373,000 | \$182,000 | \$209,100 | \$160,100 |
| Importance Code A | \$14,400 | \$12,400 | \$12,900 | \$12,400 |
| Importance Code B | \$1,358,600 | \$143,500 | \$196,200 | \$147,800 |
| Importance Code C | | \$26,200 | | |
| Total | \$1,373,000 | \$182,000 | \$209,100 | \$160,100 |



*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
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 | \$127,300 | 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 | \$88,900 | 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 | \$743,600 | 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 | \$246,800 | 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 | \$636,900 | 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 | \$84,900 | 2035 | ** | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over First Floor</i> | | | | | | | | |
| Soffits | | | | | | | | |
| Cement - Fiber Panel | 100% | 0-2 | \$2,000 | 2035 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Entrance Soffit</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
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 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | Now | \$1,204,400 | 2032 | \$1,204,400 | 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 | \$2,206,300 | 3 | \$80,200 | |
| 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 | \$171,700 | 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 | | |

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|----------------------|--|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| System | Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| 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 | ** | 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% | | | 2023 | \$1,800 | 5 | \$9,300 |
| Fuel Storage | | | | | | | | |
| | Day Tank | 50% | | | 2038 | ** | 5 | \$23,200 |
| | <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 | \$3,700 |
| | <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 | \$1,555,900 | 10 | \$206,400 |
| | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | Fluorescent | 10% | | | 2030 | \$172,900 | 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 | \$89,600 | 1 | |
| | Exit, LED | 40% | | | 2045 | ** | 1 | |
| Exterior Lighting | | | | | | | | |
| | HID | 10% | | | 2030 | \$114,600 | 10 | \$100 |
| | No Component | 90% | | | | | | |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling | | | | | | | | |
| | Generic | 100% | | | 2045 | ** | 5 | \$7,300 |

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
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

\$275,400

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

\$942,900

1-3

\$46,200

*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

\$22,200

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

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

80%

0-2

\$241,800

2028

\$4,835,800

2

\$9,800

*Not in Service, Extent : Moderate, Area Affected : 35%**Location : 7 Units Are Not Working Properly, Mechanical Rooms In Each Floor**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units. Refrigerant R-22*

Ext Pkg Unit -

Heating/Cooling

20%

2030

\$711,700

2

\$3,100

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units, Lower Roof*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| 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 | 80% | 0-2 | \$5,500 | 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 | \$86,300 | 2028 | \$862,900 | 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 | | | | | | | | |
| | Electric | 100% | | | 2025 | \$250,400 | 4 | \$1,500 |
| 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 | | | | | | | | |
| 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 | \$91,500 |
| Sprinkler | | | | | | | | |
| | Generic | 100% | | | 2050 | ** | 1-2 | \$70,000 |

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
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 |
| Fire Suppression | Fire Pump | | | | | | | |
| | Generic | 100% | | | 2026 | \$183,000 | 1 | \$46,700 |
| <i>Other Observation, Extent : Light, 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,12,22,23,24
Block : 155 **Lot** : 1 **BIN** : 1001672

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,154,900 | \$828,300 |
| Interior Architecture | \$945,900 | \$1,214,200 |
| Electrical | \$849,500 | \$732,700 |
| Mechanical | \$10,092,200 | \$8,633,400 |
| Total | \$14,042,500 | \$11,408,600 |
| Importance Code A | \$2,154,900 | \$1,016,800 |
| Importance Code B | \$11,769,700 | \$10,391,800 |
| Importance Code C | \$117,900 | |
| Total | \$14,042,500 | \$11,408,600 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | | | |
| Interior Architecture | \$41,300 | | \$116,200 | \$7,000 |
| Electrical | \$4,000 | \$29,200 | \$4,000 | \$4,100 |
| Mechanical | \$109,100 | \$108,300 | \$257,300 | \$101,600 |
| Site Pavements | \$7,400 | | | |
| Elevators/Escalators | \$189,500 | \$189,500 | \$189,500 | \$189,500 |
| Total | \$351,300 | \$327,000 | \$567,000 | \$302,200 |
| Importance Code A | \$35,500 | \$36,300 | \$35,500 | \$35,500 |
| Importance Code B | \$300,100 | \$290,700 | \$531,500 | \$266,700 |
| Importance Code C | \$15,700 | | | |
| Total | \$351,300 | \$327,000 | \$567,000 | \$302,200 |



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
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 | ** | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | ** | 5 | \$235,800 | |
| Masonry: Brick | 88% | Now | \$1,797,800 | LIFE | ** | 5 | \$531,300 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : South Facade, Reade Street</i> | | | | | | | | |
| <i>Explanation : Scaffolding In Place</i> | | | | | | | | |
| Masonry: Granite | 3% | | | LIFE | ** | 5 | \$13,600 | |
| Masonry: Limestone | 2% | Now | \$295,900 | 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 : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Window Sills And Lintels</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2045 | ** | 5 | \$122,400 | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 10% | | | LIFE | ** | 5 | \$8,300 | |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Main Roof</i> | | | | | | | | |
| Masonry: Brick | 90% | | | LIFE | ** | 5 | \$9,600 | |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Main Roof</i> | | | | | | | | |
| Roof | | | | | | | | |
| Single Ply Membrane | 97% | | | 2037 | ** | 10 | \$46,000 | |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Main Roof</i> | | | | | | | | |
| Skylight, Metal/Glass | 3% | | | 2039 | ** | 10 | \$4,700 | |
| Soffits | | | | | | | | |
| Mosaic Tile | 10% | | | 2049 | ** | 10 | | |
| Stucco Cement | 90% | | | 2034 | ** | 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
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% | | | 2028 | \$2,822,600 | 3 | \$295,800 | |
| Cast in Place Concrete | 10% | Now | \$65,700 | 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> | | | | | | | | |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Stair Landing Between 23rd And 24th Floor</i> | | | | | | | | |
| <i>Explanation : Temporary Support In Place</i> | | | | | | | | |
| Ceramic Tile | 10% | | | 2038 | ** | 5 | \$56,300 | |
| Marble Panels | 2% | | | LIFE | ** | 5 | \$8,500 | |
| Terrazzo | 3% | | | LIFE | ** | 5 | \$13,200 | |
| Vinyl Tile | 25% | | | 2034 | ** | 3 | \$52,800 | |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 6th, 14th Floors</i> | | | | | | | | |
| Vinyl Tile 9" X 9" | 10% | Now | \$139,200 | 2029 | \$695,900 | 3 | \$21,100 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 22, 23 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% | | | 2038 | ** | 5 | \$26,200 | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$5,200 | |
| Gypsum Board | 20% | | | LIFE | ** | 5 | \$31,500 | |
| Masonry: Brick | 5% | | | LIFE | ** | | | |
| Marble Panels | 3% | | | LIFE | ** | | | |
| Plaster | 42% | | | LIFE | ** | 5 | \$33,000 | |
| Plaster | 10% | Now | \$117,900 | LIFE | ** | 5 | \$7,900 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 22, 23 And 24 Floors</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : 22, 23 And 24 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> | | | | | | | | |

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% | | | 2034 | ** | 5 | \$176,100 | |
| AcousTileSusp.Lay-In | 42% | | | 2042 | ** | 5 | \$236,600 | |
| Exposed Concrete | 5% | Now | \$203,300 | 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 | \$70,400 | |
| Plaster | 3% | | | LIFE | ** | 5 | \$10,600 | |
| Plaster | 10% | Now | \$331,700 | LIFE | ** | 5 | \$35,200 | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : 22, 23 And 24 Floors</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 22, 23 And 24 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 | \$3,100 | 2034 | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Lafayette Street</i> | | | | | | | | |
| Pavers/Stone | 5% | Now | \$1,700 | 2032 | | \$17,000 | | |
| <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% | | | 2034 | ** | | | |
| Pavers/Stone | 90% | Now | \$2,600 | 2032 | | \$26,200 | | |
| <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.
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

| 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% | | | 2049 | ** | 5 | \$300 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 4,000 Ampere Main Disconnect Switch</i> | | | | | | | | |
| | Fused Disc Sw | 40% | | | 2029 | \$94,200 | 5 | \$600 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i> | | | | | | | | |
| | Fused Disc Sw | 20% | | | 2029 | \$47,100 | 5 | \$300 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 2,000 Ampere Main Disconnect Switch</i> | | | | | | | | |
| | Fused Disc Sw | 20% | | | 2029 | \$47,100 | 5 | \$300 |
| <i>Other Observation, Extent : Light, 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% | | | 2039 | ** | 5 | \$800 |
| | Fused Disc Sw | 30% | | | 2029 | \$180,900 | 5 | \$500 |
| | Molded Case Bkrs | 20% | | | 2049 | ** | 5 | \$1,900 |
| Panelboards | | | | | | | | |
| | Fused Disc Sw | 15% | | | 2037 | ** | 5 | \$1,200 |
| | Molded Case Bkrs | 85% | | | 2037 | ** | 5 | \$8,000 |
| Wiring | | | | | | | | |
| | Braided Cloth | 20% | 2-4 | \$218,500 | 2054 | ** | 1 | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| | Thermoplastic | 80% | | | 2039 | ** | 1 | |
| Motor Controllers | | | | | | | | |
| | Locally Mounted | 95% | | | 2034 | ** | 5 | \$2,300 |
| | Variable Frequency Drive | 5% | | | 2042 | ** | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| | Generic | 100% | | | LIFE | ** | 5 | \$5,300 |
| Lighting | | | | | | | | |

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

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 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2034 | ** | 10 | \$164,400 | |
| | | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Fluorescent | 40% | | | 2034 | ** | 10 | \$131,500 | |
| | | <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Fluorescent | 5% | | | 2034 | ** | 10 | \$16,400 | |
| | | <i>Damaged Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Incandescent | 5% | | | 2024 | | 2 | \$400 | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 25% | | | 2034 | ** | 10 | \$21,600 | |
| Emergency, Battery | 25% | | | 2029 | | 10 | \$21,600 | |
| Exit, LED | 25% | | | 2057 | ** | 1 | | |
| Exit, Service | 25% | | | 2034 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 15% | | | 2029 | | 10 | \$200 | |
| Incandescent | 5% | | | 2024 | | 2 | \$64,400 | |
| No Component | 80% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2034 | ** | 1 | \$40,200 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 65% | | | | | | | |
| Under Construction | 35% | | | | | | | |

| 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% | | | 2039 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2034 | ** | 1 | \$355,000 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Boiler Room</i> | | | | | | |
| | | <i>Explanation : 4 Units</i> | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2029 | | | \$1,665,100 | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 90% | | | 2034 | ** | 1 | \$104,200 | |
| Fan Coil Unit/Heat | 10% | | | 2024 | | 1 | \$11,600 | |

Air Conditioning

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

| 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% | | | 2037 | ** | 1 | |
| Conversion Equipment | | | | | | | | |
| | Interior Pkg Unit - Cooling | 60% | | | 2023 | \$8,447,900 | 2 | \$13,200 |
| | Interior Pkg Unit - Cooling | 40% | | | 2030 | \$5,631,900 | 2 | \$8,800 |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2 | \$466,400 |
| Terminal Devices | | | | | | | | |
| | Air Handler/Dir Expansion | 20% | | | 2034 | ** | 1 | |
| | No Component | 80% | | | | | | |
| Heat Rejection | | | | | | | | |
| | Dry Cooler | 20% | | | 2034 | ** | 2 | \$49,900 |
| | Water Cooling Tower | 50% | | | 2027 | \$714,500 | 2 | \$180,400 |
| | Water Cooling Tower | 30% | | | 2030 | \$428,700 | 2 | \$108,200 |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$199,900 |
| Exhaust Fans | | | | | | | | |
| | Interior | 60% | | | 2024 | \$803,800 | 2 | \$6,600 |
| | Interior | 40% | | | 2034 | ** | 2 | \$4,400 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2039 | ** | 1 | |
| Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2023 | \$229,700 | 2 | \$5,200 |
| | | | | <i>Recent Installation, Extent : N/A, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Basement</i> | | | | |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| Sump Pump(s) | | | | | | | | |
| | Non-Submersible | 100% | | | 2029 | \$57,400 | 4 | \$7,600 |
| Backflow Preventer | | | | | | | | |
| | Generic | 100% | | | 2037 | ** | 1 | \$22,000 |
| 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> | | | | |

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

| 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 | Standpipe | | | | | | | |
| | Generic | 100% | | | 2039 | ** | 1-5 | \$180,800 |
| | Sprinkler | | | | | | | |
| | Under Construction | 50% | | | | | | |
| | Generic | 50% | | | 2049 | ** | 1-2 | \$50,200 |
| Fire Pump | Generic | 100% | | | 2044 | ** | 1 | \$67,000 |
| | | | | <i>Recent Installation, Extent : N/A, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : 24th Floor</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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,180,100 | \$154,000 |
| Interior Architecture | \$259,800 | |
| Mechanical | | \$58,900 |
| Total | \$1,439,800 | \$212,900 |
| Importance Code A | \$1,180,100 | \$212,900 |
| Importance Code B | \$259,800 | |
| Total | \$1,439,800 | \$212,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$108,000 | | | |
| Interior Architecture | \$198,000 | | | \$1,500 |
| Electrical | \$15,000 | \$200 | \$200 | \$300 |
| Mechanical | \$20,400 | \$1,100 | \$6,600 | \$1,100 |
| Site Enclosure | \$14,100 | | | |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$359,400 | \$5,100 | \$10,700 | \$6,800 |
| Importance Code A | \$108,800 | \$800 | \$800 | \$800 |
| Importance Code B | \$128,800 | \$4,400 | \$9,900 | \$6,000 |
| Importance Code C | \$121,900 | | | |
| Total | \$359,400 | \$5,100 | \$10,700 | \$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
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 | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 92% | Now | \$696,000 | 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 | \$38,000 | LIFE | ** | 5 | \$300 | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Exterior Facades</i> | | | | | | | | |
| Masonry: Fieldstone | 2% | | | LIFE | ** | 5 | \$600 | |
| Masonry: Limestone | 4% | | | LIFE | ** | 5 | \$1,200 | |
| Windows | | | | | | | | |
| Wood | 100% | Now | \$41,000 | 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 | \$76,800 | 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> | | | | | | | | |

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
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 | \$28,000 | 2072 | ** | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Modified Bitumen | 65% | Now | \$183,900 | 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 | \$154,000 | 10 | \$2,900 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Over Stair To Attic</i> | | | | | | | | |
| Slate | 20% | Now | \$88,300 | 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 | \$135,100 | 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 | \$36,300 | 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 | \$8,100 | 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 | \$1,000 | |
| Vinyl Tile | 80% | Now | \$127,300 | 2042 | ** | 3 | \$4,600 | |
| <i>Water Penetration, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : First Floor Throughout</i> | | | | | | | | |
| Wood | 2% | | | 2047 | ** | 5 | \$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
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 |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 60% | Now | \$44,200 | 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 | \$20,800 | 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 | \$42,700 | 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 | \$45,400 | 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 | \$132,500 | 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 | \$14,100 | 2052 | ** | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Perimeter Fence</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
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> | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Not Accessible | 98% | | | | | | | |
| | <i>Other Observation, Extent : N/A, Area Affected : 0%</i> | | | | | | | |
| | <i>Location :</i> | | | | | | | |
| | <i>Explanation : Snow Covered</i> | | | | | | | |
| 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> | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2032 | \$4,500 | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2031 | \$9,100 | 5 | \$200 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2032 | \$9,900 | 1 | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | * * | 5 | \$200 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 98% | | | 2027 | \$20,800 | 10 | \$7,200 | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : T-8 Lamps</i> | | | | | | | |
| Incandescent | 2% | | | 2027 | \$1,000 | 2 | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 1st Floor Clinic</i> | | | | | | | |
| | <i>Explanation : Track Lights</i> | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2027 | \$6,500 | 10 | \$1,000 | |
| Exit, Battery | 50% | | | 2027 | \$4,500 | 10 | \$300 | |

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

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

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

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

| 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 \$6,200 2042 * * 2
Damaged Fixtures, Extent : Moderate, Area Affected : 100%
Location : Outside Perimeter

No Component

80%

Alarm

Security System

No Component

80%

Generic

20%

2032

\$5,900

1

\$600

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2027

\$20,100

1-3

\$1,000

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

Natural Gas

100%

2032

\$1,100

1

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

Location : Basement

Explanation : Low Maintenance And The Building Is Unused.

Conversion Equipment

Steam Boiler

100%

2030

\$58,900

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

\$19,000

2032

\$19,000

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

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
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 Gas Fired | 100% | | | 2025 | \$5,500 | 2 | \$100 | |
| <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% | | | 2023 | \$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> | | | | | | | | |

*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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,908,400 | \$191,200 |
| Interior Architecture | \$493,200 | \$152,100 |
| Electrical | | \$149,800 |
| Mechanical | \$98,900 | \$54,600 |
| Total | \$3,500,500 | \$547,800 |
| Importance Code A | \$2,908,400 | \$191,200 |
| Importance Code B | \$406,500 | \$283,800 |
| Importance Code C | \$185,600 | \$72,700 |
| Total | \$3,500,500 | \$547,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$64,100 | | \$9,800 | \$20,700 |
| Interior Architecture | \$10,600 | \$6,900 | \$2,400 | \$95,200 |
| Electrical | \$1,100 | \$900 | \$4,400 | \$700 |
| Mechanical | \$96,700 | \$3,600 | \$28,100 | \$4,100 |
| Site Enclosure | \$37,400 | | | |
| Site Pavements | \$52,300 | | | |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$266,100 | \$15,300 | \$48,700 | \$124,700 |
| Importance Code A | \$101,900 | \$2,500 | \$12,400 | \$23,300 |
| Importance Code B | \$92,500 | \$9,700 | \$36,300 | \$101,400 |
| Importance Code C | \$71,700 | \$3,000 | | |
| Total | \$266,100 | \$15,300 | \$48,700 | \$124,700 |



*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
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 | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 15% | 2-4 | \$1,555,400 | LIFE | ** | 5 | \$123,000 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 50% | Now | \$584,200 | 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 | \$115,300 | 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 | \$241,600 | 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 | \$307,300 | 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 | \$37,900 | 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 | |

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
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 | Priority |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Clay Tile | 65% | Now | \$104,600 | 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 | \$26,200 | 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 | \$89,400 | 3 | \$11,500 | |
| Carpet | 10% | | | 2029 | \$59,600 | 3 | \$7,700 | |
| Ceramic Tile | 15% | | | 2039 | ** | 5 | \$5,800 | |
| Mosaic Tile | 5% | | | 2035 | ** | 5 | \$4,800 | |
| Vinyl Tile | 20% | | | 2038 | ** | 3 | \$3,800 | |
| Vinyl Tile | 20% | | | 2030 | \$79,400 | 3 | \$2,900 | |
| Wood | 15% | Now | \$231,000 | 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 | \$114,700 | 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 | \$70,800 | 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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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
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 | \$76,600 | 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 | \$37,400 | 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 | \$18,000 | 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 | \$34,300 | 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 | |

*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
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 | Priority |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2040 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 60% | | | 2035 | ** | 5 | \$100 | |
| Locally Mounted | 40% | | | 2028 | \$27,200 | 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 | \$25,600 | 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 | \$21,000 | 10 | \$3,100 | |
| Exit, LED | 50% | | | 2045 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | | | 2030 | \$23,600 | 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 | \$28,300 | 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 | \$96,900 | 1-3 | \$4,800 | |
| <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 | Priority |

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
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 | \$22,700 | 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 | \$15,100 | 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 | \$98,900 | 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 | \$14,900 | 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 | \$100 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Interior Pkg Unit - Cooling | 5% | | | 2028 | \$54,600 | 2 | \$100 | |
| Window/Wall Unit | 70% | | | 2023 | \$42,600 | 1 | | |
| No Component | 25% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Fan Coil - 2 Pipe | 5% | | | 2030 | \$20,800 | 1 | \$400 | |
| No Component | 95% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Dry Cooler | 5% | | | 2030 | \$6,000 | 2 | \$900 | |
| No Component | 95% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2040 | ** | 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
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 Gas Fired | 100% | | | 2025 | \$17,800 | 2 | \$400 | |
| <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% | | | 2023 | \$1,000 | 4 | \$800 | |
| Sewage Ejector(s) Electric | 100% | | | 2030 | \$8,400 | 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> | | | | | | | | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

Asset Name : HEALTH BUILDING
Address : 125 WORTH STREET @ CENTRE ST.
Borough : MANHATTAN **Agency's Number** : 312-120
Program / Asset # : DGS0005.000 / 2050 **Yr Built/Renovated** : 1931 / 2012
Area Sq Ft : 415,410 **Project Type** : REAL PROPERTY
Date of Survey : 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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,905,400 | \$1,005,000 |
| Interior Architecture | \$563,500 | \$560,100 |
| Electrical | \$362,000 | |
| Mechanical | \$2,177,800 | \$9,875,200 |
| Total | \$5,008,600 | \$11,440,300 |
| Importance Code A | \$1,905,400 | \$1,005,000 |
| Importance Code B | \$3,103,200 | \$10,291,000 |
| Importance Code C | | \$144,300 |
| Total | \$5,008,600 | \$11,440,300 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|--------------------|------------------|------------------|
| Exterior Architecture | | \$24,300 | | |
| Interior Architecture | \$81,300 | \$2,342,000 | | \$83,500 |
| Electrical | \$40,500 | \$52,400 | \$49,900 | \$46,900 |
| Mechanical | \$118,100 | \$50,200 | \$61,000 | \$45,600 |
| Site Pavements | \$30,700 | | | |
| Elevators/Escalators | \$98,700 | \$98,700 | \$98,700 | \$98,700 |
| Total | \$369,300 | \$2,567,600 | \$209,600 | \$274,700 |
| Importance Code A | | \$36,700 | | \$900 |
| Importance Code B | \$333,100 | \$2,526,700 | \$209,600 | \$273,800 |
| Importance Code C | \$36,200 | \$4,200 | | |
| Total | \$369,300 | \$2,567,600 | \$209,600 | \$274,700 |



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
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 | \$144,100 | 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 | \$389,900 | 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 | \$1,158,600 | 2047 | ** | 5 | \$123,300 | |
| <i>Ctrwt/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 | \$74,600 | 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 | |

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
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 | \$41,600 | 2031 | \$416,000 | | | |
| <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 | \$96,600 | 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 | \$323,500 | 10 | \$6,500 | |
| Soffits | | | | | | | | |
| Granite Panels | 40% | | | LIFE | ** | 5 | | |
| Marble Panels | 60% | | | LIFE | ** | 5 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | | | 2024 | \$2,225,100 | 3 | \$233,200 | |
| Ceramic Tile | 5% | | | 2034 | ** | 5 | \$31,100 | |
| Marble Panels | 10% | 4+ | \$505,200 | 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 | \$58,300 | |
| 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 | \$36,200 | 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 | |

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
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 | \$45,100 | 2036 | ** | 5 | \$124,400 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Room 1020 On The 10th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Room 1020 On The 10th Floor</i> | | | | | | | | |
| Exposed 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 | ** | | | |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Areaway Copings</i> | | | | | | | | |
| <i>Explanation : This Is Actually Granite</i> | | | | | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$30,700 | 2036 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Various Sidewalks Adjacent To Lafayette, Hester And Worth Streets</i> | | | | | | | | |
| 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% | | | 2051 | ** | 5 | \$1,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2044 | ** | 5 | \$1,500 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two 1,500 Kilovolt-ampere, 480/208/120volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2051 | ** | 5 | \$10,900 | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2051 | ** | 1 | | |
| Conduit | 10% | | | 2041 | ** | 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
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 | \$6,600 | 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 | \$1,700 | 5 | \$15,400 | |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2047 | ** | 5 | \$38,500 | |
| <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 | \$6,100 | |
| <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 | ** | | | |

*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
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 | \$76,800 | |
| <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 | \$38,600 | 2031 | \$1,929,400 | | | |
| <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 | \$2,336,000 | 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 | | |

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
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 | \$815,700 | 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 | \$176,700 | 2 | \$1,300 |
| | Split Unit | 15% | | | 2031 | \$1,397,200 | | |
| | Window/Wall Unit | 65% | | | 2026 | \$591,000 | 1 | |
| Distribution | | | | | | | | |
| | CW & CHW Wtr Pipe/Pump | 15% | | | 2041 | ** | 4 | \$3,100 |
| | No Component | 85% | | | | | | |
| Terminal Devices | | | | | | | | |
| | Air Handler/Cool/Ht | 3% | | | 2031 | \$146,800 | 1 | \$7,700 |
| | Fan Coil - 2 Pipe | 2% | 0-2 | \$3,300 | 2031 | \$166,000 | 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 | \$132,000 | 2 | \$43,400 |
| | No Component | 85% | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 30% | | | LIFE | ** | 2-5 | \$69,500 |
| | No Component | 70% | | | | | | |
| Exhaust Fans | | | | | | | | |
| | Interior | 90% | | | 2026 | \$1,397,200 | 2 | \$11,400 |
| | Roof | 10% | | | 2026 | \$72,400 | 2 | \$1,300 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 10% | | | 2041 | ** | 1 | |
| | Galvanized Steel | 90% | | | 2029 | \$1,723,200 | 1 | |
| | | | | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Throughout</i> | | | | |
| HW Heat Exchanger | | | | | | | | |
| | HTHW/HW | 100% | | | 2031 | \$761,400 | | |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| | | | | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Throughout</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
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% | | | 2023 | \$14,800 | 4 | \$13,200 | |
| Sewage Ejector(s) Electric | 100% | Now | \$62,800 | 2031 | \$125,700 | 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+ | \$2,200 | 2031 | \$110,900 | 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 | \$217,200 | |
| 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$131,800 | \$80,700 |
| Interior Architecture | \$125,600 | \$213,900 |
| Electrical | \$198,500 | \$205,800 |
| Mechanical | \$403,200 | \$969,300 |
| Site Enclosure | \$85,800 | |
| Site Pavements | \$328,000 | |
| Total | \$1,272,900 | \$1,469,700 |
| Importance Code A | \$131,800 | \$80,700 |
| Importance Code B | \$727,300 | \$1,389,000 |
| Importance Code C | \$413,800 | |
| Total | \$1,272,900 | \$1,469,700 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$75,400 | \$6,200 | \$7,800 | |
| Interior Architecture | \$88,800 | | | \$5,600 |
| Electrical | \$12,500 | \$1,900 | \$3,200 | \$2,400 |
| Mechanical | \$94,800 | \$19,500 | \$16,100 | \$13,700 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$275,400 | \$31,600 | \$31,100 | \$25,700 |
| Importance Code A | \$83,900 | \$14,600 | \$16,300 | \$8,500 |
| Importance Code B | \$152,700 | \$16,900 | \$14,800 | \$17,200 |
| Importance Code C | \$38,900 | | | |
| Total | \$275,400 | \$31,600 | \$31,100 | \$25,700 |



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
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+ | \$5,300 | 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 | \$63,400 | |
| Masonry: Granite | 2% | | | LIFE | ** | 5 | \$1,300 | |
| <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 | \$1,900 | |
| Metal Coiling Doors | 10% | Now | \$13,400 | 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 | ** | 5-10 | \$77,900 | |
| Masonry: Limestone | 15% | | | LIFE | ** | 5-10 | \$26,100 | |
| Metal Rail | 5% | | | 2045 | ** | 5-10 | \$12,900 | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 21% | 2-4 | \$65,300 | 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 | \$14,900 | 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 | \$61,000 | 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+ | \$3,200 | 2032 | \$158,000 | 3 | \$4,800 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Lockers</i> | | | | | | | | |
| Wood | 5% | Now | \$11,800 | 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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 25% | 0-2 | \$22,700 | LIFE | ** | | | |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Concrete Masonry Unit | 25% | 4+ | \$8,000 | 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+ | \$1,500 | LIFE | ** | 5 | \$9,600 | |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 10% | | | LIFE | ** | 10 | \$1,900 | |
| SGFT/Glazed Masonry | 15% | | | LIFE | ** | 10 | \$4,800 | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 10% | Now | \$6,700 | 2045 | ** | 5 | \$6,400 | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 2nd Floor</i> | | | | | | | | |
| AcousTileConcealSpLn | 5% | Now | \$13,300 | 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 Concrete | 70% | 4+ | \$64,600 | 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 | \$85,800 | 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.
Maintenance \$ are aggregated over a 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 | |

Site Pavements

Parking/Driveway
Asphalt

100% Now \$328,000 2041 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Parking Lot

Potholes, Extent : Moderate, Area Affected : 15%
Location : West Side Of Building

Sinking/Subsiding, Extent : Moderate, Area Affected : 40%
Location : West Side Of Building At River Edge

Other Observation, Extent : Moderate, Area Affected : 30%
Location : West Side Of Building
Explanation : Erosion At River Edge

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | 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

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

Transformers
Dry Type

100% 2045 * * 5 \$300

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

Switchgear / Switchboard
Molded Case Bkrs

100% 2042 * * 5 \$2,300

Raceway

Conduit
Conduit

50% 2032 \$5,300 1
50% 2042 * * 1

Panelboards

Molded Case Bkrs
Molded Case Bkrs

85% 2040 * * 5 \$1,900
15% 2031 \$5,000 5 \$300

Wiring

Thermoplastic
Thermoplastic

50% 2042 * * 1
50% 2032 \$11,500 1

Motor Controllers

Locally Mounted
Locally Mounted

50% 2030 \$36,300 5 \$300
50% 2037 * * 5 \$300

Ground

Grounding Devices
Generic

100% LIFE * * 5 \$2,500

Lighting

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

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 | \$104,900 | 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 | \$64,600 | 10 | \$10,300 | |
| Exit, Service | 50% | | | 2027 | \$12,900 | 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 | \$198,500 | 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 | \$174,800 | 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 | \$396,800 | | | |

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
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 | \$37,900 | 2042 | ** | 1 | \$7,100 | |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 2 Inefficient Old Units In Machine Shop.</i> | | | | | | | | |
| Convactor/Radiator | 25% | | | 2030 | \$120,100 | 1 | \$6,900 | |
| Fan Coil Unit/Heat | 60% | 0-2 | \$403,200 | 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 | \$7,500 | 2027 | \$37,400 | 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 | \$18,900 | |
| No Component | 75% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 25% | | | 2027 | \$79,800 | 2 | \$700 | |
| Roof | 75% | | | 2037 | ** | 2 | \$2,000 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2042 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | 0-2 | \$10,900 | 2032 | \$54,700 | 2 | \$1,000 | |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Boiler Room</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 100% | | | 2032 | \$142,900 | 4 | \$12,700 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | Now | \$3,000 | 2027 | \$3,000 | 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 | \$16,700 | 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.

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$22,800 | 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 \$43,100 |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,041,900 | \$195,900 |
| Interior Architecture | \$647,200 | \$213,600 |
| Electrical | \$93,300 | \$1,424,900 |
| Mechanical | \$157,500 | \$1,232,500 |
| Site Pavements | \$217,900 | |
| Total | \$4,157,900 | \$3,067,000 |
| Importance Code A | \$3,041,900 | \$195,900 |
| Importance Code B | \$777,200 | \$2,657,400 |
| Importance Code C | \$338,800 | \$213,600 |
| Total | \$4,157,900 | \$3,067,000 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$33,200 | | | |
| Interior Architecture | \$81,500 | | \$14,100 | \$12,400 |
| Electrical | \$3,100 | \$1,600 | \$1,900 | \$2,800 |
| Mechanical | \$66,900 | \$21,100 | \$82,400 | \$18,800 |
| Site Pavements | \$37,200 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$229,800 | \$30,700 | \$106,300 | \$41,900 |
| Importance Code A | \$39,800 | \$6,700 | \$6,700 | \$6,700 |
| Importance Code B | \$144,400 | \$24,000 | \$94,700 | \$35,200 |
| Importance Code C | \$45,500 | | \$5,000 | |
| Total | \$229,800 | \$30,700 | \$106,300 | \$41,900 |



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
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 |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 10% | 4+ | \$604,300 | 2076 | ** | | | |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Roof Penthouse</i> | | | | | | | | |
| Masonry: Brick | 70% | 2-4 | \$904,600 | LIFE | ** | 5 | \$81,200 | |
| <i>Efflorescence, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 5% | Now | \$83,300 | LIFE | ** | 5 | \$4,400 | |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 15% | Now | \$768,900 | 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+ | \$209,500 | 2048 | ** | 5 | \$114,700 | |
| <i>Ctrwt/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 | ** | 5-10 | \$117,500 | |
| <i>Efflorescence, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 15% | | | LIFE | ** | 5-10 | \$37,000 | |
| <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 | \$371,000 | 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.
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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
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 | \$235,100 | 3 | \$30,300 | |
| Carpet | 5% | | | 2031 | \$78,400 | 3 | \$7,600 | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$22,100 | |
| <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 | \$11,100 | |
| Vinyl Tile | 38% | 0-2 | \$198,400 | 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 | ** | 5-10 | \$140,800 | |
| Plaster | 55% | Now | \$88,700 | 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 | ** | 10 | \$8,300 | |
| Wood | 12% | | | LIFE | ** | 5 | \$318,000 | |
| 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 | \$110,100 | 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 | ** | 10 | \$3,900 | |
| Plaster | 25% | | | LIFE | ** | 5-10 | \$44,300 | |
| Plaster | 15% | | | LIFE | ** | 5-10 | \$26,600 | |
| 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 | | | | | | | | |

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 | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 85% | Now | \$159,000 | 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 | \$58,900 | 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 | \$37,200 | 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 | \$25,200 | 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 | \$148,300 | 5 | \$300 | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2032 | \$108,200 | 1 | | |
| Conduit | 10% | | | 2052 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2031 | \$4,100 | 5 | \$100 | |
| Molded Case Bkrs | 85% | | | 2031 | \$69,400 | 5 | \$1,500 | |
| Molded Case Bkrs | 10% | | | 2048 | ** | 5 | \$200 | |
| Wiring | | | | | | | | |
| Braided Cloth | 50% | 2-4 | \$93,300 | 2057 | | ** | | 1 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 40% | | | 2032 | \$74,700 | 1 | | |
| Thermoplastic | 10% | | | 2052 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 25% | | | 2030 | \$39,700 | 5 | \$100 | |
| Locally Mounted | 75% | | | 2045 | ** | 5 | \$300 | |

Ground

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

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 | \$2,000 | |
| 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 | \$539,500 | 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 | \$134,900 | 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 | \$55,300 | 10 | \$8,200 | |
| Exit, Service | 50% | | | 2032 | \$13,700 | 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 | \$24,800 | 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 | \$24,800 | 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 | \$254,900 | 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> | | | | | | |

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

| 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 | \$10,200 | 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 | \$270,100 | 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 | \$16,000 | 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 | \$465,400 | 1 | \$25,100 | |
| No Component | 40% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 60% | Now | \$15,700 | 2026 | \$157,500 | 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 | \$59,700 | |

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
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 | \$273,400 | 2 | \$2,100 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 70% | | | 2042 | ** | 1 | | |
| Galvanized Steel | 30% | | | 2030 | \$101,200 | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2025 | \$46,900 | 2 | \$1,000 | |
| | | <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 | \$122,400 | 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 | \$2,600 | 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 | |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,337,500 | \$1,373,200 |
| Interior Architecture | \$743,600 | \$4,445,300 |
| Electrical | \$2,980,000 | \$1,411,000 |
| Mechanical | \$3,889,500 | \$6,342,600 |
| Site Pavements | \$63,700 | |
| Total | \$13,014,300 | \$13,572,100 |
| Importance Code A | \$5,337,500 | \$1,721,000 |
| Importance Code B | \$7,409,400 | \$11,553,900 |
| Importance Code C | \$267,400 | \$297,200 |
| Total | \$13,014,300 | \$13,572,100 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$52,000 | | | |
| Interior Architecture | \$16,900 | \$24,800 | \$63,200 | \$71,700 |
| Electrical | \$99,000 | \$82,900 | \$79,300 | \$163,300 |
| Mechanical | \$114,600 | \$45,100 | \$50,800 | \$54,500 |
| Site Pavements | \$14,700 | | | |
| Elevators/Escalators | \$88,800 | \$88,800 | \$88,800 | \$88,800 |
| Total | \$386,000 | \$241,600 | \$282,200 | \$378,300 |
| Importance Code A | \$69,400 | | | \$1,300 |
| Importance Code B | \$302,000 | \$216,800 | \$282,200 | \$377,000 |
| Importance Code C | \$14,700 | \$24,800 | | |
| Total | \$386,000 | \$241,600 | \$282,200 | \$378,300 |



*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
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 | \$695,900 | 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+ | \$817,700 | 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 | \$46,600 | 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 | \$1,549,800 | 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 | \$5,400 | 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 | |

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
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 | | | | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 80% | Now | \$2,209,700 | 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 | \$64,400 | 2031 | \$644,500 | | | |
| <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 | \$16,900 | 2032 | \$844,800 | 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 | \$3,215,500 | 3 | \$126,500 | |
| Vinyl Tile 9" X 9" | 20% | Now | \$208,300 | 2041 | | ** | 3 | \$63,200 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout Corridors</i> | | | | | | | | |

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
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 |
| 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 | \$267,400 | 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 | \$99,300 | 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 | | | | | | | | |

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
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 | \$63,700 | 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 | \$9,300 | 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 | \$5,300 | 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 | | ** | \$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 | | ** | \$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 | | ** | \$2,600 | |
| Raceway | | | | | | | | |
| Conduit | 70% | | | 2031 | \$742,400 | 1 | | |
| Conduit | 30% | | | 2051 | | ** | | |

*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
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 | \$983,300 | 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 | \$6,600 | 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 | \$1,700 | 5 | \$18,500 |
| Fuel Storage | | | | | | | | |
| | Day Tank | 50% | | | 2053 | ** | 5 | \$46,400 |
| <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 | \$7,300 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 10,000 Gallons Rated Capacity</i> | | | | | | | | |
| Lighting | | | | | | | | |

*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
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 | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 4% | | | 2026 | \$127,800 | 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 | \$159,700 | 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 | \$1,437,900 | 10 | \$36,600 | |
| Fluorescent | 19% | | | 2036 | ** | 10 | \$8,700 | |
| LED | 1% | | | 2036 | ** | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2031 | \$508,900 | 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 | \$308,100 | |
| <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 | | 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 : Sub-basement Steam Room</i> | | | | | | | | |
| <i>Explanation : Steam From Con Edison</i> | | | | | | | | |

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

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 | Priority |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | 0-2 | \$17,400 | 2027 | \$347,800 | 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 | \$1,800 | |
| Steam Piping/Pump | 95% | Now | \$110,300 | 2031 | \$2,206,200 | | | |
| <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 | \$50,600 | 2029 | \$2,530,500 | 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 | \$222,900 | 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 | \$222,900 | 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 | \$766,100 | 1 | | |

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

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 | \$1,800 |
| | 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 | \$17,400 | 2026 | \$87,200 | 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 | \$1,244,400 | 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 | \$836,400 | 4 | \$74,200 |

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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
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 | \$1,153,100 | 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 | \$109,400 | 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 | \$24,000 | 2026 | \$80,100 | 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 | \$133,500 | 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 | \$261,400 |
| | Sprinkler No Component Generic | 90% | | | 2041 | ** | 1-2 | \$14,000 |
| | | 10% | | | | | | |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,159,800 | \$1,653,700 |
| Interior Architecture | \$1,793,100 | \$8,901,900 |
| Electrical | | \$13,240,400 |
| Mechanical | \$5,304,900 | \$16,270,300 |
| Total | \$8,257,800 | \$40,066,300 |
| Importance Code A | \$1,254,000 | \$1,653,700 |
| Importance Code B | \$6,235,000 | \$37,438,400 |
| Importance Code C | \$768,800 | \$974,100 |
| Total | \$8,257,800 | \$40,066,300 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$96,100 | | \$39,800 | |
| Interior Architecture | \$141,800 | | | \$54,900 |
| Electrical | \$75,000 | \$54,200 | \$88,300 | \$60,100 |
| Mechanical | \$65,900 | \$204,100 | \$132,200 | \$215,600 |
| Elevators/Escalators | \$141,100 | \$141,100 | \$141,100 | \$141,100 |
| Total | \$519,900 | \$399,400 | \$401,400 | \$471,600 |
| Importance Code A | \$96,100 | | \$39,800 | |
| Importance Code B | \$353,400 | \$399,400 | \$361,600 | \$471,600 |
| Importance Code C | \$70,500 | | | |
| Total | \$519,900 | \$399,400 | \$401,400 | \$471,600 |



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
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 | \$75,500 | |
| Masonry: Limestone | 45% | Now | \$419,800 | LIFE | ** | 5 | \$115,700 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 1% | | | LIFE | ** | 5 | \$5,100 | |
| Metal/Glass Curt Wall | 35% | | | LIFE | ** | 5 | \$450,100 | |
| Metal Coiling Doors | 1% | | | 2037 | ** | 5 | \$10,700 | |
| Marble Panels | 2% | Now | \$67,900 | 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 | \$185,000 | 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+ | \$7,000 | 2035 | ** | | | |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 47% | | | LIFE | ** | 5-10 | \$13,500 | |
| Masonry: Limestone | 5% | | | LIFE | ** | 5-10 | \$2,600 | |
| Metal Panel | 3% | | | 2042 | ** | 5 | \$500 | |
| Panel: Limestone | 45% | | | LIFE | ** | 5-10 | \$16,300 | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | 4+ | \$262,100 | 2032 | \$1,310,300 | | | |
| <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 | \$20,800 | 2037 | ** | 5 | \$16,000 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Outside Of Main Lobby</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
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+ | \$7,900 | LIFE | ** | 5 | \$73,900 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Garage</i> | | | | | | | | |
| Ceramic Tile | 5% | 0-2 | \$14,700 | 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 | \$263,900 | |
| Vinyl Tile | 30% | 4+ | \$96,600 | 2027 | \$1,932,300 | 3 | \$76,000 | |
| <i>Worn/Eroded, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile 9" X 9" | 35% | 4+ | \$292,100 | 2027 | \$2,920,600 | 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 | \$21,500 | 2035 | ** | 5 | \$17,400 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 9th Floor Toilet</i> | | | | | | | | |
| Mosaic Tile | 1% | | | LIFE | ** | 10 | \$5,400 | |
| Marble Panels | 20% | | | LIFE | ** | 10 | \$69,600 | |
| Plaster | 40% | Now | \$156,500 | 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 | ** | 10 | \$43,500 | |
| Wood | 25% | 4+ | \$542,700 | LIFE | ** | 5 | \$869,800 | |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Court Rooms Throughout</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 40% | 0-2 | \$245,100 | 2030 | \$2,451,100 | 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 Concrete | 10% | Now | \$48,800 | LIFE | ** | 5 | \$10,600 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : Parking Garage</i> | | | | | | | | |
| Plaster | 35% | | | LIFE | ** | 5-10 | \$406,300 | |
| Site Enclosure | | | | | | | | |

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

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

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

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 | | 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 | |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two Main Service And One Bus Tie Disconnect Switches Rated At 4,000 Amperes Each</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2037 | ** | 5 | \$1,700 | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2042 | ** | 5 | \$2,300 | |
| Raceway | | | | | | | | |
| Conduit | 20% | | | 2032 | \$131,300 | 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 | \$59,600 | 5 | \$600 | |
| Motor Control Center | 85% | | | 2045 | ** | 5 | \$10,500 | |
| Variable Frequency Drive | 5% | | | 2030 | \$59,600 | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$13,300 | |
| 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 | \$1,700 | 5 | \$16,700 | |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2040 | ** | 5 | \$41,900 | |
| <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 | \$6,600 | |
| <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 | \$7,488,300 | 10 | \$372,500 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | | | | | | | | |
| | 10% | | | 2032 | \$832,000 | 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 | \$99,600 | 1 | | |
| Emergency, Battery | 10% | | | 2037 | ** | 10 | \$10,900 | |
| Exit, Service | 10% | | | 2027 | \$16,900 | 1 | | |
| Exit, Battery | 40% | | | 2037 | ** | 10 | \$12,200 | |
| Exterior Lighting | | | | | | | | |
| Incandescent | 30% | | | 2032 | \$486,700 | 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 | \$3,669,400 | 1-3 | \$200,600 | |

| 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 | |

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
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 | \$94,200 | 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 | | | \$2,096,200 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 90% | Now | \$4,828,400 | 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 | | | \$1,011,900 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Rooftop</i> | | | | | | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 100% | Now | \$57,800 | 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 | \$212,700 | 2027 | \$4,253,300 | 1 | \$200,900 | |
| <i>Controller Not Working, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Controls Not Operational</i> | | | | | | | | |
| Induction Unit | 20% | | | 2032 | \$563,500 | 1 | \$29,200 | |
| Heat Rejection | | | | | | | | |
| Air Cooled Condenser Unit | 10% | | | 2032 | \$95,600 | 2 | \$31,400 | |
| Water Cooling Tower | 90% | | | 2030 | \$1,619,100 | 2 | \$408,800 | |
| Ventilation | | | | | | | | |

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
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 | \$398,500 | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2027 | \$1,686,600 | 2 | \$13,800 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2042 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Electric | 1% | | | 2030 | \$4,200 | 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 | \$72,300 | 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 | \$227,600 | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2032 | \$4,642,000 | 1-2 | \$126,400 | |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2035 | ** | 1 | \$84,300 | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,15,17,18
Block : 167 **Lot** : 1 **BIN** : 1079000

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,995,300 | \$3,123,300 |
| Interior Architecture | \$415,300 | \$7,677,500 |
| Electrical | \$1,211,100 | \$1,938,100 |
| Mechanical | \$16,077,300 | \$6,674,200 |
| Total | \$21,699,000 | \$19,413,200 |
| Importance Code A | \$5,301,300 | \$3,123,300 |
| Importance Code B | \$16,246,700 | \$15,509,300 |
| Importance Code C | \$151,000 | \$780,600 |
| Total | \$21,699,000 | \$19,413,200 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|--------------------|------------------|
| Exterior Architecture | \$37,100 | | | |
| Interior Architecture | \$93,500 | \$32,400 | \$2,982,100 | \$71,900 |
| Electrical | \$138,400 | \$110,500 | \$98,200 | \$94,600 |
| Mechanical | \$135,200 | \$253,800 | \$392,200 | \$235,900 |
| Site Pavements | \$8,000 | | | |
| Elevators/Escalators | \$390,800 | \$390,800 | \$390,800 | \$390,800 |
| Total | \$803,000 | \$787,500 | \$3,863,300 | \$793,200 |
| Importance Code A | \$37,100 | \$97,200 | \$95,100 | \$95,100 |
| Importance Code B | \$760,400 | \$690,300 | \$3,768,200 | \$698,000 |
| Importance Code C | \$5,400 | | | |
| Total | \$803,000 | \$787,500 | \$3,863,300 | \$793,200 |



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
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 | \$3,893,400 | LIFE | ** | 5 | \$476,600 | |
| | <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Foundation</i> | | | | | | | |
| Metal Panel | 15% | Now | \$37,100 | 2039 | ** | 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 | \$102,100 | |
| Windows | | | | | | | | |
| Aluminum | 97% | | | 2045 | ** | 5 | \$203,700 | |
| Metal Louvers | 3% | | | 2038 | ** | 10 | \$39,400 | |
| Parapets | | | | | | | | |
| Masonry: Brick | 85% | | | LIFE | ** | 5 | \$39,200 | |
| Masonry: Limestone | 15% | | | LIFE | ** | 5 | \$8,700 | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | | | 2029 | | 10 | \$134,900 | |
| | <i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Various Rooftop Locations</i> | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 14% | | | 2025 | | 3 | \$301,900 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$314,500 | |
| | <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | |
| | <i>Location : Boiler Room</i> | | | | | | | |
| Ceramic Tile | 3% | | | 2038 | ** | 5 | \$43,100 | |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$53,900 | |
| Quarry Tile | 3% | | | 2034 | ** | 5 | \$64,700 | |
| Terrazzo | 25% | | | LIFE | ** | 5 | \$280,800 | |
| Vinyl Tile | 40% | | | 2029 | | 3 | \$287,600 | |

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
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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$43,800 | |
| Masonry: Brick | 15% | | | LIFE | ** | | | |
| Marble Panels | 15% | | | LIFE | ** | | | |
| Plaster | 23% | Now | \$151,000 | LIFE | ** | 5 | \$100,700 | |
| <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 | \$96,300 | |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | | | |
| Wood | 10% | | | LIFE | ** | 5 | \$583,600 | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 25% | | | 2034 | ** | 5 | \$359,400 | |
| AcousTileSusp.Lay-In | 5% | | | 2042 | ** | 5 | \$71,900 | |
| Exposed Concrete | 5% | | | LIFE | ** | 5 | \$11,200 | |
| Plaster | 2% | Now | \$84,700 | 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 | \$494,200 | |
| Plaster | 8% | | | LIFE | ** | 5 | \$71,900 | |
| Site Enclosure | | | | | | | | |
| Free Standing Walls | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Retaining Walls | | | | | | | | |
| Under Construction | 100% | | | | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 83% | | | 2042 | ** | | | |
| Cast in Place Concrete | 2% | Now | \$2,600 | 2042 | ** | | | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Corner Of Hogan Place And Baxter Street By Hydrant</i> | | | | | | | | |
| Under Construction | 15% | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Masonry: Granite | 25% | Now | \$5,400 | LIFE | ** | | | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : All Stairs At Entry</i> | | | | | | | | |
| Masonry: Granite | 75% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : ADA Ramps</i> | | | | | | | | |
| <i>Explanation : Under Construction</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
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 | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2049 | ** | 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> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 20% | | | 2049 | ** | 5 | \$800 | |
| Molded Case Bkrs | 80% | | | 2049 | ** | 5 | \$20,200 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2039 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 15% | | | 2037 | ** | 5 | \$3,300 | |
| Molded Case Bkrs | 85% | | | 2037 | ** | 5 | \$21,500 | |
| Wiring | | | | | | | | |
| Braided Cloth | 10% | 2-4 | \$183,800 | 2054 | ** | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 90% | | | 2039 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 90% | | | 2034 | ** | 5 | \$5,800 | |
| Motor Control Center | 10% | | | 2034 | ** | 5 | \$2,600 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$14,100 | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2034 | ** | 1 | \$295,500 | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2032 | | 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% | | | 2023 | \$1,700 | 5 | \$35,600 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2037 | ** | 5 | \$89,100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : 275 Gallon Capacity</i> | | | | | | | | |
| Main Tank | 50% | | | 2032 | \$65,200 | 5 | \$14,100 | |
| <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% | | | 2034 | ** | 10 | \$854,600 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| HID | 1% | | | 2029 | \$26,400 | 10 | \$300 | |
| Incandescent | 1% | | | 2029 | \$177,100 | 2 | \$200 | |
| LED | 1% | | | 2034 | ** | | | |
| <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% | | | 2029 | \$238,500 | 1 | | |
| Emergency, Battery | 5% | | | 2029 | \$72,700 | 10 | \$11,600 | |
| Exit, LED | 50% | | | 2044 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 10% | | | 2029 | \$406,900 | 10 | \$300 | |
| Incandescent | 5% | | | 2024 | \$172,700 | 2 | \$100 | |
| No Component | 85% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2029 | \$977,800 | 1 | \$107,600 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 25% | | | 2034 | ** | 1-3 | \$148,000 | |
| <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> | | | | | | | | |
| Generic, Digital | 5% | 0-2 | \$27,900 | 2034 | ** | 1-3 | \$26,900 | |
| <i>Malfunctioning, 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 : False Alarms 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% | | | 2039 | ** | 1 | | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
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 | \$1,306,000 | 2034 | ** | 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 : 1 Of 4 Boilers In Sub-basement</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 | \$1,707,700 | 2039 | ** | 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 | \$709,400 | 2039 | ** | 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 | \$2,837,700 | 2039 | ** | 1 | \$106,900 | |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Fan Rooms</i> | | | | | | | | |
| Convactor/Radiator | 75% | | | 2027 | \$4,051,400 | 1 | \$232,700 | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2037 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 35% | | | 2038 | ** | 1 | \$363,800 | |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Exterior Pkg Unit - Cooling | 5% | | | 2024 | \$408,600 | 2 | \$2,900 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 18th Floor Roof</i> | | | | | | | | |
| Window/Wall Unit | 50% | | | 2024 | \$1,051,300 | 1 | | |
| No Component | 10% | | | | | | | |

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
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 | \$19,400 | 2039 | ** | 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 | \$3,564,700 | 2039 | ** | 1 | \$187,100 |
| <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 | \$120,600 | 2030 | \$1,206,200 | 2 | \$270,700 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Insufficient Air Flow Causing Water Damage At Upper Roof</i> | | | | | | | | |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof Penthouse</i> | | | | | | | | |
| | No Component | 65% | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | Now | \$186,000 | 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 | \$3,230,900 | 2039 | ** | 2 | \$21,200 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| | Interior | 10% | Now | \$359,000 | 2039 | ** | 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 | \$52,700 | 2029 | \$1,053,000 | 1 | |
| <i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 1 Of 2 Pumps Not Functioning</i> | | | | | | | | |
| | Brass/Copper | 86% | | | 2049 | ** | 1 | |
| HW Heat Exchanger | | | | | | | | |
| | Steam Fired | 100% | Now | \$160,700 | 2039 | ** | 4 | \$95,000 |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | Now | \$147,700 | LIFE | ** | 1 | |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Sub-basement And Basement</i> | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 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
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 | Priority |
| Plumbing | | | | | | | | |
| Sump Pump(s) Non-Submersible | 88% | 0-2 | \$54,200 | 2039 | * * | 4 | \$17,900 | |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Non-Submersible | 12% | | | 2039 | * * | 4 | \$3,700 | |
| Sewage Ejector(s) Electric | 94% | 0-2 | \$54,600 | 2039 | * * | 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% | | | 2039 | * * | 4 | \$3,400 | |
| 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% | | | 2039 | * * | 1-5 | \$484,300 | |
| Sprinkler | | | | | | | | |
| No Component Generic | 50% | | | 2039 | * * | 1-2 | \$134,500 | |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2038 | * * | 1 | \$179,400 | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,6,12
Block : 171 **Lot** : 31 **BIN** : 1001842

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$489,600 | \$1,027,600 |
| Interior Architecture | \$921,800 | \$1,072,500 |
| Electrical | \$1,467,100 | \$10,659,400 |
| Mechanical | \$5,970,200 | \$17,753,400 |
| Total | \$8,848,600 | \$30,512,800 |
| Importance Code A | \$489,600 | \$1,461,600 |
| Importance Code B | \$7,951,600 | \$28,878,400 |
| Importance Code C | \$407,400 | \$172,700 |
| Total | \$8,848,600 | \$30,512,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | \$63,700 | \$19,400 | |
| Interior Architecture | \$53,600 | | | \$46,300 |
| Electrical | \$73,200 | \$60,300 | \$52,600 | \$47,900 |
| Mechanical | \$238,000 | \$133,300 | \$306,500 | \$133,300 |
| Site Pavements | \$3,800 | | | |
| Elevators/Escalators | \$118,400 | \$118,400 | \$118,400 | \$118,400 |
| Total | \$487,000 | \$375,800 | \$496,800 | \$345,900 |
| Importance Code A | | \$64,800 | \$19,400 | |
| Importance Code B | \$475,600 | \$311,000 | \$477,400 | \$345,900 |
| Importance Code C | \$11,400 | | | |
| Total | \$487,000 | \$375,800 | \$496,800 | \$345,900 |



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
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 | \$107,800 | 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 | \$42,600 | |
| Metal Panel | 27% | | | 2049 | ** | 5-10 | \$790,600 | |
| Metal Coiling Doors | 3% | | | 2042 | ** | 5 | \$39,900 | |
| Granite Panels | 50% | | | LIFE | ** | 5 | \$159,700 | |
| Window Wall | 10% | | | 2049 | ** | 5 | \$159,700 | |
| Windows | | | | | | | | |
| Aluminum | 95% | | | 2045 | ** | 5 | \$38,800 | |
| Metal Louvers | 5% | | | 2038 | ** | 10 | \$12,800 | |
| Parapets | | | | | | | | |
| Metal Panel | 85% | | | 2049 | ** | 5 | \$34,400 | |
| Metal Rail | 15% | | | 2042 | ** | 5-10 | \$28,400 | |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 35% | | | 2034 | ** | 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% | | | 2034 | ** | 10 | \$86,400 | |
| Soffits | | | | | | | | |
| Metal Panel | 100% | | | 2049 | ** | 5-10 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$75,800 | 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 | \$142,200 | |
| Ceramic Tile | 13% | | | 2038 | ** | 5 | \$84,500 | |
| Panel/Paver: Cer/Brk | 10% | | | 2045 | ** | 5 | \$146,200 | |
| Terrazzo | 5% | | | LIFE | ** | 5 | \$25,400 | |
| Vinyl Tile | 57% | 4+ | \$70,600 | 2034 | ** | 3 | \$138,900 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Offices And Waiting Areas Throughout</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
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 | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 10% | Now | \$322,500 | LIFE | ** | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : West Wall In Basements</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$22,700 | |
| Concrete Masonry Unit | 15% | Now | \$84,900 | LIFE | ** | 5 | \$27,300 | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</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> | | | | | | | | |
| Gypsum Board | 30% | | | LIFE | ** | 5 | \$81,800 | |
| Marble Panels | 5% | | | LIFE | ** | | | |
| Travertine Panels | 15% | | | LIFE | ** | | | |
| Plaster | 15% | | | LIFE | ** | 5 | \$20,500 | |
| Wood | 5% | | | LIFE | ** | 5 | \$90,900 | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 25% | 4+ | \$294,800 | 2042 | ** | 5 | \$101,600 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 35% | | | 2042 | ** | 5 | \$227,500 | |
| Exposed Concrete | 15% | | | LIFE | ** | 5 | \$15,200 | |
| Exposed Struc: Steel | 5% | | | LIFE | ** | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$40,600 | |
| <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 | \$40,600 | |
| Wood | 5% | | | LIFE | ** | 5 | \$284,300 | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 4+ | \$3,800 | 2034 | ** | | | |
| <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% | | | 2042 | ** | | | |
| Masonry: Granite | 80% | | | LIFE | ** | | | |
| Parking/Driveway | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2034 | ** | | | |

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

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

| 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% | | | 2049 | ** | 5 | \$600 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Switch Rated At 3,000 Amperes</i> | | | | | | | | |
| Fused Disc Sw | 70% | | | 2029 | \$92,500 | 5 | \$1,500 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two Main Service Switches Rated At 3,000 Amperes Each</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2034 | ** | 5 | \$1,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 30 Kilovolt-ampere, 480/208/120 Volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 30% | | | 2049 | ** | 5 | \$600 | |
| Molded Case Bkrs | 70% | | | 2029 | \$383,600 | 5 | \$9,000 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2039 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 15% | | | 2028 | \$90,500 | 5 | \$1,700 | |
| Molded Case Bkrs | 55% | | | 2037 | ** | 5 | \$7,100 | |
| Molded Case Bkrs | 30% | | | 2045 | ** | 5 | \$3,900 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2039 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | | | 2042 | ** | 5 | \$700 | |
| Motor Control Center | 80% | | | 2034 | ** | 5 | \$10,700 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$7,200 | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 50% | | | 2042 | ** | 1 | \$75,500 | |
| Automatic | 50% | | | 2034 | ** | 1 | \$75,500 | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2025 | \$1,371,700 | 1 | \$190,100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : Emergency Generator Rated At 250 Kilowatt</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2023 | \$1,700 | 5 | \$109,400 | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
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 | 50% | | | 2028 | \$20,000 | 5 | \$45,500 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : 275 Gallon Capacity</i> | | | | | | | | |
| Main Tank | 50% | | | 2032 | \$33,300 | 5 | \$7,200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 400 Gallon Capacity</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 2% | | | 2029 | \$181,000 | 10 | \$9,000 | |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| Fluorescent | 94% | | | 2029 | \$8,509,000 | 10 | \$423,300 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| HID | 2% | | | 2034 | ** | 10 | \$300 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : In Chiller Room</i> | | | | | | | | |
| <i>Explanation : HID Lighting Observed</i> | | | | | | | | |
| LED | 2% | | | 2034 | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| <i>Explanation : LED Lighting Observed</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 15% | | | 2024 | \$40,600 | 1 | | |
| Emergency, Service | 30% | | | 2034 | ** | 1 | | |
| Emergency, Battery | 5% | | | 2029 | \$37,100 | 10 | \$5,900 | |
| Exit, LED | 50% | | | 2057 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 20% | | | 2029 | \$415,900 | 10 | \$300 | |
| No Component | 80% | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2029 | \$499,800 | 1 | \$55,000 | |
| <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, Digital | 30% | | | 2034 | ** | 1-3 | \$90,800 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</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
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% | | | 2039 | ** | 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% | | | 2032 | \$341,600 | 5 | \$29,200 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | | |
| | | <i>Location : Sub-basement</i> | | | | | | |
| | | <i>Explanation : Two Heat Exchangers</i> | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 40% | Now | \$64,300 | 2037 | ** | 4 | \$9,700 | |
| | | <i>Corroded, Extent : Severe, Area Affected : 15%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| Steam Piping/Pump | 60% | Now | \$27,400 | 2039 | ** | | | |
| | | <i>Damaged, Extent : Moderate, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : Basement Valves</i> | | | | | | |
| | | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Condensate Return Pumping</i> | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 75% | Now | \$108,800 | 2024 | \$5,439,100 | 1 | \$204,900 | |
| | | <i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : Mechanical Rooms</i> | | | | | | |
| | | <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Mechanical Room Controls</i> | | | | | | |
| Convactor/Radiator | 25% | | | 2027 | \$690,300 | 1 | \$39,600 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2045 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 93% | Now | \$108,600 | 2032 | \$5,428,100 | 1 | \$444,700 | |
| | | <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Chiller Controls</i> | | | | | | |
| | | <i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i> | | | | | | |
| | | <i>Location : Sub-basement</i> | | | | | | |
| | | <i>Explanation : Three Units</i> | | | | | | |
| Split Unit | 7% | | | 2029 | \$770,700 | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 95% | Now | \$119,500 | 2039 | ** | 4 | \$23,000 | |
| | | <i>Broken, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Chiller Room Pumps</i> | | | | | | |
| | | <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : Mechanical Room Valves</i> | | | | | | |
| No Component | 5% | | | | | | | |

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
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 | Priority |
| Air Conditioning | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 95% | | | 2029 | \$5,495,000 | 1 | \$288,400 | |
| Fan Coil - 2 Pipe | 5% | | | 2029 | \$490,600 | 1 | \$7,900 | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 100% | | | 2027 | \$1,957,200 | 2 | \$494,100 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$273,800 | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2029 | \$1,834,900 | 2 | \$15,000 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2049 | ** | 1 | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 80% | 0-2 | \$65,700 | 2039 | ** | 4 | \$38,800 | |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Coil Connections</i> | | | | | | | | |
| No Component | 20% | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 51% | Now | \$38,500 | LIFE | ** | 1 | | |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Kitchen Sink Drain Leaks</i> | | | | | | | | |
| Cast Iron | 49% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2029 | \$78,600 | 4 | \$10,400 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2029 | \$148,500 | 4 | \$19,500 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 90% | | | LIFE | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 90%</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 : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 1st To 2nd Floor</i> | | | | | | | | |
| <i>Explanation : 1 Unit</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2049 | ** | 1-5 | \$247,600 | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2049 | ** | 1-2 | \$137,500 | |

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
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 |
| Fire Suppression | Fire Pump | | | | | | | |
| | Generic | 100% | | | 2032 | \$332,000 | 1 | \$91,700 |

*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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,656,900 | \$2,122,200 |
| Interior Architecture | \$1,497,000 | \$4,429,100 |
| Electrical | \$814,600 | \$1,460,600 |
| Mechanical | \$12,591,900 | \$4,711,700 |
| Site Pavements | \$92,800 | |
| Total | \$20,653,200 | \$12,723,600 |
| Importance Code A | \$5,656,900 | \$2,122,200 |
| Importance Code B | \$14,474,900 | \$10,063,200 |
| Importance Code C | \$521,400 | \$538,200 |
| Total | \$20,653,200 | \$12,723,600 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$58,800 | | \$46,600 | |
| Interior Architecture | \$2,231,500 | | \$37,700 | \$102,200 |
| Electrical | \$64,500 | \$50,100 | \$54,500 | \$53,400 |
| Mechanical | \$160,000 | \$242,300 | \$164,900 | \$207,400 |
| Site Pavements | \$6,100 | | | |
| Elevators/Escalators | \$82,900 | \$82,900 | \$82,900 | \$82,900 |
| Total | \$2,603,900 | \$375,300 | \$386,500 | \$446,000 |
| Importance Code A | \$75,900 | | \$47,800 | |
| Importance Code B | \$2,528,000 | \$375,300 | \$338,700 | \$446,000 |
| Total | \$2,603,900 | \$375,300 | \$386,500 | \$446,000 |



*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
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 | \$1,551,100 | 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+ | \$486,200 | 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+ | \$407,300 | 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 | \$209,100 | 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 | \$3,100 | 2043 | ** | 5 | \$6,700 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$1,000 | |

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
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 | \$7,100 | LIFE | | ** | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout Areaways</i> | | | | | | | | |
| Copper/Terne | 35% | Now | \$48,600 | 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 | \$1,264,100 | 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 | \$527,600 | 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 | \$1,211,400 | 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 | | | | | | | | |

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
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 | \$200,100 | 2023 | \$2,001,000 | 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 | \$108,700 | LIFE | ** | 5 | \$188,300 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout Sub-basement</i> | | | | | | | | |
| Ceramic Tile | 3% | 0-2 | \$30,400 | 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 | \$136,000 | LIFE | ** | 5 | \$94,200 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Vinyl Tile | 35% | 4+ | \$62,200 | 2030 | \$3,110,100 | 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 | \$428,600 | 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 | |

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
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 Concrete | 10% | Now | \$336,300 | 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 | \$425,200 | 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 | \$6,100 | 2033 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : West Side Of Building</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
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 | | ** | | |
|------------------------|-----|--|--|------|--|----|--|--|

*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 | \$92,800 | LIFE | | ** | | |
|------------------|-----|-----|----------|------|--|----|--|--|

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | 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 |
|---------------|-----|--|--|------|--|----|---|---------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Rated At 4,000 Amperes*

| | | | | | | | | |
|---------------|-----|--|--|------|--|----|---|-------|
| Fused Disc Sw | 30% | | | 2050 | | ** | 5 | \$700 |
|---------------|-----|--|--|------|--|----|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Rated At 4,000 Amperes*

Transformers

| | | | | | | | | |
|----------|------|--|--|------|--|----|---|---------|
| Dry Type | 100% | | | 2050 | | ** | 5 | \$2,100 |
|----------|------|--|--|------|--|----|---|---------|

*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 |
|---------------|-----|--|--|------|--|----|---|---------|

| | | | | | | | | |
|---------------|-----|--|--|------|--|----|---|-------|
| Fused Disc Sw | 30% | | | 2050 | | ** | 5 | \$700 |
|---------------|-----|--|--|------|--|----|---|-------|

Raceway

| | | | | | | | | |
|---------|-----|--|--|------|--|----|---|--|
| Conduit | 30% | | | 2050 | | ** | 1 | |
|---------|-----|--|--|------|--|----|---|--|

| | | | | | | | | |
|---------|-----|--|--|------|--|----|---|--|
| Conduit | 70% | | | 2040 | | ** | 1 | |
|---------|-----|--|--|------|--|----|---|--|

Panelboards

| | | | | | | | | |
|---------------|----|--|--|------|--|----|---|-------|
| Fused Disc Sw | 5% | | | 2046 | | ** | 5 | \$700 |
|---------------|----|--|--|------|--|----|---|-------|

| | | | | | | | | |
|------------------|-----|--|--|------|--|----|---|---------|
| Molded Case Bkrs | 30% | | | 2046 | | ** | 5 | \$4,500 |
|------------------|-----|--|--|------|--|----|---|---------|

| | | | | | | | | |
|------------------|-----|--|--|------|--|----|---|---------|
| Molded Case Bkrs | 40% | | | 2038 | | ** | 5 | \$6,100 |
|------------------|-----|--|--|------|--|----|---|---------|

| | | | | | | | | |
|------------------|-----|--|--|------|-----------|--|---|---------|
| Molded Case Bkrs | 25% | | | 2029 | \$163,300 | | 5 | \$3,800 |
|------------------|-----|--|--|------|-----------|--|---|---------|

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
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 | \$109,400 | 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% | | | 2023 | \$1,800 | 5 | \$128,200 | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2058 | ** | 5 | \$16,900 | |
| <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 | \$229,600 | 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 | \$573,900 | 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> | | | | | | | | |

*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
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 | \$659,300 | 10 | \$400 | |
| No Component | 75% | | | | | | | |

Alarm

| | | | | | | | | |
|----------------------|-----|--|--|------|----|-----|----------|--|
| Fire/Smoke Detection | | | | | | | | |
| No Component | 75% | | | | | | | |
| Generic, Digital | 25% | | | 2038 | ** | 1-3 | \$91,300 | |

| 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 | ** | 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 | \$5,517,800 | 1 | \$213,400 | |
| Convactor/Radiator | 30% | | | 2028 | \$1,050,400 | 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 | | |

*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
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 | \$264,800 | 2 | \$1,800 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Window/Wall Unit | 10% | | | 2025 | \$136,300 | 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 | \$4,364,200 | 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 | \$1,977,800 | 2 | \$15,000 | |
| Roof | 15% | | | 2025 | \$162,900 | 2 | \$2,600 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 90% | | | 2040 | ** | 1 | | |
| Galvanized Steel | 10% | Now | \$28,700 | 2028 | \$287,000 | 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 | \$95,700 | LIFE | ** | 1 | | |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$68,100 | 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 | \$99,700 | 4 | \$12,200 | |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | 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 | \$94,200 | 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 | \$166,200 | 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 | \$2,725,600 | 1-5 | \$290,000 |
| | Sprinkler No Component | 90% | | | | | | |
| | Generic | 10% | | | 2040 | * * | 1-2 | \$16,100 |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,930,900 | \$993,600 |
| Interior Architecture | \$2,757,200 | \$5,376,300 |
| Electrical | \$2,620,400 | \$1,956,500 |
| Mechanical | \$3,181,700 | \$11,213,300 |
| Site Pavements | \$683,400 | |
| Total | \$13,173,600 | \$19,539,800 |
| Importance Code A | \$4,012,700 | \$993,600 |
| Importance Code B | \$7,553,100 | \$17,521,400 |
| Importance Code C | \$1,607,800 | \$1,024,800 |
| Total | \$13,173,600 | \$19,539,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | | | \$52,000 |
| Interior Architecture | \$20,800 | \$33,200 | | \$74,700 |
| Electrical | \$92,800 | \$107,700 | \$107,500 | \$127,400 |
| Mechanical | \$226,400 | \$123,900 | \$222,800 | \$134,300 |
| Site Enclosure | \$28,300 | | | |
| Elevators/Escalators | \$177,600 | \$177,600 | \$177,600 | \$177,600 |
| Total | \$545,900 | \$442,500 | \$508,000 | \$566,100 |
| Importance Code A | | \$55,000 | \$55,000 | \$108,500 |
| Importance Code B | \$545,900 | \$387,500 | \$452,900 | \$457,600 |
| Total | \$545,900 | \$442,500 | \$508,000 | \$566,100 |



*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

| 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 | | | | | | | | |
| 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 | \$209,400 | LIFE | ** | 5 | \$54,700 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 11% | Now | \$531,900 | 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 | \$320,800 | 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 | \$256,900 | 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 | \$2,178,400 | 2041 | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaza Roof: Stone Panels | 20% | Now | \$433,500 | 2041 | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Over Chiller Room</i> | | | | | | | | |
| Soffits | | | | | | | | |
| Masonry: Limestone | 100% | | | 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
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 | \$643,400 | 3 | \$62,300 | |
| 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 | \$360,000 | 2031 | \$3,600,200 | 3 | \$130,800 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile 9" X 9" | 5% | Now | \$555,300 | 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 | \$755,500 | 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 | \$279,500 | 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 Concrete | 5% | | | LIFE | ** | 5 | \$6,500 | |
| Plaster | 50% | Now | \$661,600 | 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 | \$28,300 | 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 | | | | | | | | |

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

| 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 |

Site Pavements

Public Sidewalk

| | | | | | | | | |
|--|------|-----|-----------|------|--|----|--|--|
| Cast in Place Concrete | 100% | 0-2 | \$110,600 | 2036 | | ** | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

On-Site Walkways

| | | | | | | | | |
|--|-----|-----|-----------|------|--|----|--|--|
| Masonry: Granite | 10% | Now | \$572,800 | LIFE | | ** | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

| | | | | | | | | |
|------------------|-----|--|--|------|--|----|--|--|
| 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 | Priority |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---|------|--|--|------|--|----|---|---------|
| Air Circuit Breaker | 100% | | | 2051 | | ** | 5 | \$2,900 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Three 4,000 Ampere Main Services And Nine 2,000 Ampere Sub-service Disconnect Switches</i> | | | | | | | | |

Transformers

| | | | | | | | | |
|--|-----|--|--|------|--|----|---|---------|
| Dry Type | 60% | | | 2044 | | ** | 5 | \$1,200 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Three 200 Kilovolt-ampere 480/277 Primary - 208/120 Secondary</i> | | | | | | | | |

| | | | | | | | | |
|---|-----|--|--|------|---------|--|---|-------|
| Dry Type | 40% | | | 2029 | \$7,700 | | 5 | \$800 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mechanical Room - Penthouse</i> | | | | | | | | |
| <i>Explanation : Two 63 Kilovolt-ampere 480/277volt - 208/120volt</i> | | | | | | | | |

Switchgear / Switchboard

| | | | | | | | | |
|---------------------|-----|--|--|------|----------|----|---|---------|
| Air Circuit Breaker | 10% | | | 2031 | \$59,300 | | 5 | \$300 |
| Air Circuit Breaker | 70% | | | 2051 | | ** | 5 | \$2,000 |
| Fused Disc Sw | 10% | | | 2031 | \$59,300 | | 5 | \$200 |
| Molded Case Bkrs | 10% | | | 2031 | \$59,300 | | 5 | \$1,500 |

Raceway

| | | | | | | | | |
|---------|-----|--|--|------|-----------|----|---|--|
| Conduit | 80% | | | 2031 | \$568,300 | | 1 | |
| Conduit | 20% | | | 2057 | | ** | 1 | |

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|-----------|----|---|---------|
| Fused Disc Sw | 8% | | | 2030 | \$52,300 | | 5 | \$1,000 |
| Fused Disc Sw | 2% | | | 2053 | | ** | 5 | \$300 |
| Molded Case Bkrs | 60% | | | 2030 | \$391,900 | | 5 | \$8,800 |
| Molded Case Bkrs | 30% | | | 2053 | | ** | 5 | \$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
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 | \$437,800 | 1 | |
| | Thermoplastic | 30% | | | 2031 | \$328,300 | 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 | \$1,800 | 5 | \$20,600 |
| Fuel Storage | | | | | | | | |
| | Day Tank | 50% | | | 2047 | ** | 5 | \$51,500 |
| | | | <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 | \$8,200 |
| | | | <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 | \$2,161,800 | 2 | \$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
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 | |
|----------------------------|------|--|--|------|----|---|-----------|--|

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

Location : Throughout The Building

Explanation : CCTV Surveillance Camera System

| | | | | | | | | |
|--|------|--|--|------|----|-----|-----------|--|
| Fire/Smoke Detection Generic, Digital | 100% | | | 2036 | ** | 1-3 | \$342,400 | |
|--|------|--|--|------|----|-----|-----------|--|

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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 | |
|--------------------------------|------|--|--|------|----|---|-----------|--|

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

Location : Basement

Explanation : 2 Oil Tanks Each 20,000 Gallons

| | | | | | | | | |
|--------------------------------------|------|-----|----------|------|----|---|-----------|--|
| Conversion Equipment Steam Boiler | 100% | Now | \$81,800 | 2036 | ** | 1 | \$495,200 | |
|--------------------------------------|------|-----|----------|------|----|---|-----------|--|

Leak Evident, Extent : Severe, Area Affected : 30%

Location : No.3 Boiler Tubes

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

Location : Basement Boiler Room

Explanation : 3 Units

| | | | | | | | | |
|-----------------------------------|------|--|--|------|----|--|--|--|
| Distribution Steam Piping/Pump | 100% | | | 2041 | ** | | | |
|-----------------------------------|------|--|--|------|----|--|--|--|

| | | | | | | | | |
|--|-----|--|--|------|-------------|---|-----------|--|
| Terminal Devices Convactor/Radiator | 95% | | | 2029 | \$3,212,700 | 1 | \$170,500 | |
| Unit Heater - Steam | 5% | | | 2031 | \$112,900 | 4 | \$3,800 | |

Air Conditioning

| | | | | | | | | |
|------------------------------|------|--|--|------|----|---|--|--|
| Energy Source Electricity | 100% | | | 2039 | ** | 1 | | |
|------------------------------|------|--|--|------|----|---|--|--|

| | | | | | | | | |
|---|-----|--|--|------|----|---|-----------|--|
| Conversion Equipment Centrifugal, Elec Chiller | 50% | | | 2034 | ** | 1 | \$300,600 | |
|---|-----|--|--|------|----|---|-----------|--|

R-22 Refrigerant, Extent : Light, Area Affected : 50%

Location : Ground Floor Air Conditioning Room

| | | | | | | | | |
|--------------------------------|----|--|--|------|-------------|---|---------|--|
| Interior Pkg Unit - Cooling | 5% | | | 2025 | \$1,180,900 | 2 | \$1,700 | |
|--------------------------------|----|--|--|------|-------------|---|---------|--|

| | | | | | | | | |
|------------|-----|--|--|------|----|--|--|--|
| Split Unit | 10% | | | 2036 | ** | | | |
|------------|-----|--|--|------|----|--|--|--|

| | | | | | | | | |
|------------------|----|--|--|------|----------|---|--|--|
| Window/Wall Unit | 5% | | | 2026 | \$65,800 | 1 | | |
|------------------|----|--|--|------|----------|---|--|--|

| | | | | | | | | |
|--------------|-----|--|--|--|--|--|--|--|
| No Component | 30% | | | | | | | |
|--------------|-----|--|--|--|--|--|--|--|

*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 |
| Air Conditioning | | | | | | | | |
| Distribution | | | | | | | | |
| | CW & CHW Wtr Pipe/Pump | 50% | Now | \$269,700 | 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 | \$84,100 | 2031 | \$4,206,300 | 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 | \$83,900 | 2025 | \$839,000 | 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 | \$116,400 | 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 | \$1,348,400 | 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 | \$38,800 | 2029 | \$1,940,200 | 1 | |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main Valve In Basement</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2026 | \$385,300 | 2 | \$8,100 |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| Storm Drain Piping | | | | | | | | |
| | Cast Iron | 100% | Now | \$26,300 | 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 | \$96,300 | 4 | \$17,600 |
| 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 \$290,500 |

*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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | | \$81,900 |
| Interior Architecture | \$149,200 | \$149,800 |
| Electrical | \$14,400 | |
| Mechanical | \$120,900 | \$77,900 |
| Total | \$284,500 | \$309,500 |
| Importance Code A | | \$81,900 |
| Importance Code B | \$135,300 | \$227,700 |
| Importance Code C | \$149,200 | |
| Total | \$284,500 | \$309,500 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,800 | \$9,200 | | \$26,900 |
| Interior Architecture | \$79,100 | \$21,100 | \$1,800 | \$4,400 |
| Electrical | \$1,500 | \$1,200 | \$1,000 | \$1,700 |
| Mechanical | \$17,300 | \$7,600 | \$8,500 | \$45,500 |
| Elevators/Escalators | \$5,900 | \$5,900 | \$5,900 | \$5,900 |
| Total | \$108,700 | \$45,100 | \$17,200 | \$84,300 |
| Importance Code A | \$6,600 | \$11,000 | \$1,800 | \$28,700 |
| Importance Code B | \$102,100 | \$34,100 | \$15,500 | \$55,700 |
| Importance Code C | | | | |
| Total | \$108,700 | \$45,100 | \$17,200 | \$84,300 |



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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$1,700 | 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 | Priority |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | 0-2 | \$27,000 | 2027 | \$134,900 | 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 | \$31,900 | 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 | \$20,300 | 2036 | ** | 5 | \$4,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Ground Floor Lobby</i> | | | | | | | | |
| Vinyl Tile | 25% | | | 2031 | \$149,800 | 3 | \$5,400 | |
| Vinyl Tile | 35% | | | 2036 | ** | 3 | \$7,600 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 10% | Now | \$98,900 | 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 | \$50,300 | 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 | | | | | | | | |

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 | |

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 | |
|---------------|------|--|--|------|----|---|-------|--|

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Switchgear / Switchboard

| | | | | | | | | |
|------------------|------|--|--|------|----|---|-------|--|
| Molded Case Bkrs | 100% | | | 2057 | ** | 5 | \$900 | |
|------------------|------|--|--|------|----|---|-------|--|

Raceway

| | | | | | | | | |
|---------|------|--|--|------|----|---|--|--|
| Conduit | 100% | | | 2057 | ** | 1 | | |
|---------|------|--|--|------|----|---|--|--|

Panelboards

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw | 2% | | | 2053 | ** | 5 | | |
| Molded Case Bkrs | 98% | | | 2053 | ** | 5 | \$900 | |

Wiring

| | | | | | | | | |
|---------------|------|--|--|------|----|---|--|--|
| Thermoplastic | 100% | | | 2057 | ** | 1 | | |
|---------------|------|--|--|------|----|---|--|--|

Motor Controllers

| | | | | | | | | |
|--------------------------|-----|--|--|------|----|---|--|--|
| Locally Mounted | 20% | | | 2048 | ** | 5 | | |
| Variable Frequency Drive | 80% | | | 2048 | ** | | | |

Ground

Grounding Devices

| | | | | | | | | |
|---------|------|--|--|------|----|---|-------|--|
| Generic | 100% | | | LIFE | ** | 5 | \$500 | |
|---------|------|--|--|------|----|---|-------|--|

Lighting

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

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

| 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 | 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 | \$14,400 | 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 | \$6,700 | |
| <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 | | 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 | | |

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| 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 | \$2,300 | |
| 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 | \$4,300 | 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 | \$1,900 | |
| No Component | 30% | | | | | | | |

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) | Estimated Cost |
| Air Conditioning | | | | | | | | |
| Terminal Devices | | | | | | | | |
| | Fan Coil - 2 Pipe | 10% | | | 2031 | \$77,900 | 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+ | \$61,000 | 2041 | ** | 1 | |
| | <i>Corroded, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Sidewalk Vault In Basement</i> | | | | | | | |
| Water Heater | | | | | | | | |
| | Electric | 20% | | | 2026 | \$7,200 | 4 | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 25 Gallons</i> | | | | | | | |
| | Gas Fired | 80% | | | 2026 | \$20,000 | 2 | \$400 |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 100 Gallons</i> | | | | | | | |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | 4+ | \$59,900 | 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 | \$8,500 | LIFE | ** | 1 | |
| | <i>Corroded, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Sidewalk Vault In Basement</i> | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| | Non-Submersible | 100% | | | 2026 | \$6,200 | 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 | \$18,100 |

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
MIDTOWN COMMUNITY COURT
Asset # : 13880

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

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,412,400 | \$2,904,600 |
| Interior Architecture | \$2,687,900 | \$6,007,900 |
| Electrical | \$1,355,700 | \$9,795,500 |
| Mechanical | \$15,832,400 | \$34,694,700 |
| Site Pavements | \$50,400 | |
| Total | \$23,338,900 | \$53,402,600 |
| Importance Code A | \$3,412,400 | \$3,646,200 |
| Importance Code B | \$18,903,100 | \$49,478,400 |
| Importance Code C | \$1,023,300 | \$278,000 |
| Total | \$23,338,900 | \$53,402,600 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Exterior Architecture | \$47,500 | | | \$29,800 |
| Interior Architecture | \$37,200 | \$221,100 | \$80,800 | |
| Electrical | \$134,700 | \$166,800 | \$160,600 | \$205,700 |
| Mechanical | \$1,067,700 | \$112,600 | \$316,100 | \$151,600 |
| Site Pavements | \$53,800 | | | |
| Elevators/Escalators | \$1,162,700 | \$1,162,700 | \$1,162,700 | \$1,162,700 |
| Total | \$2,503,600 | \$1,663,200 | \$1,720,100 | \$1,549,800 |
| Importance Code A | \$62,300 | | | \$31,900 |
| Importance Code B | \$2,387,400 | \$1,663,200 | \$1,705,700 | \$1,517,800 |
| Importance Code C | \$53,800 | | \$14,500 | |
| Total | \$2,503,600 | \$1,663,200 | \$1,720,100 | \$1,549,800 |



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

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

| 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 | \$2,653,600 | 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> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 95% | Now | \$541,300 | 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 | \$47,500 | 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> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick Cavity | 35% | | | LIFE | ** | 5 | \$14,600 | |
| Masonry: Granite | 65% | | | LIFE | ** | 5 | \$34,000 | |
| 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 | \$58,100 | 2031 | \$1,161,700 | | | |
| <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 | \$59,600 | 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> | | | | | | | | |

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 | | | | | | | | |
| Soffits | | | | | | | | |
| Cast Stone/Terra Cotta | 1% | 4+ | \$99,800 | 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 | \$6,852,600 | 3 | \$663,400 | |
| Cast in Place Concrete | 10% | 4+ | \$37,200 | 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 | \$4,260,300 | 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> | | | | | | | | |

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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 3% | Now | \$444,700 | 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 | \$456,800 | 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 | \$71,400 | 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> | | | | | | | | |

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 | |
| 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 Concrete | 5% | Now | \$863,700 | 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 | \$187,900 | 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 | | | | | | | | |

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 | Priority | |
| Site Pavements | | | | | | | | | |
| Public Sidewalk | | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2036 | ** | | | | |
| On-Site Walkways | | | | | | | | | |
| Cast in Place Concrete | 40% | Now | \$50,400 | 2036 | ** | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | | |
| <i>Location : South Side Of Building By Subway Entrance</i> | | | | | | | | | |
| Masonry: Granite | 20% | Now | \$32,700 | 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 | \$21,200 | 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 | Priority | |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Fused Disc Sw | 100% | | | 2051 | ** | 5 | \$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 | \$9,600 | 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 | ** | 5 | \$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 | \$166,100 | 5 | \$400 | | |
| Molded Case Bkrs | 70% | | | 2051 | ** | 5 | \$18,200 | | |
| Molded Case Bkrs | 20% | | | 2041 | ** | 5 | \$5,200 | | |

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

| 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 | \$765,300 | 1 | |
| | Conduit | 50% | | | 2051 | ** | 1 | |
| | Conduit | 5% | 0-2 | \$95,700 | 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 | \$677,700 | 5 | \$11,700 |
| | Molded Case Bkrs | 50% | | | 2047 | ** | 5 | \$13,000 |
| Wiring | | | | | | | | |
| | Braided Cloth | 15% | 2-4 | \$443,500 | 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 | \$3,600 | 5 | \$700 |
| | Locally Mounted | 50% | | | 2044 | ** | 5 | \$3,300 |
| | Motor Control Center | 20% | | | 2029 | \$371,800 | 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 | \$1,800 | | |
| 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 | \$1,800 | 5 | \$36,500 |

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

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

| 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 | \$91,400 | |
| | | <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 | \$14,500 | |
| | | <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 | \$4,767,600 | 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 | \$681,100 | 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 | \$681,100 | 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 | \$645,000 | 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 | \$903,100 | 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> | | | | | | |

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

| 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

\$607,000

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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

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

Conversion Equipment
Pres. Reducing
Valve/LP Steam

100%

0-2

\$14,800

2027

\$741,600

5

\$29,200

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Control Valves In Basement**Other Observation, Extent : Light, Area Affected : 1%**Location : Basement**Explanation : 2 Units For Dual Temperature Loop Serving Adjacent Buildings*

Distribution

Steam Piping/Pump

100%

2-4

\$1,485,500

2031

\$4,951,600

*Corroded, Extent : Severe, Area Affected : 10%**Location : Piping In Basement**On Extended Life, Extent : Severe, Area Affected : 5%**Location : Vacuum Pumps In Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Basement*

Terminal Devices

Convactor/Radiator

100%

2029

\$5,995,100

1

\$318,100

*Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : Some Air Handling Equipment Have The Capability To Provide Heating, But They Are Not Utilized For This Purpose.*

Air Conditioning

Energy Source
Electricity

100%

2039

* *

1

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
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 | \$837,400 | 2025 | \$4,187,100 | 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 | \$8,374,100 | 2 | \$12,100 | |
| Interior Pkg Unit - Cooling | 15% | | | 2025 | \$6,280,600 | 2 | \$9,000 | |
| Reciprocating Compr/Chiller | 20% | | | 2031 | \$1,901,000 | 1 | \$91,400 | |
| Split Unit | 5% | | | 2031 | \$1,195,200 | | | |
| Window/Wall Unit | 5% | | | 2026 | \$116,700 | 1 | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 45% | | | 2041 | ** | 4 | \$21,800 | |
| <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 | \$6,391,600 | 1 | \$95,400 | |
| No Component | 70% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cooling Tower | 45% | 0-2 | \$382,500 | 2029 | \$1,912,400 | 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% | | | | | | | |

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 | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 20% | | | 2031 | \$796,800 | 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 | \$834,800 | 2041 | ** | 1 | | |
| | | <i>Leak Evident, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Mains Rotting At North End Of Basement.</i> | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 35% | | | 2026 | \$345,300 | 4 | \$2,000 | |
| | | <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 | \$535,000 | 4 | \$43,800 | |
| | | <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 | \$34,100 | |
| | | <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+ | \$1,639,200 | LIFE | ** | 1 | | |
| | | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$46,700 | 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 | \$170,700 | 4 | \$31,200 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2026 | \$322,500 | 4 | \$39,200 | |

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
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 | \$284,600 | 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 |
| <hr/> | | | | | | | | |
| Sprinkler | | | | | | | | |
| | No Component | 40% | | | | | | |
| | Generic | 10% | 0-2 | \$109,700 | 2031 | \$1,096,600 | 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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$163,800 | \$532,700 |
| Electrical | \$55,700 | |
| Mechanical | | \$326,100 |
| Total | \$219,500 | \$858,800 |
| Importance Code A | \$163,800 | \$532,700 |
| Importance Code B | \$55,700 | \$326,100 |
| Total | \$219,500 | \$858,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$10,700 | | | \$33,800 |
| Interior Architecture | \$11,000 | \$19,200 | \$12,700 | \$15,200 |
| Electrical | \$7,600 | \$9,700 | \$7,600 | \$17,200 |
| Mechanical | \$13,300 | \$13,400 | \$20,200 | \$64,200 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$50,500 | \$50,100 | \$48,300 | \$138,200 |
| Importance Code A | \$14,000 | \$3,300 | \$3,300 | \$37,200 |
| Importance Code B | \$36,500 | \$46,800 | \$43,300 | \$101,000 |
| Importance Code C | | | \$1,700 | |
| Total | \$50,500 | \$50,100 | \$48,300 | \$138,200 |



*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 | |
| 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 | \$100,700 | 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 | \$10,700 | 2031 | | | \$532,700 | |
| <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 | \$45,500 | |
| 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 | \$12,100 | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 14126

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$11,000 | 2044 | ** | 5 | \$30,300 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Entrance To Command Center - 3rd Floor</i> | | | | | | | | |
| Exposed 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 Switch Rated At 4,000 Amperes</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
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 | \$1,700 | 5 | \$15,100 | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2059 | ** | 5 | \$2,000 | |
| <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 | ** | | | |

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

| 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

\$12,500

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%

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

\$3,300

Terminal Devices

Air Handler

70%

2036

**

1

\$29,200

Convactor/Radiator

30%

2044

**

1

\$6,500

Air Conditioning

Energy Source

Electricity

100%

2053

**

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
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 | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| | Interior Pkg Unit - Cooling | 5% | | | 2032 | \$132,600 | 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 | \$75,700 | | |
| | | | <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 | \$19,300 | 2 | \$2,400 |
| | No Component | 95% | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$37,700 |
| Exhaust Fans | | | | | | | | |
| | Roof | 100% | | | 2031 | \$117,800 | 2 | \$2,100 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2051 | ** | 1 | |
| Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2026 | \$43,300 | 2 | \$1,000 |
| | | | <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 |

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
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 | \$34,000 |
| | Sprinkler | | | | | | | |
| | Generic | 100% | | | 2051 | ** | 1-2 | \$18,900 |
| | Fire Pump | | | | | | | |
| | Generic | 100% | | | 2040 | ** | 1 | \$12,600 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,668,900 | \$317,400 |
| Interior Architecture | \$96,600 | \$1,376,100 |
| Electrical | \$110,100 | \$82,200 |
| Mechanical | \$3,702,300 | \$4,471,100 |
| Site Pavements | \$393,800 | |
| Total | \$5,971,700 | \$6,246,800 |
| Importance Code A | \$1,668,900 | \$317,400 |
| Importance Code B | \$3,909,000 | \$5,842,200 |
| Importance Code C | \$393,800 | \$87,200 |
| Total | \$5,971,700 | \$6,246,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | \$9,000 | | \$19,400 |
| Interior Architecture | \$41,200 | \$39,800 | \$22,900 | |
| Electrical | \$16,000 | \$22,300 | \$16,100 | \$18,900 |
| Mechanical | \$64,900 | \$34,000 | \$72,300 | \$130,900 |
| Site Enclosure | \$1,000 | | | |
| Site Pavements | \$26,800 | | | |
| Elevators/Escalators | \$26,600 | \$26,600 | \$26,600 | \$26,600 |
| Total | \$176,500 | \$131,700 | \$138,000 | \$195,900 |
| Importance Code A | | \$9,000 | | \$19,800 |
| Importance Code B | \$108,500 | \$122,700 | \$130,700 | \$176,200 |
| Importance Code C | \$68,000 | | \$7,300 | |
| Total | \$176,500 | \$131,700 | \$138,000 | \$195,900 |



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 | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 20% | Now | \$470,900 | 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 | \$1,124,200 | 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 | \$976,300 | 3 | \$102,300 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$49,700 | |
| Ceramic Tile | 5% | | | 2034 | ** | 5 | \$11,400 | |
| Vinyl Tile | 55% | | | 2031 | \$1,192,300 | 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 | \$41,200 | 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 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 | \$1,000 | 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 | \$26,800 | 2036 | | ** | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : East Elevation At Entry</i> | | | | | | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 100% | Now | \$393,800 | 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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** 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

| 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 Amperes Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| | Fused Disc Sw | 70% | | | 2051 | ** | 5 | \$500 |
| | Fused Disc Sw | 30% | | | 2031 | \$82,200 | 5 | \$200 |
| Raceway | | | | | | | | |
| | Conduit | 80% | | | 2051 | ** | 1 | |
| | Conduit | 20% | | | 2041 | ** | 1 | |
| Panelboards | | | | | | | | |
| | Fused Disc Sw | 5% | | | 2039 | ** | 5 | \$200 |
| | Fused Disc Sw | 5% | | | 2030 | \$12,600 | 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 | \$1,700 | 5 | \$5,600 |
| Fuel Storage | | | | | | | | |
| | Not Accessible | 100% | | | | | | |
| Lighting | | | | | | | | |

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

| 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 | \$37,000 | |
| 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% | | | 2041 | ** | 1 | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | 2-4 | \$12,300 | 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 | \$886,200 | 1 | \$37,100 | |
| Convactor/Radiator | 20% | | | 2029 | \$168,700 | 1 | \$9,700 | |
| Fan Coil Unit/Heat | 40% | | | 2026 | \$943,900 | 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> | | | | | | | | |

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

| 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 | \$58,700 | 2031 | \$2,935,700 | 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 | \$589,100 | 2 | \$900 | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 100% | | | 2031 | \$192,200 | 4 | \$11,100 | |
| 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 | \$85,700 | 2 | \$10,400 | |
| Water Cooling Tower | 90% | | | 2025 | \$538,100 | 2 | \$135,900 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$83,600 | |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2026 | \$504,500 | 2 | \$4,100 | |
| Roof | 10% | | | 2026 | \$26,200 | 2 | \$500 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2031 | \$1,174,500 | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2024 | \$96,100 | 2 | \$2,200 | |
| <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 | \$45,400 | 4 | \$6,000 | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2031 | \$40,000 | 1 | \$9,200 | |

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
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 |
| | | | | | | | | \$78,400 |
| | Sprinkler | | | | | | | |
| | Generic | 100% | | | 2041 | | ** | 1-2 |
| | | | | | | | | \$42,000 |
| | Fire Pump | | | | | | | |
| | Generic | 100% | | | 2034 | | ** | 1 |
| | | | | | | | | \$28,000 |

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.

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|--------------------|---------------------|
| Exterior Architecture | \$843,300 | \$1,964,000 |
| Interior Architecture | \$586,500 | \$2,028,600 |
| Electrical | \$185,000 | \$1,926,900 |
| Mechanical | \$890,800 | \$6,231,800 |
| Site Pavements | \$245,700 | |
| Total | \$2,751,300 | \$12,151,200 |
| Importance Code A | \$843,300 | \$2,034,700 |
| Importance Code B | \$1,391,100 | \$9,939,900 |
| Importance Code C | \$516,800 | \$176,600 |
| Total | \$2,751,300 | \$12,151,200 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$62,200 | | \$42,800 | \$4,100 |
| Interior Architecture | \$214,800 | | \$45,100 | \$56,000 |
| Electrical | \$86,600 | \$26,400 | \$32,200 | \$29,900 |
| Mechanical | \$110,000 | \$74,700 | \$119,100 | \$94,900 |
| Site Enclosure | \$12,500 | | | |
| Site Pavements | \$37,900 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$531,900 | \$109,100 | \$247,100 | \$192,700 |
| Importance Code A | \$88,100 | \$25,800 | \$68,600 | \$29,900 |
| Importance Code B | \$374,600 | \$83,200 | \$178,500 | \$162,700 |
| Importance Code C | \$69,300 | | | |
| Total | \$531,900 | \$109,100 | \$247,100 | \$192,700 |



*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
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 |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Fiberglass Panel | 1% | | | 2041 | ** | 5 | \$8,200 | |
| Masonry: Brick | 86% | | | LIFE | ** | 5 | \$375,500 | |
| Masonry: Limestone | 10% | Now | \$133,800 | 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 | \$9,800 | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2048 | ** | 5 | \$71,600 | |
| Parapets | | | | | | | | |
| Masonry: Brick | 83% | Now | \$433,000 | 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 | \$15,800 | 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 | ** | 5-10 | \$6,400 | |
| Roof | | | | | | | | |
| Metal Panel | 15% | | | 2045 | ** | 10 | \$42,800 | |
| Modified Bitumen | 75% | Now | \$88,800 | 2032 | \$1,776,300 | | | |
| <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 | \$512,800 | 3 | \$71,700 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$156,700 | |
| Ceramic Tile | 10% | | | 2041 | ** | 5 | \$35,800 | |
| Marble Panels | 10% | | | LIFE | ** | 5 | \$53,700 | |
| Terrazzo | 15% | | | LIFE | ** | 5 | \$84,000 | |
| Vinyl Tile | 35% | | | 2032 | \$1,195,600 | 3 | \$62,700 | |
| Vinyl Tile 9" X 9" | 10% | | | 2027 | \$442,600 | 3 | \$17,900 | |

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
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 | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$12,500 | |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$23,400 | |
| Gypsum Board | 15% | | | LIFE | ** | 5-10 | \$79,700 | |
| Masonry: Brick | 5% | | | LIFE | ** | 10 | \$4,700 | |
| Marble Panels | 5% | | | LIFE | ** | 10 | \$6,300 | |
| Plaster | 55% | | | LIFE | ** | 5-10 | \$146,100 | |
| Wood | 10% | | | LIFE | ** | 5 | \$250,100 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 25% | | | 2045 | ** | 5 | \$90,300 | |
| Exposed Concrete | 10% | | | LIFE | ** | 5-10 | \$45,100 | |
| Gypsum Board | 5% | | | LIFE | ** | 5-10 | \$62,100 | |
| Plaster | 60% | | | LIFE | ** | 5-10 | \$372,400 | |
| 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+ | \$2,400 | 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 | \$9,200 | 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 | \$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 | | | | | | | | |

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
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 | | ** | | |
|------------------------|------|--|--|------|--|----|--|--|

On-Site Walkways

| | | | | | | | | |
|---------|-----|-----|---------|------|--|----|--|--|
| Asphalt | 25% | 0-2 | \$6,500 | 2035 | | ** | | |
|---------|-----|-----|---------|------|--|----|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Rear Of Building*

| | | | | | | | | |
|------------------------|-----|--|--|------|--|----|--|--|
| Cast in Place Concrete | 45% | | | 2037 | | ** | | |
|------------------------|-----|--|--|------|--|----|--|--|

| | | | | | | | | |
|------------------|----|--|--|------|--|----|--|--|
| Masonry: Granite | 5% | | | LIFE | | ** | | |
|------------------|----|--|--|------|--|----|--|--|

| | | | | | | | | |
|--------------|-----|-----|----------|------|--|----|--|--|
| Pavers/Stone | 25% | Now | \$31,400 | 2035 | | ** | | |
|--------------|-----|-----|----------|------|--|----|--|--|

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%**Location : Front Entrance Area*

Parking/Driveway

| | | | | | | | | |
|---------|------|-----|-----------|------|--|----|--|--|
| Asphalt | 100% | Now | \$245,700 | 2035 | | ** | | |
|---------|------|-----|-----------|------|--|----|--|--|

*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 | \$70,700 | 5 | \$300 | |
|---------------|-----|--|--|------|----------|---|-------|--|

| | | | | | | | | |
|---------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw | 70% | | | 2052 | ** | 5 | \$800 | |
|---------------|-----|--|--|------|----|---|-------|--|

*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 | |
|---------------|-----|--|--|------|----|---|-------|--|

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|---------|--|
| Molded Case Bkrs | 40% | | | 2052 | ** | 5 | \$2,700 | |
|------------------|-----|--|--|------|----|---|---------|--|

Raceway

| | | | | | | | | |
|---------|-----|--|--|------|-----------|---|--|--|
| Conduit | 80% | | | 2032 | \$565,600 | 1 | | |
|---------|-----|--|--|------|-----------|---|--|--|

| | | | | | | | | |
|---------|-----|--|--|------|----|---|--|--|
| Conduit | 20% | | | 2052 | ** | 1 | | |
|---------|-----|--|--|------|----|---|--|--|

Panelboards

| | | | | | | | | |
|---------------|----|--|--|------|----------|---|-------|--|
| Fused Disc Sw | 5% | | | 2031 | \$26,800 | 5 | \$300 | |
|---------------|----|--|--|------|----------|---|-------|--|

| | | | | | | | | |
|------------------|-----|--|--|------|-----------|---|---------|--|
| Molded Case Bkrs | 25% | | | 2031 | \$134,100 | 5 | \$1,700 | |
|------------------|-----|--|--|------|-----------|---|---------|--|

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|---------|--|
| Molded Case Bkrs | 30% | | | 2040 | ** | 5 | \$2,100 | |
|------------------|-----|--|--|------|----|---|---------|--|

| | | | | | | | | |
|------------------|-----|--|--|------|----|---|---------|--|
| Molded Case Bkrs | 40% | | | 2048 | ** | 5 | \$2,700 | |
|------------------|-----|--|--|------|----|---|---------|--|

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
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 | \$109,300 | 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 | \$9,900 | 5 | \$500 | |
| Locally Mounted | 70% | | | 2045 | ** | 5 | \$1,200 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$7,700 | |
| <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 | \$1,700 | 5 | \$58,200 | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2060 | ** | 5 | \$7,700 | |
| <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 | \$917,100 | 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 | | |

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
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 \$33,200 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 \$75,800 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 \$771,000 1 \$32,300

Convactor/Radiator

70% 2037 ** 1 \$59,000

Fan Coil Unit/Heat

10% 2032 \$410,600 1 \$8,400

Air Conditioning

Energy Source

Electricity

80% 2040 ** 1

Natural Gas

20% 2042 ** 1

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
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 | \$139,600 | 2032 | \$698,100 | 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 | \$686,500 | 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 | \$877,800 | | |
| | | | <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 | \$142,800 | 1 | |
| Distribution | | | | | | | | |
| | CW & CHW Wtr Pipe/Pump | 75% | | | 2042 | ** | 4 | \$9,600 |
| | No Component | 25% | | | | | | |
| Terminal Devices | | | | | | | | |
| | Air Handler/Cool/Ht | 75% | | | 2032 | \$2,306,000 | 1 | \$121,100 |
| | No Component | 25% | | | | | | |
| Heat Rejection | | | | | | | | |
| | Air Cooled Condenser Unit | 15% | | | 2032 | \$82,900 | 2 | \$27,300 |
| | Water Cooling Tower | 60% | | | 2033 | ** | 2 | \$157,600 |
| | No Component | 25% | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$230,400 |
| Exhaust Fans | | | | | | | | |
| | Interior | 90% | | | 2032 | \$877,800 | 2 | \$7,200 |
| | Roof | 10% | | | 2032 | \$45,500 | 2 | \$800 |
| Plumbing | | | | | | | | |

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
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 | \$41,800 | 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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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,617,100 | \$1,280,200 |
| Interior Architecture | \$1,382,800 | \$4,451,700 |
| Electrical | \$3,786,200 | \$5,501,900 |
| Mechanical | \$5,929,600 | \$5,721,700 |
| Site Pavements | \$229,600 | |
| Total | \$13,945,300 | \$16,955,500 |
| Importance Code A | \$2,617,100 | \$3,605,800 |
| Importance Code B | \$11,022,100 | \$9,407,100 |
| Importance Code C | \$306,000 | \$3,942,500 |
| Total | \$13,945,300 | \$16,955,500 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$31,100 | | | \$66,100 |
| Interior Architecture | \$116,100 | | \$11,900 | \$56,300 |
| Electrical | \$59,900 | \$71,400 | \$44,800 | \$58,800 |
| Mechanical | \$146,600 | \$82,600 | \$151,100 | \$81,500 |
| Site Enclosure | \$2,700 | | | |
| Site Pavements | \$11,700 | | | |
| Elevators/Escalators | \$54,300 | \$54,300 | \$54,300 | \$54,300 |
| Total | \$422,400 | \$208,200 | \$262,000 | \$317,000 |
| Importance Code A | \$45,700 | \$14,200 | \$14,600 | \$80,900 |
| Importance Code B | \$356,300 | \$194,000 | \$247,400 | \$236,000 |
| Importance Code C | \$20,400 | | | |
| Total | \$422,400 | \$208,200 | \$262,000 | \$317,000 |



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
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 | \$157,500 | 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 | \$253,600 | 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 | \$523,800 | 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 | \$14,200 | 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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** Replacement cost estimated to be beyond ten years is not included in this report.

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 | Priority |
| Exterior | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Granite | 10% | | | LIFE | ** | 5 | \$1,400 | |
| Metal Panel | 10% | Now | \$5,000 | 2041 | ** | 5 | \$2,200 | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse Roof</i> | | | | | | | | |
| Metal Rail | 10% | 4+ | \$3,400 | 2044 | ** | 5 | \$8,200 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Panel: Limestone | 30% | Now | \$259,200 | 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+ | \$8,500 | 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 | \$159,000 | 2031 | \$318,000 | | | |
| <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 | \$388,600 | 10 | \$43,500 | |
| Plaza Roof: Stone Panels | 25% | Now | \$486,100 | 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 | \$778,000 | 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

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 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 | \$101,900 | 2030 | \$1,018,600 | 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 | \$221,300 | 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 | \$132,500 | 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 | \$158,300 | 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 | \$76,400 | 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 | \$3,942,500 | 5 | \$11,500 | |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$5,800 | |
| Gypsum Board | 40% | Now | \$14,300 | 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 | |

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
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 | Priority |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 25% | Now | \$215,200 | 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 | \$75,300 | 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 Concrete | 20% | Now | \$342,300 | 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 | \$161,400 | 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+ | \$2,400 | 2066 | ** | | | |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$300 | 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+ | \$8,000 | 2044 | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</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
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 | \$3,700 | 2044 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stair At 90th Avenue Exit</i> | | | | | | | | |
| Masonry: Granite | 75% | Now | \$145,000 | 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 | \$84,600 | 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 | \$79,500 | 2051 | ** | | | |
| | <i>Not Functioning, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Mechanical Rooms</i> | | | | | | | |
| Variable Frequency Drive | 5% | | | 2029 | | | \$39,700 | |
| 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 | \$10,100 | 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 | \$29,600 | |
| | <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 | \$4,700 | |
| | <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 | \$4,118,500 | 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 | \$588,400 | 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 | \$88,000 | 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 Generic | 60% | | | | | | | |
| | 40% | | | 2031 | \$433,100 | 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 | \$3,706,800 | 1-3 | \$202,600 | |
| <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. 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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** Replacement cost estimated to be beyond ten years is not included in this report.

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 | \$2,325,600 | 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 | \$9,700 | 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 | \$49,600 | 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 | \$17,900 | 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 | \$2,655,600 | 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 | \$626,700 | 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 | \$626,700 | 2 | \$1,000 | |
| Ext Pkg Unit - Heating/Cooling | 5% | | | 2026 | \$209,800 | 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 | \$209,800 | 2 | \$1,000 | |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Window/Wall Unit | 1% | 0-2 | \$300 | 2024 | \$7,000 | 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 | \$260,500 | 4 | \$16,500 | |
| No Component | 30% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 40% | | | 2026 | \$1,368,500 | 1 | \$78,900 | |
| Air Handler/Cool/Ht | 10% | 0-2 | \$342,100 | 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 Location, Supply Or Return Fans With Defective Variable Frequency Drives</i> | | | | | | | | |
| Fan Coil - 4 Pipe | 10% | | | 2026 | \$714,200 | 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 | \$694,600 | 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 | \$115,800 | 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 | \$308,900 | 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 | \$111,300 | 2 | \$2,000 | |
| No Component | 80% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 95% | | | 2041 | ** | 1 | | |
| Brass/Copper | 5% | 0-2 | \$124,900 | 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 | | | | | | | | |
| Gas Fired | 100% | | | 2030 | \$204,400 | 2 | \$4,600 | |
| <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 | \$69,900 | LIFE | ** | 1 | | |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Sub-basement</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
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 | \$51,100 | 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 | \$96,500 | 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 | \$85,200 | 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 | \$166,900 | |
| Sprinkler Generic | 100% | 2-4 | \$328,300 | 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 | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,866,200 | \$5,364,300 |
| Interior Architecture | \$5,853,800 | \$5,374,400 |
| Electrical | \$5,798,000 | \$3,811,000 |
| Mechanical | \$2,838,500 | \$19,251,200 |
| Total | \$19,356,500 | \$33,800,900 |
| Importance Code A | \$4,866,200 | \$5,452,400 |
| Importance Code B | \$14,123,400 | \$28,019,500 |
| Importance Code C | \$366,900 | \$329,100 |
| Total | \$19,356,500 | \$33,800,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$79,200 | \$69,800 | | \$24,300 |
| Interior Architecture | \$2,199,500 | | | \$167,100 |
| Electrical | \$99,900 | \$66,900 | \$58,500 | \$61,800 |
| Mechanical | \$804,200 | \$170,100 | \$377,100 | \$173,500 |
| Site Enclosure | \$2,100 | | | |
| Site Pavements | \$28,200 | | | |
| Elevators/Escalators | \$150,000 | \$150,000 | \$150,000 | \$150,000 |
| Total | \$3,363,200 | \$456,800 | \$585,500 | \$576,800 |
| Importance Code A | \$85,300 | \$90,600 | \$6,100 | \$31,900 |
| Importance Code B | \$3,255,900 | \$366,200 | \$579,400 | \$544,900 |
| Importance Code C | \$22,000 | | | |
| Total | \$3,363,200 | \$456,800 | \$585,500 | \$576,800 |



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
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 | \$1,565,800 | 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 | \$204,600 | 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 | \$981,600 | 5 | \$48,200 | |
| Window Wall | 6% | | | 2051 | ** | 5 | \$173,500 | |
| Windows | | | | | | | | |
| Aluminum | 95% | Now | \$2,302,800 | 2047 | ** | 5 | \$81,700 | |
| <i>Crack/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 | \$28,900 | 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 | \$4,900 | 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 | \$215,800 | 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 | |

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
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 | Priority |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 10% | Now | \$45,400 | 2031 | \$454,300 | | | |
| <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 | \$147,600 | 2031 | \$2,952,900 | | | |
| <i>Ponding, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 3rd Floor Roof</i> | | | | | | | | |
| Plaza Roof: Stone Panels | 20% | Now | \$146,900 | 2041 | * * | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Annex</i> | | | | | | | | |
| Skylight, Metal/Glass | 5% | Now | \$123,700 | 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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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CRIMINAL COURTS
Asset # : 2764

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$2,158,500 | 2033 | ** | 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 | \$41,000 | 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 | \$65,500 | 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 | \$239,600 | LIFE | ** | 5 | \$37,700 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Terrazzo | 5% | Now | \$131,000 | LIFE | ** | 5 | \$39,300 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 45% | Now | \$431,300 | 2031 | \$4,313,400 | 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 | \$496,700 | 2026 | \$2,483,600 | 3 | \$75,400 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : 3rd, 5th, 8th Floor Throughout</i> | | | | | | | | |

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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
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 | \$114,200 | 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 | \$172,600 | 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 | \$80,100 | 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 | \$188,700 | 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 | \$356,200 | 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 | \$799,000 | 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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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
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 | \$2,100 | 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> | | | | | | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2066 | | ** | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | 4+ | \$8,400 | 2044 | | ** | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 90% | 0-2 | \$7,100 | 2044 | | ** | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : South Entrance And Throughout</i> | | | | | | | | |
| Masonry: Granite | 10% | 4+ | \$12,800 | LIFE | | ** | | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Main Entrance Stair</i> | | | | | | | | |
| 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 | \$88,100 | 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> | | | | | | | | |
| 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 | \$463,100 | 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 | \$656,300 | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 3% | | | 2047 | ** | 5 | \$400 | |
| Fused Disc Sw | 7% | | | 2030 | \$56,300 | 5 | \$1,000 | |
| Molded Case Bkrs | 70% | | | 2030 | \$563,200 | 5 | \$11,400 | |
| Molded Case Bkrs | 20% | | | 2047 | ** | 5 | \$3,300 | |
| Wiring | | | | | | | | |
| Braided Cloth | 15% | 2-4 | \$202,200 | 2056 | ** | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Old Sections</i> | | | | | | | | |
| Thermoplastic | 65% | | | 2031 | \$876,300 | 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 | \$794,600 | 5 | \$8,400 | |
| Variable Frequency Drive | 7% | | | 2044 | ** | | | |
| Variable Frequency Drive | 3% | Now | \$47,700 | 2051 | ** | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 5th Floor</i> | | | | | | | | |
| <i>Explanation : Five Variable Frequency Drive 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 | \$1,700 | 5 | \$138,000 | |

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
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 | \$57,400 | |
| <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 | \$9,100 | |
| <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 | \$3,423,600 | 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 | \$187,300 | 10 | \$29,900 | |
| Exit, LED | 40% | | | 2059 | ** | 1 | | |
| Exit, Service | 30% | | | 2026 | \$69,400 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 70% | | | 2026 | \$1,835,200 | 10 | \$1,300 | |
| HID | 30% | | | 2036 | ** | 10 | \$600 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 90% | | | | | | | |
| Generic | 10% | | | 2036 | ** | 1 | \$23,100 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 80% | | | | | | | |
| Generic, Analog | 20% | | | 2036 | ** | 1-3 | \$76,300 | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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.
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
QUEENS CRIMINAL COURTS
Asset # : 2764

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Plant Campus Steam / PRV | 80% | Now | \$5,300 | 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 | \$9,200 | |
| <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 | \$24,400 | |
| Terminal Devices | | | | | | | | |
| Air Handler | 70% | | | 2031 | \$6,399,900 | 1 | \$268,000 | |
| Convactor/Radiator | 10% | | | 2036 | * * | 1 | \$20,000 | |
| Fan Coil Unit/Heat | 20% | | | 2031 | \$1,947,500 | 1 | \$40,000 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2047 | * * | 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
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 | |
| 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 | \$526,500 | 2 | \$3,800 | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various</i> | | | | | | | | |
| Exterior Pkg Unit - Cooling | 10% | Now | \$158,000 | 2031 | \$526,500 | 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 | \$24,400 | |
| No Component | 20% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 80% | | | 2031 | \$5,833,700 | 1 | \$306,200 | |
| Air Handler/Cool/Ht | 10% | | | 2031 | \$729,200 | 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 | \$707,200 | 2 | \$86,200 | |
| Water Cooling Tower | 80% | Now | \$592,200 | 2025 | \$1,973,900 | 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 | \$2,081,900 | 2 | \$17,100 | |
| Roof | 10% | | | 2031 | \$108,000 | 2 | \$1,900 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2041 | ** | 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
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 Gas Fired | 100% | | | 2029 | \$396,600 | 2 | \$9,000 | |
| <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 | \$49,000 | |
| <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 | \$99,100 | 4 | \$13,100 | |
| Sewage Ejector(s) Electric | 100% | | | 2031 | \$187,300 | 4 | \$37,000 | |
| Backflow Preventer No Component | 40% | | | | | | | |
| Generic | 60% | | | 2031 | \$99,100 | 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 | \$323,700 | |
| 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> | | | | | | | | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$522,300 | \$417,300 |
| Interior Architecture | \$590,900 | \$432,500 |
| Electrical | | \$88,300 |
| Mechanical | \$43,400 | \$112,100 |
| Total | \$1,156,600 | \$1,050,200 |
| Importance Code A | \$522,300 | \$417,300 |
| Importance Code B | \$515,000 | \$402,600 |
| Importance Code C | \$119,300 | \$230,300 |
| Total | \$1,156,600 | \$1,050,200 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$170,800 | | \$17,400 | |
| Interior Architecture | \$131,400 | | \$38,000 | \$32,800 |
| Electrical | \$32,800 | \$23,900 | \$34,700 | \$25,600 |
| Mechanical | \$185,900 | \$69,400 | \$116,200 | \$60,800 |
| Site Enclosure | \$400 | | | |
| Site Pavements | \$46,000 | | | |
| Elevators/Escalators | \$79,400 | \$79,400 | \$79,400 | \$79,400 |
| Total | \$646,800 | \$172,700 | \$285,700 | \$198,500 |
| Importance Code A | \$185,400 | \$8,700 | \$26,000 | \$8,700 |
| Importance Code B | \$373,200 | \$164,000 | \$259,700 | \$182,400 |
| Importance Code C | \$88,100 | | | \$7,500 |
| Total | \$646,800 | \$172,700 | \$285,700 | \$198,500 |



*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
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 | \$37,700 | 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 | \$293,300 | |
| Metal Panel | 3% | | | 2052 | ** | 5-10 | \$38,300 | |
| Metal Coiling Doors | 1% | | | 2045 | ** | 5 | \$5,800 | |
| Granite Panels | 1% | | | LIFE | ** | 5 | \$2,800 | |
| Pre-Cast Concrete | 5% | | | LIFE | ** | 5 | \$60,300 | |
| Window Wall | 5% | Now | \$10,000 | 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 | \$29,500 | 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 | \$73,100 | |
| Metal Rail | 1% | | | 2045 | ** | 5-10 | \$3,900 | |
| Pre-Cast Concrete | 5% | | | LIFE | ** | 5 | \$13,500 | |
| Stucco Cement | 44% | | | 2045 | ** | 5 | \$24,300 | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 2% | Now | \$2,000 | LIFE | ** | | | |
| <i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 2nd Floor Balconies</i> | | | | | | | | |
| IRMA/Protected Membrane | 75% | Now | \$43,500 | 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 | \$9,800 | 2037 | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Entry Lobby</i> | | | | | | | | |
| Skylight, Metal/Glass | 5% | Now | \$53,700 | 2052 | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Main Lobby</i> | | | | | | | | |
| Sloped Glazing | 15% | | | LIFE | ** | 5 | \$518,900 | |
| 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.
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
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 | \$483,400 | 3 | \$50,700 | |
| Cast in Place Concrete | 7% | | | LIFE | ** | 5 | \$103,400 | |
| Cast in Place Concrete | 3% | Now | \$7,400 | 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+ | \$132,100 | LIFE | ** | 5 | \$39,600 | |
| <i>Uneven Surface, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| Vinyl Tile | 60% | Now | \$38,600 | 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 | \$11,900 | |
| Folding Partition | 1% | | | 2048 | ** | 5 | \$7,500 | |
| Glass: Special Gauge | 2% | | | LIFE | ** | 1 | | |
| Gypsum Board | 62% | Now | \$17,200 | LIFE | ** | 5 | \$111,000 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : 5th Floor Offices</i> | | | | | | | | |
| Masonry: Brick | 12% | | | LIFE | ** | 10 | \$10,700 | |
| Metal Panel | 3% | | | LIFE | ** | 10 | \$4,000 | |
| Wood | 10% | | | LIFE | ** | 5 | \$238,600 | |

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
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 | \$24,500 | 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 | \$159,500 | 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 | \$19,200 | 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 | \$400 | 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 | \$46,000 | 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.
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
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> | | | | | | | | |
| 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> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| | Fused Disc Sw | 100% | | | 2052 | ** | 5 | \$800 |
| Raceway | | | | | | | | |
| | Conduit | 100% | | | 2052 | ** | 1 | |
| Panelboards | | | | | | | | |
| | Fused Disc Sw | 10% | | | 2048 | ** | 5 | \$400 |
| | Molded Case Bkrs | 90% | | | 2048 | ** | 5 | \$4,100 |
| Wiring | | | | | | | | |
| | Busway | 10% | | | 2045 | ** | 1 | |
| | Thermoplastic | 90% | | | 2052 | ** | 1 | |
| Motor Controllers | | | | | | | | |
| | Locally Mounted | 10% | | | 2045 | ** | 5 | \$100 |
| | Motor Control Center | 90% | | | 2045 | ** | 5 | \$4,300 |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| | Generic | 100% | | | LIFE | ** | 5 | \$5,100 |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| | Automatic | 100% | | | 2045 | ** | 1 | \$53,800 |
| 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> | | | | | | | | |
| Batteries | | | | | | | | |
| | Lead/Acid | 100% | | | 2026 | \$1,700 | 5 | \$6,500 |
| Fuel Storage | | | | | | | | |
| | Day Tank | 5% | | | 2048 | ** | 5 | \$1,600 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : 275 Gallon Capacity</i> | | | | | | | | |
| | Main Tank | 95% | | | 2060 | ** | 5 | \$4,900 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 5,000 Gallon Capacity</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
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 | \$5,100 | |
| <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 | | |

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
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 | \$8,500 | 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 | \$41,100 | 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 | \$15,600 | 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 | \$43,900 | 2033 | ** | 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 | ** | 2 | \$47,600 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$154,500 | |

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
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 | \$6,100 | 2 | \$100 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 2% | 0-2 | \$1,400 | 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 | | | | | | | | |
| Gas Fired | 100% | | | 2027 | \$112,100 | 2 | \$2,500 | |
| | | | <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 | \$6,200 | 4 | \$5,500 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | Now | \$2,600 | 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 | |

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
QUEENS FAMILY COURT
Asset # : 13663

*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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,662,000 | \$345,900 |
| Interior Architecture | \$1,610,800 | \$3,409,300 |
| Electrical | | \$9,804,700 |
| Mechanical | \$76,400 | \$1,627,800 |
| Site Pavements | \$147,700 | |
| Total | \$3,496,900 | \$15,187,800 |
| Importance Code A | \$1,662,000 | \$345,900 |
| Importance Code B | \$649,100 | \$14,040,000 |
| Importance Code C | \$1,185,900 | \$801,900 |
| Total | \$3,496,900 | \$15,187,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$47,700 | | \$9,000 | |
| Interior Architecture | \$148,400 | | \$23,500 | \$29,400 |
| Electrical | \$58,200 | \$42,100 | \$48,400 | \$49,300 |
| Mechanical | \$215,700 | \$151,400 | \$190,400 | \$121,400 |
| Site Enclosure | \$15,100 | | | |
| Site Pavements | \$43,500 | | | |
| Elevators/Escalators | \$69,100 | \$69,100 | \$69,100 | \$69,100 |
| Total | \$597,500 | \$262,600 | \$340,400 | \$269,200 |
| Importance Code A | \$78,200 | \$30,500 | \$39,600 | \$30,500 |
| Importance Code B | \$376,400 | \$232,100 | \$300,900 | \$238,700 |
| Importance Code C | \$142,900 | | | |
| Total | \$597,500 | \$262,600 | \$340,400 | \$269,200 |



*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
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 | ** | 10 | \$131,800 | |
| Masonry: Brick | 3% | | | LIFE | ** | 5 | \$25,300 | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Masonry: Granite | 8% | 4+ | \$223,800 | LIFE | ** | 5 | \$25,300 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 87% | Now | \$899,400 | 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+ | \$66,600 | 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 | \$340,300 | 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 | |

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
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 | Priority |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 1% | Now | \$500 | LIFE | | ** | | |
| <i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Balconies</i> | | | | | | | | |
| IRMA/Protected Membrane Metal Panel | 2% | | | 2032 | \$24,600 | 10 | \$2,800 | |
| Metal Panel | 57% | Now | \$19,900 | 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 | \$14,700 | 2037 | | ** | | |
| <i>Blisters, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : In Front Of Penthouse Doors</i> | | | | | | | | |
| Skylight, Metal/Glass | 5% | | | 2058 | | ** | 10 | \$22,900 |
| Soffits | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | | ** | 5 | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2031 | \$336,300 | 3 | \$35,200 | |
| Cast in Place Concrete | 5% | | | LIFE | | ** | 5 | \$102,800 |
| Ceramic Tile | 5% | | | 2035 | | ** | 5 | \$23,500 |
| Marble Panels | 5% | | | LIFE | | ** | 5 | \$35,200 |
| Terrazzo | 30% | | | LIFE | | ** | 5 | \$220,300 |
| Vinyl Tile | 50% | | | 2032 | \$2,240,300 | 3 | \$117,500 | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | | ** | 10 | \$119,300 |
| Gypsum Board | 20% | | | LIFE | | ** | 5-10 | \$324,600 |
| Marble Panels | 15% | | | LIFE | | ** | 10 | \$57,300 |
| Plaster | 15% | | | LIFE | | ** | 5-10 | \$121,700 |
| Plaster | 25% | Now | \$42,900 | LIFE | | ** | 5 | \$71,600 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| SGFT/Glazed Masonry | 5% | Now | \$41,500 | 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 | \$1,145,500 |

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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 | | | | | | | | |
| Acous Tile Susp. Lay-In | 20% | | | 2037 | ** | 5 | \$94,000 | |
| Exposed Concrete | 5% | Now | \$17,000 | 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 | ** | 5-10 | \$80,800 | |
| Plaster | 20% | | | LIFE | ** | 5-10 | \$161,500 | |
| Plaster | 50% | | | LIFE | ** | 5-10 | \$403,800 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 10% | | | 2052 | ** | | | |
| Iron Picket | 90% | 0-2 | \$15,100 | 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 | \$43,500 | 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 | \$84,300 | 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+ \$63,400 2035 * *

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

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

60% 2042 * * 5 \$800

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

Location : Electrical Room 2

Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes Each.

Fused Disc Sw

40% 2042 * * 5 \$500

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

Location : Electrical Room 1

Explanation : Two Main Service Disconnect Switches Rated At 4000 Amperes And 1200 Amperes

Transformers

Dry Type

100% 2037 * * 5 \$1,100

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

Location : Chiller Room, Elevator Machinery Rooms

Explanation : Two 750 Kilovolt Amperes , 480 Volts Primary , 277/208 Volts Secondary And Six 30 Kilovolt Amperes 480/277/208 Volts

Switchgear / Switchboard

Fused Disc Sw

100% 2042 * * 5 \$1,300

Raceway

Conduit

50% 2032 \$218,800 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 \$140,800 5 \$2,800

Wiring

Thermoplastic

50% 2032 \$337,000 1

Thermoplastic

50% 2042 * * 1

Motor Controllers

Locally Mounted

60% 2037 * * 5 \$1,200

Locally Mounted

20% 2030 \$167,800 5 \$400

Variable Frequency

20% 2045 * *

Drive

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$9,100

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 | \$1,700 | 5 | \$11,400 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 12% | | | 2040 | ** | 5 | \$6,900 | |
| | | <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 | \$8,000 | |
| | | <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 | \$3,579,600 | 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 | \$852,300 | 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 | \$113,600 | 2 | \$100 | |
| LED | 20% | | | 2037 | ** | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2032 | \$85,000 | 1 | | |
| Exit, LED | 50% | | | 2047 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 15% | | | 2032 | \$195,800 | 10 | \$100 | |
| LED | 5% | | | 2037 | ** | | | |
| No Component | 80% | | | | | | | |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling | | | | | | | | |
| Generic | 100% | | | 2047 | ** | 5 | \$9,100 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2032 | \$313,700 | 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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** Replacement cost estimated to be beyond ten years is not included in this report.

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 \$3,579,800 1-3 \$195,700

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 \$1,300 2048 * * 4 \$800

Other Observation, Extent : Moderate, Area Affected : 20%

Location : Throughout

Explanation : Defective Building Management System

Hot Wtr Piping/Pump
Steam Piping/Pump

65% 2048 * * 4 \$14,800
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

Conversion Equipment

Absorption
Chiller/Steam/HW

15% 2035 * * 1 \$50,000

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

Location : Basement Mechanical Room

Explanation : 1 Unit

Centrifugal, Elec Chiller

70% 2041 * * 1 \$233,500

R-134a Refrigerant, Extent : Light, Area Affected : 40%

Location : Basement Air Conditioning Room

Split Unit

5% 2032 \$345,500

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

No Component

10%

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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) | |
| Air Conditioning | | | | | | | | |
| 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% | | \$3,400 | 2032 | \$277,200 | 1 | \$5,000 |
| | No Component | 10% | | | | | | |
| Heat Rejection | | | | | | | | |
| | Air Cooled Condenser Unit | 5% | | | 2032 | \$29,400 | 2 | \$10,700 |
| | Water Cooling Tower | 85% | | | 2033 | ** | 2 | \$263,600 |
| | No Component | 10% | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 40% | | | LIFE | ** | 2-5 | \$108,800 |
| | Ductwork/Diffusers | 60% | | | LIFE | ** | 2-5 | \$163,300 |
| Exhaust Fans | | | | | | | | |
| | Interior | 98% | | | 2037 | ** | 2 | \$9,200 |
| | Roof | 2% | | \$10,800 | 2032 | \$10,800 | 2 | \$200 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 100% | | | 2042 | ** | 1 | |
| Water Heater | | | | | | | | |
| | Gas Fired | 100% | | | 2027 | \$197,400 | 2 | \$4,500 |
| | | | | <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 | \$515,500 | 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> | | | | |
| Sanitary Piping | | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| Storm Drain Piping | | | | | | | | |
| | Cast Iron | 10% | 0-2 | \$3,400 | LIFE | ** | 1 | |
| | | | | <i>Cracked, Extent : Moderate, Area Affected : 5%</i> | | | | |
| | | | | <i>Location : Basement</i> | | | | |
| | Cast Iron | 90% | | | LIFE | ** | 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 | |
| Plumbing | | | | | | | | |
| Sump Pump(s) Non-Submersible | 25% | 0-2 | \$12,300 | 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 | \$93,200 | 4 | \$18,400 | |
| Backflow Preventer Generic | 100% | 0-2 | \$4,100 | 2032 | \$82,300 | 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 | \$155,400 | |
| Sprinkler Generic | 100% | | | 2052 | ** | 1-2 | \$86,300 | |
| Fire Pump Generic | 100% | | | 2035 | ** | 1 | \$57,600 | |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

Asset Name : RICHMOND DISTRICT HEALTH CENTER
Address : 51 STUYVESANT PLACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HEA0011.000 / 1983 **Yr Built/Renovated** : 1937 / 2004
Area Sq Ft : 35,813 **Project Type** : REAL PROPERTY
Date of Survey : 07-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 9 **Lot** : 9 **BIN** : 5000089

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$984,400 | \$478,400 |
| Interior Architecture | \$142,400 | \$483,900 |
| Electrical | \$356,500 | \$58,700 |
| Mechanical | \$188,400 | \$454,900 |
| Total | \$1,671,700 | \$1,475,900 |
| Importance Code A | \$1,106,200 | \$478,400 |
| Importance Code B | \$493,500 | \$997,500 |
| Importance Code C | \$72,100 | |
| Total | \$1,671,700 | \$1,475,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,000 | | | |
| Interior Architecture | \$48,100 | \$2,700 | | \$5,600 |
| Electrical | \$131,000 | \$71,200 | \$800 | \$700 |
| Mechanical | \$15,600 | \$4,700 | \$5,600 | \$4,700 |
| Site Enclosure | \$100 | | | |
| Site Pavements | \$2,500 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$249,000 | \$86,500 | \$14,300 | \$19,000 |
| Importance Code A | \$45,800 | \$3,500 | \$3,600 | \$3,500 |
| Importance Code B | \$202,500 | \$83,000 | \$10,700 | \$15,400 |
| Importance Code C | \$800 | | | |
| Total | \$249,000 | \$86,500 | \$14,300 | \$19,000 |



*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
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

| 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 | \$22,400 | |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 5% | | | LIFE | ** | 5 | \$1,200 | |
| Pre-Cast Concrete | 25% | Now | \$59,300 | LIFE | ** | 5 | \$26,000 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Window Lintels And Sills</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Window Lintels</i> | | | | | | | | |
| Windows | | | | | | | | |
| Steel | 100% | Now | \$925,100 | 2054 | ** | 5 | \$98,700 | |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 90%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 85% | 4+ | \$25,000 | LIFE | ** | 5 | \$3,900 | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Locations Throughout</i> | | | | | | | | |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pre-Cast Concrete | 15% | | | LIFE | ** | 5 | \$4,300 | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | 4+ | \$19,000 | 2029 | \$379,700 | | | |
| <i>Alligatoring, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : At Seams</i> | | | | | | | | |
| <i>Vegetation Growth, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Pitch Cups At Base Of Antenna</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
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

| 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% | Now | \$38,000 | 2031 | \$38,000 | 3 | \$4,000 | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$11,600 | |
| Ceramic Tile | 5% | 4+ | \$5,800 | 2032 | \$57,700 | 5 | \$1,300 | |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Bathrooms</i> | | | | | | | | |
| Terrazzo | 15% | | | LIFE | ** | 5 | \$6,200 | |
| Vinyl Tile 9" X 9" | 65% | | | 2029 | \$426,200 | 3 | \$17,200 | |
| <i>Worn/Eroded, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 10% | | | LIFE | ** | 5 | \$2,300 | |
| Marble Panels | 5% | | | LIFE | ** | 5 | | |
| Plaster | 70% | Now | \$72,100 | LIFE | ** | 5 | \$12,000 | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : 4th Floor And Penthouse</i> | | | | | | | | |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 4th Floor, Penthouse And Over Windows In Various Locations</i> | | | | | | | | |
| SGFT/Glazed Masonry | 15% | | | LIFE | ** | | | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 10% | | | 2034 | ** | 5 | \$5,300 | |
| Plaster | 90% | 0-2 | \$70,300 | LIFE | ** | 5 | \$29,900 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 4th Floor Rooms 415, 418</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Various Locations Throughout</i> | | | | | | | | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 100% | | | 2039 | ** | | | |
| Free Standing Walls | | | | | | | | |
| Cast in Place Concrete | 80% | 4+ | \$100 | 2049 | ** | | | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Handicap Ramp</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Missing Or Deteriorated Joints</i> | | | | | | | | |
| Masonry: Fieldstone | 20% | | | 2039 | ** | | | |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Front Of Building</i> | | | | | | | | |
| <i>Explanation : This Is Actually Granite</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
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

| 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 |

Site Pavements

Public Sidewalk

| | | | | | | | | |
|--|------|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 100% | 0-2 | \$1,800 | 2034 | ** | | | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Stuyvesant Place</i> | | | | | | | | |

On-Site Walkways

| | | | | | | | | |
|--|-----|-----|-------|------|----|--|--|--|
| Cast in Place Concrete | 98% | | | 2034 | ** | | | |
| Masonry: Granite | 2% | Now | \$700 | LIFE | ** | | | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Stairs At Front 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 | Priority |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|--|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% | | | 2055 | ** | 5 | \$200 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : One 800 Ampere Main Disconnect Switch</i> | | | | | | | | |

Switchgear / Switchboard

| | | | | | | | | |
|--|-----|-----|----------|------|----|---|--|--|
| Fused Knife Sw | 50% | 0-2 | \$41,100 | 2059 | ** | 5 | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : Obsolete And Unsafe Equipment</i> | | | | | | | | |
| Fused Knife Sw | 50% | 0-2 | \$41,100 | 2059 | ** | 5 | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Obsolete And Unsafe Equipment</i> | | | | | | | | |

Raceway

| | | | | | | | | |
|---------|-----|--|--|------|----|---|---------|--|
| Conduit | 85% | | | 2039 | ** | 1 | | |
| Conduit | 5% | | | 2055 | ** | 1 | | |
| Conduit | 10% | | | 2029 | | 1 | \$4,000 | |

Panelboards

| | | | | | | | | |
|---|-----|-----|----------|------|----|---|-------|--|
| Fused Toggle Switch | 85% | 0-2 | \$42,700 | 2054 | ** | 5 | \$300 | |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Molded Case Bkrs | 15% | | | 2028 | | 5 | \$100 | |

Wiring

| | | | | | | | | |
|---|-----|-----|----------|------|----|---|--|--|
| Braided Cloth | 85% | 2-4 | \$49,100 | 2054 | ** | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 5% | | | 2055 | ** | 1 | | |
| Thermoplastic | 10% | | | 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
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

| 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 | 70% | | | 2027 | \$58,700 | 5 | \$200 | |
| Locally Mounted | 30% | 0-2 | \$25,200 | 2049 | ** | 5 | | |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| <hr/> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 88% | | | 2034 | ** | 10 | \$28,900 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 10% | | | 2034 | ** | 10 | \$3,300 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T-8 Lamps</i> | | | | | | | | |
| Incandescent | 2% | 0-2 | \$13,200 | 2039 | ** | 2 | | |
| <i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2024 | \$27,100 | 10 | \$4,300 | |
| Exit, Service | 50% | | | 2024 | \$6,700 | 1 | | |
| <hr/> | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| Incandescent | 100% | 0-2 | \$128,700 | 2039 | ** | 2 | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Temporary Incandescent Fixtures On Building Back.</i> | | | | | | | | |
| <i>Explanation : Temporary Incandescent Fixtures Installed Under Canopy</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 65% | | | | | | | |
| Generic, Analog | 35% | | | 2024 | \$145,600 | 1-3 | \$7,700 | |

| 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 | | | | | | | | |
| Natural Gas | 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
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

| 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 | 50% | Now | \$121,700 | 2049 | ** | 1 | \$16,000 | |
| <i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Boiler Room</i> | | | | | | | | |
| <i>Explanation : 2 Natural Gas Steam Boilers</i> | | | | | | | | |
| Steam Boiler | 50% | | | 2034 | ** | 1 | \$17,700 | |
| Distribution | | | | | | | | |
| Central Plant Steam Piping/Pmp | 20% | | | 2049 | ** | 4 | \$400 | |
| Steam Piping/Pump | 80% | | | 2029 | \$133,100 | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2027 | \$201,400 | 1 | \$11,600 | |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout, The Radiators Are Approaching Their Useful Life Cycle Limit</i> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2037 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Split Unit | 15% | | | 2029 | \$120,500 | | | |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Communications Room</i> | | | | | | | | |
| <i>Explanation : Recent Installation</i> | | | | | | | | |
| Window/Wall Unit | 85% | | | 2024 | \$66,600 | 1 | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 20% | | | LIFE | ** | 2-5 | \$4,000 | |
| No Component | 80% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Roof | 20% | Now | \$12,500 | 2039 | ** | 2 | \$200 | |
| <i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| No Component | 80% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galvanized Steel | 100% | | | 2034 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2027 | \$22,900 | 2 | \$500 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 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
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

| 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 | | | | | | | |
| | No Component | 80% | | | | | | |
| | Generic | 20% | | | 2034 | ** | 1 | \$400 |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Boiler Room</i> | | | | | | |
| | | <i>Explanation : Boiler Only</i> | | | | | | |
| <hr/> | | | | | | | | |
| | Fixtures | | | | | | | |
| | Generic | 100% | | | | | | |
| <hr/> | | | | | | | | |
| Vertical Transport | | | | | | | | |
| | Elevators | | | | | | | |
| | Geared Traction | 100% | | | LIFE | ** | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To 3rd Floor</i> | | | | | | |
| | | <i>Explanation : 2 Units</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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,890,300 | \$202,800 |
| Interior Architecture | \$10,143,700 | \$2,540,200 |
| Electrical | \$31,996,200 | \$99,100 |
| Mechanical | \$14,487,900 | \$661,200 |
| Total | \$59,518,200 | \$3,503,200 |
| Importance Code A | \$3,128,000 | \$710,300 |
| Importance Code B | \$55,451,500 | \$2,606,200 |
| Importance Code C | \$938,700 | \$186,700 |
| Total | \$59,518,200 | \$3,503,200 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$35,700 | | | \$10,000 |
| Interior Architecture | | \$17,700 | | \$69,100 |
| Electrical | \$88,400 | \$94,500 | \$57,000 | \$58,700 |
| Mechanical | \$27,400 | \$45,900 | \$58,800 | \$50,600 |
| Total | \$151,500 | \$158,200 | \$115,800 | \$188,400 |
| Importance Code A | \$35,700 | \$12,100 | | \$10,900 |
| Importance Code B | \$115,700 | \$146,100 | \$115,800 | \$177,500 |
| Importance Code C | | | | |
| Total | \$151,500 | \$158,200 | \$115,800 | \$188,400 |



*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
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 | \$73,800 | 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 | \$1,677,700 | 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 | \$35,700 | 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 | \$259,500 | 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 | \$879,300 | 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 | | | | | | | | |

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
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 | \$379,900 | 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 | \$31,700 | 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 | \$118,000 | 2029 | \$1,179,700 | 5 | \$15,100 | |
| <i>Worn/Eroded, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Toilet Rooms.</i> | | | | | | | | |
| Quarry Tile | 2% | Now | \$699,800 | 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 | \$566,000 | LIFE | ** | 5 | \$47,200 | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Various Locations Throughout.</i> | | | | | | | | |
| Traffic Topping | 5% | | | 2026 | \$755,100 | 5 | \$37,700 | |
| Vinyl Tile | 43% | Now | \$445,100 | 2026 | \$4,451,300 | 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> | | | | | | | | |

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
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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 50% | Now | \$418,000 | 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 | \$302,000 | 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+ | \$218,600 | LIFE | ** | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 7th Block</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 5% | | | 2031 | | 5 | \$35,500 | |
| AcousTileConcealSpLn | 5% | | | 2039 | ** | 5 | \$35,500 | |
| Exposed Concrete | 30% | | | LIFE | ** | 5 | \$26,600 | |
| Exposed Concrete | 5% | Now | \$92,100 | 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 | \$764,600 | 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 | \$901,500 | 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> | | | | | | | | |

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
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 | \$237,600 | 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 | \$31,900 | 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 | \$985,300 | 5 | \$1,700 |
| <hr/> | | | | | | | | |
| | Raceway | | | | | | | |
| | Conduit | 100% | | | 2026 | \$1,180,000 | 1 | |
| <hr/> | | | | | | | | |
| | Panelboards | | | | | | | |
| | Fused Disc Sw | 10% | | | 2025 | \$108,500 | 5 | \$900 |
| | Molded Case Bkrs | 90% | | | 2025 | \$976,500 | 5 | \$9,600 |
| <hr/> | | | | | | | | |
| | Wiring | | | | | | | |
| | Braided Cloth | 70% | 2-4 | \$1,272,400 | 2051 | ** | 1 | |
| | | | | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Throughout</i> | | | | |
| | Thermoplastic | 30% | | | 2026 | \$545,300 | 1 | |
| <hr/> | | | | | | | | |
| | Motor Controllers | | | | | | | |
| | Locally Mounted | 30% | | | 2024 | | 5 | \$800 |
| | Motor Control Center | 70% | | | 2024 | \$1,500,100 | 5 | \$7,700 |
| <hr/> | | | | | | | | |
| Ground | | | | | | | | |
| | Grounding Devices | | | | | | | |
| | Generic | 100% | 2-4 | \$19,200 | 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 | \$272,100 | 1 | \$124,900 |
| <hr/> | | | | | | | | |
| | Generators | | | | | | | |
| | Diesel | 100% | | | 2023 | \$837,800 | 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% | | | 2023 | \$3,000 | 5 | \$15,000 |
| <hr/> | | | | | | | | |
| | Fuel Storage | | | | | | | |
| | Main Tank | 100% | | | 2029 | \$99,100 | 5 | \$11,900 |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Outside</i> | | | | |
| | | | | <i>Explanation : One 2,500 Gallon</i> | | | | |

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 | \$13,048,400 | 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% | | | 2023 | \$60,100 | 10 | \$400 | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 60% | | | 2023 | \$241,500 | 1 | | |
| Exit, Service | 40% | | | 2023 | \$109,100 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2023 | \$3,090,300 | 10 | \$1,200 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 50% | | | | | | | |
| Generic | 50% | | | 2023 | \$1,237,800 | 1 | \$75,800 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 30% | | | | | | | |
| Generic, Analog | 70% | | | 2023 | \$5,932,500 | 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 | \$507,600 | 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 | \$3,891,400 | 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> | | | | | | | | |

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
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% | | | 2023 | \$4,310,800 | 1 | \$100,400 | |
| Convactor/Radiator | 60% | | | 2024 | \$2,461,900 | 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% | | | 2023 | \$1,636,000 | 2 | \$7,500 | |
| Not Accessible | 40% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galvanized Steel | 100% | Now | \$2,017,800 | 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 | \$116,900 | 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 | \$204,600 | |
| Sprinkler | | | | | | | | |
| No Component | 95% | | | | | | | |
| Generic | 5% | | | 2036 | ** | 1-2 | \$5,700 | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 |
| Fire Suppression | | | | | | | | |
| Fire Pump | | | | | | | | |
| | Not Accessible | 100% | | | | | | |
| Chemical System | | | | | | | | |
| | Not Accessible | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7 **Lot** : 12 **BIN** : 5000064

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$419,200 | \$174,700 |
| Interior Architecture | \$157,000 | \$440,900 |
| Electrical | \$452,000 | \$198,400 |
| Mechanical | \$197,500 | |
| Site Enclosure | \$55,900 | |
| Site Pavements | \$584,600 | |
| Total | \$1,866,200 | \$813,900 |
| Importance Code A | \$419,200 | \$174,700 |
| Importance Code B | \$862,400 | \$639,300 |
| Importance Code C | \$584,600 | |
| Total | \$1,866,200 | \$813,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,300 | \$38,400 | | |
| Interior Architecture | \$71,500 | | \$9,300 | \$4,600 |
| Electrical | \$39,400 | \$10,300 | \$12,000 | \$8,000 |
| Mechanical | \$14,400 | \$23,800 | \$18,400 | \$12,400 |
| Site Enclosure | \$49,600 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$221,100 | \$80,400 | \$47,500 | \$33,000 |
| Importance Code A | \$45,900 | \$46,100 | \$7,600 | \$7,600 |
| Importance Code B | \$115,000 | \$34,300 | \$40,000 | \$25,400 |
| Importance Code C | \$60,300 | | | |
| Total | \$221,100 | \$80,400 | \$47,500 | \$33,000 |



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
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 | \$117,300 | LIFE | ** | 5 | \$64,000 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 5% | Now | \$38,300 | LIFE | ** | 5 | \$4,000 | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 32% | Now | \$251,400 | LIFE | ** | 5 | \$25,600 | |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Panel | 3% | | | 2039 | ** | 5-10 | \$22,000 | |
| Windows | | | | | | | | |
| Wood | 100% | Now | \$50,500 | 2045 | ** | 5 | \$110,600 | |
| <i>Crack/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Limestone | 95% | | | LIFE | ** | 5 | \$200 | |
| Metal Rail | 5% | | | 2034 | ** | 5-10 | \$100 | |
| Roof | | | | | | | | |
| Metal Panel | 5% | | | 2034 | ** | 10 | \$5,000 | |
| Modified Bitumen | 5% | | | 2034 | ** | 10 | \$2,700 | |
| Single Ply Membrane | 45% | | | 2034 | ** | 10 | \$24,600 | |
| Skylight, Metal/Glass | 5% | | | 2039 | ** | 10 | \$9,100 | |
| Slate | 40% | | | LIFE | ** | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2028 | | 3 | \$27,800 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$27,100 | |
| Ceramic Tile | 5% | Now | \$14,500 | 2038 | ** | 5 | \$3,100 | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Marble Panels | 15% | | | LIFE | ** | 5 | \$13,900 | |
| Terrazzo | 25% | 0-2 | \$87,200 | LIFE | ** | 5 | \$24,200 | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| Vinyl Tile | 30% | | | 2029 | | 3 | \$18,500 | |

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 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 | \$8,500 | |
| Masonry: Brick | 10% | | | LIFE | ** | | | |
| Marble Panels | 20% | | | LIFE | ** | | | |
| Plaster | 10% | Now | \$10,700 | 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 : 50%</i> | | | | | | | | |
| <i>Location : Tower</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Tower</i> | | | | | | | | |
| Plaster | 45% | | | LIFE | ** | 5 | \$14,800 | |
| Wood | 2% | | | LIFE | ** | 5 | \$8,800 | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 5% | Now | \$69,800 | 2049 | ** | 5 | \$3,100 | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 20% | 0-2 | \$12,100 | 2042 | ** | 5 | \$12,400 | |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$7,700 | |
| Plaster | 50% | | | LIFE | ** | 5 | \$38,600 | |
| Plaster | 15% | Now | \$29,600 | 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% | | | 2049 | ** | | | |
| Free Standing Walls | | | | | | | | |
| Concrete Masonry Unit | 100% | 0-2 | \$49,600 | 2049 | ** | | | |
| <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 | \$55,900 | 2049 | ** | | | |
| <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 | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | | | 2034 | ** | | | |

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 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 | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Cast in Place Concrete | 50% | 2-4 | \$112,400 | 2042 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pavers/Stone | 50% | Now | \$472,200 | 2044 | ** | | | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parking/Driveway | | | | | | | | |
| Asphalt | 100% | | | 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 | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2049 | ** | 5 | \$400 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Two 4,000 Amperes Circuit Breakers</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2049 | ** | 5 | \$300 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2039 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2028 | \$7,300 | 5 | \$100 | |
| Molded Case Bkrs | 95% | | | 2037 | ** | 5 | \$1,900 | |
| Wiring | | | | | | | | |
| Braided Cloth | 15% | 2-4 | \$28,100 | 2054 | ** | 1 | | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Thermoplastic | 85% | | | 2039 | ** | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2034 | ** | 5 | \$500 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,100 | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2042 | ** | 1 | \$23,500 | |

*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 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% | | | 2038 | ** | 1 | \$29,600 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : 1- 450 Kilowatts</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2023 | \$1,800 | 5 | \$2,800 | |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2045 | ** | 5 | \$7,100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : One 23 Gallons</i> | | | | | | | | |
| Main Tank | | | | | | | | |
| | 50% | | | 2069 | ** | 5 | \$1,100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 10,000 Gallons</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | | | | | | | | |
| | 85% | | | 2034 | ** | 10 | \$59,500 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Fluorescent | | | | | | | | |
| | 10% | | | 2039 | ** | 10 | \$7,000 | |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Incandescent | | | | | | | | |
| | 5% | | | 2024 | \$58,600 | 2 | \$100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st Floor Borough President Area</i> | | | | | | | | |
| <i>Explanation : Chandeliers</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 55% | | | 2034 | ** | 1 | | |
| Emergency, Battery | 5% | | | 2034 | ** | 10 | \$900 | |
| Exit, LED | 35% | | | 2057 | ** | 1 | | |
| Exit, Service | 5% | | | 2029 | \$1,500 | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 70% | | | 2024 | \$244,800 | 10 | \$200 | |
| Incandescent | 30% | | | 2024 | \$89,100 | 2 | | |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling | | | | | | | | |
| Generic | 100% | | | 2032 | \$198,400 | 5 | \$2,200 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | | | | | | | | |
| Generic | 50% | | | 2034 | ** | 1 | \$14,300 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | | | | | | | | |
| Generic, Digital | 30% | | | 2034 | ** | 1-3 | \$14,100 | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND 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 | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2049 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2034 | ** | 1 | \$75,600 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : 2 Units</i> | | | | | | |
| Distribution | | | | | | | | |
| Central Plant Steam Piping/Pmp | 100% | | | 2039 | ** | 4 | \$5,600 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : Steam Serves Building 18 The Supreme Court</i> | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2034 | ** | 1 | \$24,600 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2045 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 80% | | | 2024 | \$144,600 | 1 | | |
| No Component | 20% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$42,500 | |
| | | <i>Not in Service, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement, 1st Floor, 2nd Floor</i> | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galvanized Steel | 100% | | | 2034 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2024 | \$52,900 | 2 | \$1,100 | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2034 | ** | 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 | | | | | | | | |

*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 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 |
| Vertical Transport | Elevators | | | | | | | |
| | Geared Traction | 100% | | | LIFE | | ** | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To Ground Floor</i> | | | | | |
| | | | <i>Explanation : Two Units</i> | | | | | |
| Fire Suppression | Standpipe | | | | | | | |
| | Generic | 100% | | | 2039 | | ** | 1-5 \$38,500 |
| | Sprinkler | | | | | | | |
| | No Component | 80% | | | | | | |
| | Generic | 20% | | | 2039 | | ** | 1-2 \$4,300 |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$50,900 | |
| Electrical | \$33,200 | \$278,800 |
| Mechanical | | \$590,700 |
| Total | \$84,100 | \$869,500 |
| Importance Code A | \$50,900 | |
| Importance Code B | \$33,200 | \$869,500 |
| Total | \$84,100 | \$869,500 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$47,900 | | | |
| Interior Architecture | \$10,900 | \$7,500 | | |
| Electrical | \$700 | \$900 | \$700 | \$23,000 |
| Mechanical | \$4,900 | \$2,400 | \$5,000 | \$16,200 |
| Site Enclosure | \$900 | | | |
| Site Pavements | \$14,900 | | | |
| Total | \$80,300 | \$10,800 | \$5,600 | \$39,200 |
| Importance Code A | \$49,700 | \$1,800 | \$1,800 | \$1,800 |
| Importance Code B | \$10,600 | \$8,000 | \$3,800 | \$37,300 |
| Importance Code C | \$20,000 | \$1,000 | | |
| Total | \$80,300 | \$10,800 | \$5,600 | \$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
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 | \$27,000 | 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+ | \$50,900 | LIFE | ** | 5 | \$5,600 | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Limestone Horizontal Banding</i> | | | | | | | | |
| Wood | 5% | Now | \$18,600 | 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 | \$2,300 | 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 | \$96,400 | 3 | \$10,100 | |
| 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+ | \$1,400 | LIFE | ** | 5 | \$1,100 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| Vinyl Tile | 56% | | | 2036 | ** | 3 | \$5,700 | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2034 | ** | 5 | \$2,000 | |
| Masonry: Brick | 5% | | | LIFE | ** | | | |
| Plaster | 70% | Now | \$5,100 | 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 Concrete | 20% | | | LIFE | ** | 5 | \$800 | |
| Plaster | 60% | | | LIFE | ** | 5 | \$10,100 | |
| Plaster | 20% | Now | \$4,400 | LIFE | ** | 5 | \$3,400 | |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CIVIL COURT
Asset # : 4166

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$500 | 2051 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Retaining Wall Located At Rear Property Line</i> | | | | | | | | |
| Masonry: Fieldstone | 5% | Now | \$400 | 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 | \$1,800 | 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 | \$13,100 | 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 | ** | 5 | \$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 | ** | 5 | \$500 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2041 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2039 | ** | 5 | \$500 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2041 | ** | 1 | | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
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 | |
| Ground | | | | | | | | |
| Grounding Devices Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2031 | \$265,500 | 10 | \$13,200 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Fluorescent | 4% | | | 2031 | \$13,300 | 10 | \$700 | |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Second Floor</i> | | | | | | | | |
| Fluorescent | 10% | | | 2026 | \$33,200 | 10 | \$1,700 | |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Incandescent | 5% | | | 2026 | \$16,600 | 2 | | |
| LED | 1% | | | 2039 | ** | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2031 | \$13,600 | 10 | \$2,200 | |
| Exit, Battery | 50% | | | 2031 | \$11,500 | 10 | \$600 | |
| Exterior Lighting | | | | | | | | |
| HID | 5% | | | 2026 | \$3,800 | 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 | |
| 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 | \$83,600 | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2036 | ** | 1 | \$5,800 | |

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
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 | \$424,200 | 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 | \$13,800 | 1 | | |
| No Component | 5% | | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Cooled Condenser Unit | 60% | | | 2031 | \$21,700 | 2 | \$7,500 | |
| No Component | 40% | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 60% | | | LIFE | ** | 2-5 | \$6,000 | |
| No Component | 40% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 60% | | | 2031 | \$40,400 | 2 | \$300 | |
| No Component | 40% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galvanized Steel | 100% | | | 2029 | \$83,000 | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2029 | \$11,500 | 2 | \$300 | |
| <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% | | | 2023 | \$600 | 4 | \$600 | |
| 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$562,600 | \$760,300 |
| Interior Architecture | \$713,400 | \$545,700 |
| Mechanical | \$49,500 | \$115,200 |
| Total | \$1,325,600 | \$1,421,300 |
| Importance Code A | \$562,600 | \$760,300 |
| Importance Code B | \$303,200 | \$440,300 |
| Importance Code C | \$459,700 | \$220,700 |
| Total | \$1,325,600 | \$1,421,300 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$55,100 | | \$42,400 | |
| Interior Architecture | \$142,300 | | \$83,400 | \$13,600 |
| Electrical | \$39,500 | \$21,000 | \$27,000 | \$22,700 |
| Mechanical | \$160,700 | \$68,700 | \$164,400 | \$62,400 |
| Site Pavements | \$9,900 | | | |
| Elevators/Escalators | \$41,400 | \$41,400 | \$41,400 | \$41,400 |
| Total | \$448,800 | \$131,100 | \$358,600 | \$140,100 |
| Importance Code A | \$65,100 | \$9,800 | \$52,300 | \$9,800 |
| Importance Code B | \$275,800 | \$121,300 | \$306,300 | \$124,200 |
| Importance Code C | \$108,000 | | | \$6,100 |
| Total | \$448,800 | \$131,100 | \$358,600 | \$140,100 |



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND 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 | \$122,800 | 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 | \$341,500 | |
| Metal Panel | 5% | | | 2052 | ** | 5-10 | \$94,900 | |
| Metal Coiling Doors | 2% | | | 2045 | ** | 5 | \$17,200 | |
| Pre-Cast Concrete | 30% | | | LIFE | ** | 5 | \$538,200 | |
| 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 | \$71,700 | |
| 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 | \$856,400 | 3 | \$89,700 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$130,900 | |
| Ceramic Tile | 5% | | | 2041 | ** | 5 | \$15,000 | |
| Terrazzo | 50% | | | LIFE | ** | 5 | \$233,700 | |
| 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 | \$49,000 | |
| Fabric on Framing | 1% | | | 2033 | ** | 5 | \$3,100 | |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$46,000 | |
| Gypsum Board | 60% | | | LIFE | ** | 5-10 | \$625,200 | |
| Metal Panel | 20% | | | LIFE | ** | 10 | \$55,200 | |
| Wood | 2% | | | LIFE | ** | 5 | \$98,100 | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND 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 Concrete | 10% | | | LIFE | ** | 5-10 | \$35,700 | |
| Gypsum Board | 20% | Now | \$13,000 | LIFE | ** | 5 | \$71,400 | |

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%
Location : 1st Floor Jury Section And 5th Floor By Elevators
Water Penetration, Extent : Moderate, Area Affected : 2%
Location : 1st Floor Jury Section And 5th Floor By Elevators

Site Enclosure

Fence/Gates

| | | | | | | | | |
|------------------------|------|--|--|------|----|--|--|--|
| Cast in Place Concrete | 100% | | | 2067 | ** | | | |
|------------------------|------|--|--|------|----|--|--|--|

Other Observation, Extent : N/A, Area Affected : 100%
Location : Driveway On North Side Of Building
Explanation : Generator Enclosure

Retaining Walls

| | | | | | | | | |
|------------------------|------|--|--|------|----|--|--|--|
| Cast in Place Concrete | 100% | | | 2067 | ** | | | |
|------------------------|------|--|--|------|----|--|--|--|

Site Pavements

Public Sidewalk

| | | | | | | | | |
|------------------------|------|--|--|------|----|--|--|--|
| Cast in Place Concrete | 100% | | | 2045 | ** | | | |
|------------------------|------|--|--|------|----|--|--|--|

On-Site Walkways

| | | | | | | | | |
|------------------------|------|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 100% | Now | \$9,900 | 2045 | ** | | | |
|------------------------|------|-----|---------|------|----|--|--|--|

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%
Location : Bottom Of Ramp Area Adjacent To Cemetery

Parking/Driveway

| | | | | | | | | |
|---------|------|--|--|------|----|--|--|--|
| Asphalt | 100% | | | 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 | |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% | | | 2052 | ** | 5 | \$900 | |
|---------------|------|--|--|------|----|---|-------|--|

Other Observation, Extent : N/A, Area Affected : 100%
Location : Lower Level
Explanation : Two 5,000 Ampere Main Switches

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 | | |
|---------------|------|--|--|------|----|---|--|--|

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 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 | \$5,900 | |
| | | <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 | \$1,700 | 5 | \$7,400 | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2048 | ** | 5 | \$18,500 | |
| Main Tank | 50% | | | 2060 | ** | 5 | \$2,900 | |
| | | <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 | | |

*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 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 | |
| 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 | \$5,900 | |
| 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 | |

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 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 | 30% | | | 2052 | ** | 4 | \$4,400 | |
| Pipe/Pump | | | | | | | | |
| Ductwork/Diffusers | 70% | | | LIFE | ** | 2 | \$227,500 | |
| 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 | ** | 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 | \$176,500 | |
| Exhaust Fans | | | | | | | | |
| Interior | 10% | | | 2037 | ** | 2 | \$600 | |
| Roof | 90% | | | 2037 | ** | 2 | \$5,500 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2052 | ** | 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 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 | Electric | 10% | | | 2030 | \$18,500 | 4 | \$100 |
| <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 | \$115,200 | 2 | \$2,600 |
| <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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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$805,400 | |
| Interior Architecture | \$84,100 | \$153,300 |
| Electrical | \$412,100 | \$240,600 |
| Mechanical | | \$462,300 |
| Total | \$1,301,700 | \$856,200 |
| Importance Code A | \$805,400 | |
| Importance Code B | \$496,300 | \$856,200 |
| Total | \$1,301,700 | \$856,200 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|----------------|----------------|------------------|
| Exterior Architecture | \$51,200 | | | \$14,900 |
| Interior Architecture | \$63,200 | \$5,000 | | \$3,800 |
| Electrical | \$800 | \$800 | \$1,100 | \$63,100 |
| Mechanical | \$4,000 | \$2,800 | \$3,700 | \$31,100 |
| Site Enclosure | \$1,000 | | | |
| Site Pavements | \$26,900 | | | |
| Total | \$147,000 | \$8,700 | \$4,800 | \$112,800 |
| Importance Code A | \$53,300 | \$2,100 | \$2,100 | \$17,300 |
| Importance Code B | \$34,300 | \$5,500 | \$2,700 | \$95,600 |
| Importance Code C | \$59,400 | \$1,000 | | |
| Total | \$147,000 | \$8,700 | \$4,800 | \$112,800 |



*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
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 | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 90% | Now | \$303,800 | 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 | \$67,800 | 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 | \$42,500 | 2047 | ** | 5 | \$2,300 | |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 90% | Now | \$71,700 | 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 | \$8,700 | 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 | \$362,100 | 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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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

| Architecture | | Current 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 | | | | | | | | |
| Stucco Cement | 100% | | | 2036 | ** | 5 | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | | | 2027 | \$51,100 | 3 | \$5,400 | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$7,800 | |
| Mosaic Tile | 5% | | | 2044 | ** | 5 | \$4,500 | |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$1,300 | |
| Terrazzo | 25% | | | LIFE | ** | 5 | \$7,000 | |
| Vinyl Tile | 45% | Now | \$30,700 | 2031 | \$153,300 | 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 | \$8,900 | 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 | \$23,700 | 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 Concrete | 10% | | | LIFE | ** | 5 | \$600 | |
| Plaster | 80% | Now | \$84,100 | 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 | ** | | | |

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

| 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 | \$1,000 | 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 | \$10,400 | 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+ | \$13,700 | 2034 | | ** | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Front Entry Yard</i> | | | | | | | | |
| Pavers/Stone | 10% | 4+ | \$2,700 | 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 | \$5,400 | 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 | \$82,200 | 5 | \$600 | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2031 | \$39,600 | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2030 | \$33,500 | 5 | \$600 | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2031 | \$57,700 | 1 | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2036 | | ** | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | |
| Lighting | | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 | \$317,100 | 10 | \$15,800 | |
| | | | <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| Fluorescent | 7% | | | 2031 | \$27,700 | 10 | \$1,400 | |
| | | | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| Fluorescent | 1% | | | 2026 | \$4,000 | 10 | \$200 | |
| | | | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Second Floor</i> | | | | | |
| HID | 10% | | | 2031 | \$5,900 | 10 | \$100 | |
| Incandescent | 2% | | | 2026 | \$7,900 | 2 | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2026 | \$16,300 | 10 | \$2,600 | |
| Emergency, Battery | 50% | | | 2026 | \$16,300 | 10 | \$2,600 | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2026 | \$91,100 | 10 | \$100 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2031 | \$72,900 | 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 | \$99,900 | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2029 | \$120,900 | 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) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Exterior Pkg Unit - Cooling | 40% | | | 2031 | \$73,200 | 2 | \$500 | |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : 3 Units In Courtrooms</i> | | | | | | | | |
| Window/Wall Unit | 60% | | | 2026 | \$28,200 | 1 | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 40% | | | LIFE | ** | 2-5 | \$4,800 | |
| No Component | 60% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Roof | 30% | | | 2031 | \$11,200 | 2 | \$200 | |
| No Component | 70% | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2031 | \$168,300 | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2029 | \$13,800 | 2 | \$300 | |
| <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% | | | 2023 | \$800 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,971,300 | \$526,300 |
| Interior Architecture | | \$161,300 |
| Electrical | | \$215,500 |
| Mechanical | | \$211,600 |
| Total | \$1,971,300 | \$1,114,700 |
| Importance Code A | \$1,971,300 | \$526,300 |
| Importance Code B | | \$588,400 |
| Total | \$1,971,300 | \$1,114,700 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$41,800 | | | |
| Interior Architecture | \$75,900 | | \$300 | \$2,600 |
| Electrical | \$6,900 | \$100 | \$200 | \$200 |
| Mechanical | \$2,700 | \$1,500 | \$15,200 | \$1,500 |
| Site Enclosure | \$1,200 | | | |
| Site Pavements | \$3,700 | | | |
| Total | \$132,100 | \$1,600 | \$15,700 | \$4,400 |
| Importance Code A | \$42,900 | \$1,100 | \$1,100 | \$1,100 |
| Importance Code B | \$47,800 | \$500 | \$14,600 | \$3,300 |
| Importance Code C | \$41,500 | | | |
| Total | \$132,100 | \$1,600 | \$15,700 | \$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
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 | \$1,971,300 | 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> | | | | | | | | |
| <hr/> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | 4+ | \$4,600 | 2048 | ** | 5 | \$2,300 | |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Bathroom Windows</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 50% | Now | \$9,500 | 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% | | | | | | | |
| <hr/> | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 85% | | | 2047 | ** | 10 | \$63,200 | |
| Modified Bitumen | 15% | | | 2032 | | 10 | \$4,500 | |
| <hr/> | | | | | | | | |
| Soffits | | | | | | | | |
| Exposed Struc: Steel | 70% | 4+ | \$27,700 | 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 | | |
| <hr/> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2028 | | 3 | \$2,700 | |
| Cast in Place Concrete | 7% | | | LIFE | ** | 5 | \$8,300 | |
| Ceramic Tile | 2% | | | 2035 | ** | 5 | \$500 | |
| Marble Panels | 3% | | | LIFE | ** | 5 | \$1,200 | |
| Quarry Tile | 5% | | | 2037 | ** | 5 | \$2,000 | |
| Terrazzo | 20% | | | LIFE | ** | 5 | \$8,400 | |
| Vinyl Tile | 58% | | | 2032 | | 3 | \$7,800 | |

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 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 | ** | 10 | \$5,100 | |
| <i>Paint Peeling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| Concrete Masonry Unit | 15% | | | LIFE | ** | 5 | \$4,900 | |
| Masonry: Brick | 15% | | | LIFE | ** | 10 | \$1,800 | |
| Plaster | 55% | | | LIFE | ** | 5-10 | \$18,900 | |
| Wood | 10% | | | LIFE | ** | 5 | \$32,400 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2037 | ** | 5 | \$2,700 | |
| Exposed Concrete | 10% | | | LIFE | ** | 5-10 | \$3,400 | |
| Plaster | 80% | | | LIFE | ** | 5-10 | \$37,000 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 100% | | | 2042 | ** | | | |
| Retaining Walls | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$1,200 | 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 | \$3,700 | 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 | \$3,100 | 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 | \$15,200 | 1 | | |
| Conduit | 10% | | | 2042 | ** | 1 | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 90% | | | 2031 | \$32,700 | 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.
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

| 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 | \$5,300 | 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 | \$45,400 | 5 | \$100 | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$300 | |
| <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 | \$215,500 | 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 | \$8,800 | 10 | \$1,300 | |
| Exit, LED | 50% | | | 2060 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 30% | | | 2032 | \$14,900 | 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 | \$11,900 | 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> | | | | | | | | |

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

| 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 | \$54,300 | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2030 | \$65,700 | 1 | \$3,500 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | * * | 1 | | |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 50% | | | 2025 | \$12,800 | 1 | | |
| No Component | 50% | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 25% | | | LIFE | * * | 2 | \$4,400 | |
| 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 | \$600 | 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 | \$1,000 | |
| No Component | 90% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Wall Unit | 10% | | | 2027 | \$400 | 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 | \$91,500 | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2027 | \$7,500 | 2 | \$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 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 |
| Plumbing | | | | | | | | |
| | Sanitary Piping | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| | Storm Drain Piping | | | | | | | |
| | Cast Iron | 100% | | | LIFE | ** | 1 | |
| | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$466,500 | \$189,000 |
| Interior Architecture | \$69,500 | \$110,200 |
| Electrical | | \$1,261,200 |
| Mechanical | | \$1,075,500 |
| Site Pavements | \$164,700 | |
| Total | \$700,700 | \$2,635,900 |
| Importance Code A | \$466,500 | \$189,000 |
| Importance Code B | \$69,500 | \$2,446,800 |
| Importance Code C | \$164,700 | |
| Total | \$700,700 | \$2,635,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$57,400 | | | |
| Interior Architecture | \$210,500 | | \$17,000 | \$3,600 |
| Electrical | \$12,300 | \$4,200 | \$4,800 | \$4,200 |
| Mechanical | \$17,100 | \$7,500 | \$10,900 | \$6,300 |
| Site Enclosure | \$2,300 | | | |
| Site Pavements | \$26,100 | | | |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$333,600 | \$19,600 | \$40,600 | \$22,000 |
| Importance Code A | \$57,900 | | | |
| Importance Code B | \$150,400 | \$19,600 | \$39,500 | \$22,000 |
| Importance Code C | \$125,200 | | \$1,100 | |
| Total | \$333,600 | \$19,600 | \$40,600 | \$22,000 |



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
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 | \$380,600 | 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 | \$49,900 | 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 | ** | 5-10 | \$95,800 | |
| Roof | | | | | | | | |
| Metal Panel | 85% | | | 2037 | ** | 10 | \$92,100 | |
| Modified Bitumen | 5% | Now | \$1,000 | 2032 | | | \$48,700 | |
| <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 | | 3 | \$34,700 | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$25,300 | |
| Ceramic Tile | 5% | | | 2041 | ** | 5 | \$5,800 | |
| Marble Panels | 15% | | | LIFE | ** | 5 | \$26,000 | |
| Terrazzo | 20% | | | LIFE | ** | 5 | \$36,100 | |
| Vinyl Tile | 30% | | | 2037 | ** | 3 | \$13,000 | |
| Vinyl Tile | 5% | | | 2032 | | 3 | \$2,900 | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 4% | | | LIFE | ** | 10 | \$7,500 | |
| Cast in Place Concrete | 1% | 0-2 | \$2,900 | 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 | ** | 10 | \$28,000 | |
| Ceramic Tile | 3% | | | 2035 | ** | 5 | \$2,200 | |
| Masonry: Brick | 5% | | | LIFE | ** | 10 | \$1,100 | |
| Plaster | 10% | | | LIFE | ** | 5-10 | \$6,300 | |
| Plaster | 55% | | | LIFE | ** | 5-10 | \$34,900 | |
| SGFT/Glazed Masonry | 2% | | | LIFE | ** | 10 | \$700 | |
| Wood | 10% | | | LIFE | ** | 5 | \$59,800 | |

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 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 Concrete | 5% | Now | \$45,100 | 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 | ** | 10 | \$8,700 | |
| Plaster | 15% | Now | \$15,500 | 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 | ** | 5-10 | \$109,200 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Iron Picket | 100% | | | 2052 | ** | | | |
| Free Standing Walls | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$2,300 | 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 | ** | | | |

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
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 | \$26,100 | 2045 | ** | | | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Areaway Slab On Schuyler Street</i> | | | | | | | | |
| Pavers/Stone | 25% | Now | \$164,700 | 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+ | \$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 | \$1,900 | |
| <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 | | | | | | | | |

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

| 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 | \$1,072,000 | 10 | \$49,300 | |
| | | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Fluorescent | 10% | | | 2027 | \$126,100 | 10 | \$5,800 | |
| | | <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Incandescent | 5% | | | 2027 | \$63,100 | 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> | | | | | | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$269,300 | 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 | \$104,800 | 1 | | |
| No Component | 25% | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 30% | | | LIFE | ** | 2 | \$30,800 | |
| No Component | 70% | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Dir Expansion | 30% | | | 2032 | \$180,800 | 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 | \$32,600 | 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 | \$16,700 | |
| No Component | 70% | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 20% | | | 2032 | \$51,100 | 2 | \$400 | |
| Roof | 10% | | | 2032 | \$11,900 | 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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing | | | | | | | | |
| H/C Water Piping Brass/Copper | 70% | | | 2032 | \$374,900 | 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 | \$94,600 | 1 | | |
| Water Heater | | | | | | | | |
| Electric | 1% | | | 2027 | \$600 | 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 | \$31,900 | |
| 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> | | | | | | | | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$382,000 | \$1,633,400 |
| Interior Architecture | \$1,689,500 | \$2,228,200 |
| Electrical | \$242,900 | \$306,100 |
| Mechanical | \$1,564,100 | \$1,221,100 |
| Total | \$3,878,400 | \$5,388,800 |
| Importance Code A | \$382,000 | \$1,633,400 |
| Importance Code B | \$2,884,400 | \$3,614,200 |
| Importance Code C | \$612,100 | \$141,200 |
| Total | \$3,878,400 | \$5,388,800 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$31,400 | | \$74,900 | \$12,100 |
| Interior Architecture | \$358,600 | | \$33,000 | \$66,100 |
| Electrical | \$31,000 | \$33,200 | \$29,400 | \$45,100 |
| Mechanical | \$97,200 | \$128,600 | \$123,500 | \$146,400 |
| Site Pavements | \$12,300 | | | |
| Elevators/Escalators | \$41,400 | \$41,400 | \$41,400 | \$41,400 |
| Total | \$572,000 | \$203,300 | \$302,300 | \$311,100 |
| Importance Code A | \$34,900 | | \$75,600 | \$12,100 |
| Importance Code B | \$527,600 | \$203,300 | \$226,700 | \$299,000 |
| Importance Code C | \$9,500 | | | |
| Total | \$572,000 | \$203,300 | \$302,300 | \$311,100 |



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

| 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 Iron | 3% | 0-2 | \$23,900 | 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 | \$91,800 | 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 | \$128,800 | 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> | | | | | | | | |

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| 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 | \$1,125,800 | 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 | \$81,700 | 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 | | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | Now | \$272,900 | 2029 | \$1,364,600 | 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 | \$166,800 | 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 | ** | 5 | \$22,000 | |
| Marble Panels | 5% | 0-2 | \$242,100 | 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 | \$363,600 | 2030 | \$1,818,000 | 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 | \$44,100 | 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 | \$240,900 | 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 | \$371,200 | 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 | \$9,500 | 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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 Concrete | 10% | Now | \$86,000 | 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 | \$97,900 | 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 | \$21,000 | 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+ | \$12,300 | 2043 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parking/Driveway | | | | | | | | |
| 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% | | | 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 | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| 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 | 60% | | | 2050 | ** | 1 | | |
| Conduit | 40% | | | 2030 | \$306,100 | 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 | \$1,800 | 5 | \$10,900 | |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2046 | ** | 5 | \$27,300 | |
| | <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 | \$4,300 | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Sub-basement</i> | | | | | | | |
| | <i>Explanation : The Tank Is Rated 550 Gallons.</i> | | | | | | | |
| Lighting | | | | | | | | |

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

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 | 60% | | | 2035 | ** | 1 | | |
| Exit, LED | 40% | | | 2058 | ** | 1 | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2035 | ** | 10 | \$900 | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 95% | | | | | | | |
| Generic | 5% | | | 2035 | ** | 1 | \$5,500 | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 30% | | | 2035 | ** | 1-3 | \$56,000 | |
| 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 | | | | | | | | |
| Utility Steam | 98% | | | 2050 | ** | 1 | | |
| Electricity | 2% | | | 2050 | ** | 1 | | |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger, Shell & Tube | 60% | | | 2039 | ** | | | |
| Pres. Reducing Valve/LP Steam | 40% | | | 2033 | ** | 5 | \$7,000 | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 80% | | | 2046 | ** | 4 | \$11,600 | |
| Hot Wtr Piping/Pump | 10% | Now | \$5,200 | 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 | |

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$800 |
| | 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 | * * | 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 | \$1,269,400 | 2 | \$296,100 |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| | Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$164,100 |
| Exhaust Fans | | | | | | | | |
| | Interior | 80% | | | 2030 | \$952,100 | 2 | \$7,200 |
| | Roof | 20% | | | 2030 | \$111,100 | 2 | \$1,800 |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| | Brass/Copper | 25% | | | 2040 | * * | 1 | |
| | Galvanized Steel | 75% | | | 2035 | * * | 1 | |
| Water Heater | | | | | | | | |
| | Electric | 100% | | | 2025 | \$294,700 | 4 | \$1,700 |
| | | | <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% | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$7,000 | LIFE | ** | 1 | |
| <i>Broken, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sump Pump(s) | Submersible | 100% | | | 2023 | \$11,300 | 4 | \$9,300 |
| Backflow Preventer | Generic | 100% | | | 2030 | \$85,000 | 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 | \$153,800 |
| Sprinkler | Generic | 100% | | | 2050 | ** | 1-2 | \$82,400 |
| Fire Pump | Generic | 100% | | | 2039 | ** | 1 | \$54,900 |

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,787,000 | \$511,000 |
| Interior Architecture | \$2,865,400 | \$593,700 |
| Electrical | \$3,259,600 | \$3,831,800 |
| Mechanical | \$1,705,600 | \$259,400 |
| Total | \$11,617,600 | \$5,195,900 |
| Importance Code A | \$3,787,000 | \$606,400 |
| Importance Code B | \$6,183,900 | \$4,437,400 |
| Importance Code C | \$1,646,800 | \$152,100 |
| Total | \$11,617,600 | \$5,195,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$8,700 | | \$46,800 | |
| Interior Architecture | \$71,400 | \$18,600 | | \$247,700 |
| Electrical | \$23,600 | \$12,200 | \$71,400 | \$8,200 |
| Mechanical | \$100,800 | \$39,600 | \$69,900 | \$32,100 |
| Site Pavements | \$32,400 | | | |
| Elevators/Escalators | \$39,500 | \$39,500 | \$39,500 | \$39,500 |
| Total | \$276,300 | \$109,900 | \$227,600 | \$327,500 |
| Importance Code A | \$13,500 | | \$47,300 | |
| Importance Code B | \$259,200 | \$98,800 | \$180,300 | \$327,500 |
| Importance Code C | \$3,700 | \$11,000 | | |
| Total | \$276,300 | \$109,900 | \$227,600 | \$327,500 |



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
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 |
| 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 | \$528,800 | 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 | \$3,034,300 | 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 | \$2,300 | 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 | \$1,900 | 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 | \$4,500 | 2025 | | | \$223,900 | |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Skylight, Metal/Glass | 27% | | | 2050 | ** | 10 | \$40,800 | |
| Slate | 35% | | | LIFE | ** | | | |

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | 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 | \$46,900 | 2026 | \$234,500 | 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 | \$576,900 | 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 | \$249,500 | 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 | \$128,100 | LIFE | ** | 5 | \$35,500 | |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 8th Floor Hallway.</i> | | | | | | | | |
| Vinyl Tile | 15% | | | 2038 | ** | 3 | \$22,700 | |

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
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 | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2039 | ** | 5 | \$22,000 | |
| Masonry: Brick | 10% | Now | \$434,700 | 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 | \$1,109,300 | 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 | \$102,800 | 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+ | \$5,900 | 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 | \$37,000 | LIFE | ** | 5 | \$64,800 | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 5th Floor Court Room Ceiling</i> | | | | | | | | |
| Plaster | 55% | Now | \$227,100 | 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 | | | | | | | | |

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
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> | | | | | | | | |
| 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> | | | | | | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Cast in Place Concrete | 100% | Now | \$28,700 | 2035 | ** | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Elk And Reade Streets</i> | | | | | | | | |
| On-Site Walkways | | | | | | | | |
| Masonry: Granite | 100% | Now | \$3,700 | LIFE | ** | | | |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Entrance Stairs</i> | | | | | | | | |
| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 70% | | | 2030 | \$66,800 | 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 | \$28,600 | 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> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2035 | ** | 5 | \$700 | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 80% | | | 2030 | \$332,200 | 5 | \$700 | |
| Fused Knife Sw | 20% | Now | \$83,100 | 2060 | ** | 5 | \$100 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : Obsolete Switchboard Equipment.</i> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 10% | | | 2050 | ** | 1 | | |
| Conduit | 90% | | | 2030 | \$426,200 | 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
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 | \$21,800 | 5 | \$200 | |
| Molded Case Bkrs | 10% | | | 2046 | ** | 5 | \$500 | |
| Molded Case Bkrs | 85% | | | 2029 | \$370,100 | 5 | \$4,500 | |
| Wiring | | | | | | | | |
| Braided Cloth | 80% | 2-4 | \$583,700 | 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+ | \$13,600 | 2028 | \$272,400 | 5 | \$200 | |
| <i>Cracked Case, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Motor Control Center | 65% | | | 2028 | \$559,100 | 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 | \$2,138,600 | 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 | \$282,500 | 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 | \$198,600 | 10 | \$29,300 | |
| Exit, Service | 40% | | | 2025 | \$32,700 | 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
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 | \$157,400 | 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 | \$222,800 | 1 | \$22,700 | |

| | | | | | | | | |
|--------------------------------------|-----|--|--|------|-------------|-----|----------|--|
| Fire/Smoke Detection No Component | 50% | | | | | | | |
| Generic, Digital | 50% | | | 2030 | \$1,271,100 | 1-3 | \$62,300 | |

| 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 Steam | 80% | | | 2033 | ** | 5 | \$9,600 | |
| 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 Piping/Pmp | 80% | | | 2040 | ** | 4 | \$12,000 | |

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
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 | \$290,900 | 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 | \$1,170,800 | 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 | \$37,200 | 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% | | | 2023 | \$95,800 | 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% | | | | | | | |

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

| 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 | \$85,900 | 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 | \$57,200 | 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 | \$38,200 | 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 | \$24,000 | LIFE | ** | 1 | | |
| <i>Damaged, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Sixth Floor, Probable Defective Roof Drains</i> | | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2023 | \$7,800 | 4 | \$6,400 | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2030 | \$66,200 | 4 | \$8,000 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : Duplex</i> | | | | | | | | |

*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
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 | \$148,000 | 1 | \$37,800 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| <i>Explanation : Workshop</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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 : 03-May-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,4,5MR
Block : 122 **Lot** : 1 **BIN** : 1079146

| CAPITAL | FY 2023 - 2026 | FY 2027 - 2032 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,728,300 | \$403,300 |
| Interior Architecture | \$190,900 | \$177,600 |
| Electrical | \$143,700 | |
| Mechanical | \$365,800 | \$2,678,900 |
| Site Pavements | \$99,600 | |
| Total | \$2,528,400 | \$3,259,700 |
| Importance Code A | \$1,728,300 | \$403,300 |
| Importance Code B | \$577,800 | \$2,804,700 |
| Importance Code C | \$222,200 | \$51,800 |
| Total | \$2,528,400 | \$3,259,700 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-----------------------|------------------|------------------|--------------------|-----------------|
| Exterior Architecture | \$13,400 | \$3,000 | | |
| Interior Architecture | \$144,000 | \$14,700 | \$945,100 | |
| Electrical | \$20,000 | \$16,000 | \$25,500 | \$15,300 |
| Mechanical | \$41,400 | \$54,000 | \$42,400 | \$27,800 |
| Site Pavements | \$40,500 | | | |
| Elevators/Escalators | \$19,700 | \$19,700 | \$19,700 | \$19,700 |
| Total | \$279,100 | \$107,400 | \$1,032,800 | \$62,800 |
| Importance Code A | \$18,100 | \$3,300 | | |
| Importance Code B | \$254,600 | \$104,100 | \$1,032,800 | \$62,800 |
| Importance Code C | \$6,500 | | | |
| Total | \$279,100 | \$107,400 | \$1,032,800 | \$62,800 |



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
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 | Priority |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 2% | Now | \$58,100 | 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 | \$993,200 | LIFE | ** | 5 | \$101,200 | |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal, Corrugated | 2% | | | 2049 | ** | 1 | | |
| Metal Panel | 1% | | | 2049 | ** | 5-10 | \$10,900 | |
| Granite Panels | 10% | 2-4 | \$511,000 | 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% | | | 2037 | ** | 5 | \$94,400 | |
| Wood | 80% | | | 2037 | ** | 5 | \$302,100 | |
| Parapets | | | | | | | | |
| Masonry: Marble | 95% | | | LIFE | ** | 5 | \$27,400 | |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Rail | 5% | | | 2042 | ** | 5-10 | \$20,700 | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$13,400 | LIFE | ** | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sidewalk Over Steam Room In Basement</i> | | | | | | | | |
| Metal, Corrugated | 75% | | | 2042 | ** | 1 | | |
| Metal Panel | 5% | | | 2042 | ** | 10 | \$9,800 | |
| Skylight, Metal/Glass | 15% | Now | \$165,900 | 2049 | ** | | | |
| <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% | | | 2025 | \$908,500 | 3 | \$87,900 | |
| Cast in Place Concrete | 10% | 0-2 | \$14,800 | 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% | | | 2038 | ** | 5 | \$11,700 | |
| Glass Block | 5% | | | 2057 | ** | 1 | | |
| Mosaic Tile | 5% | | | 2034 | ** | 5 | \$29,300 | |
| Marble Panels | 25% | | | LIFE | ** | 5 | \$44,000 | |
| Vinyl Tile | 25% | | | 2034 | ** | 3 | \$22,000 | |

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
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 | Priority |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2038 | ** | 5 | \$13,000 | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$5,200 | |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$9,700 | |
| Masonry: Brick | 25% | | | LIFE | ** | | | |
| Masonry: Brick | 5% | Now | \$122,600 | 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 | ** | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$7,800 | |
| Plaster | 35% | | | LIFE | ** | 5 | \$27,200 | |
| Wood | 5% | | | LIFE | ** | 5 | \$51,800 | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 15% | | | 2042 | ** | 5 | \$33,700 | |
| Exposed Concrete | 5% | Now | \$43,900 | 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 | \$23,000 | LIFE | ** | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Steam Room And Outside Trash Elevator</i> | | | | | | | | |
| Exposed Struc: Steel | 8% | | | LIFE | ** | | | |
| Glass: Susp Panels | 5% | | | LIFE | ** | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$14,000 | |
| Masonry: Infill Arch | 5% | Now | \$50,000 | LIFE | ** | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Steam Room And Adjacent To Trash Elevator</i> | | | | | | | | |
| Metal Panel | 2% | Now | \$68,300 | LIFE | ** | 5 | \$5,600 | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Beneath Main Stairs</i> | | | | | | | | |
| Plaster | 53% | | | LIFE | ** | 5 | \$74,500 | |
| Site Enclosure | | | | | | | | |
| Fence/Gates | | | | | | | | |
| Chain Link | 40% | | | 2049 | ** | | | |
| Iron Picket | 60% | | | 2064 | ** | | | |
| Site Pavements | | | | | | | | |
| Public Sidewalk | | | | | | | | |
| Pavers/Stone | 100% | Now | \$40,500 | 2038 | ** | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Sidewalk Along Chambers Street</i> | | | | | | | | |
| <i>Explanation : Loose Stone Panels</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
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 | Priority |

Site Pavements

On-Site Walkways

| | | | | | | | | |
|--------------|-----|-----|----------|------|----|--|--|--|
| Pavers/Stone | 80% | | | 2038 | ** | | | |
| Pavers/Stone | 20% | Now | \$99,600 | 2038 | ** | | | |

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 | Priority |

Under 600 Volts

Service Equipment

| | | | | | | | | |
|---------------|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% | | | 2049 | ** | 5 | \$700 | |
|---------------|------|--|--|------|----|---|-------|--|

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch Rated At 4,000 Amperes

Switchgear / Switchboard

| | | | | | | | | |
|---------------------|-----|--|--|------|----|---|-------|--|
| Air Circuit Breaker | 20% | | | 2049 | ** | 5 | \$200 | |
| Fused Disc Sw | 80% | | | 2049 | ** | 5 | \$500 | |

Raceway

| | | | | | | | | |
|---------|-----|--|--|------|----|---|--|--|
| Busway | 5% | | | 2042 | ** | 1 | | |
| Conduit | 95% | | | 2049 | ** | 1 | | |

Panelboards

| | | | | | | | | |
|------------------|------|--|--|------|----|---|---------|--|
| Molded Case Bkrs | 100% | | | 2045 | ** | 5 | \$4,100 | |
|------------------|------|--|--|------|----|---|---------|--|

Wiring

| | | | | | | | | |
|---------------|-----|--|--|------|----|---|--|--|
| Busway | 5% | | | 2042 | ** | 1 | | |
| Thermoplastic | 95% | | | 2049 | ** | 1 | | |

Motor Controllers

| | | | | | | | | |
|--------------------------|-----|--|--|------|----|---|-------|--|
| Locally Mounted | 50% | | | 2042 | ** | 5 | \$500 | |
| Variable Frequency Drive | 50% | | | 2042 | ** | | | |

Ground

Grounding Devices

| | | | | | | | | |
|---------|------|--|--|------|----|---|---------|--|
| Generic | 100% | | | LIFE | ** | 5 | \$2,300 | |
|---------|------|--|--|------|----|---|---------|--|

Stand-by Power

Transfer Switches

| | | | | | | | | |
|-----------|------|--|--|------|----|---|----------|--|
| Automatic | 100% | | | 2042 | ** | 1 | \$48,200 | |
|-----------|------|--|--|------|----|---|----------|--|

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building

Generators

| | | | | | | | | |
|--------|------|--|--|------|----|---|----------|--|
| Diesel | 100% | | | 2038 | ** | 1 | \$60,700 | |
|--------|------|--|--|------|----|---|----------|--|

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Generator Room
Explanation : Two 400 Kilowatt Generators. One Of Them Is Serving The City Hall Building

Batteries

| | | | | | | | | |
|-----------|------|--|--|------|--|---|---------|--|
| Lead/Acid | 100% | | | 2023 | | 5 | \$5,800 | |
|-----------|------|--|--|------|--|---|---------|--|

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
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 | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2045 | ** | 5 | \$14,500 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : Two 100 Gallon Capacity</i> | | | | | | | | |
| Main Tank | 50% | | | 2057 | ** | 5 | \$2,300 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 10,000 Gallon Capacity</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2034 | ** | 10 | \$115,000 | |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Offices And Basement</i> | | | | | | | | |
| Fluorescent | 20% | | | 2034 | ** | 10 | \$28,700 | |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lobby, Staircases And Receiving Room</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2034 | ** | 1 | | |
| Exit, LED | 50% | | | 2057 | ** | 1 | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic | 30% | | | 2034 | ** | 1 | \$17,600 | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | |
| Generic, Digital | 30% | | | 2034 | ** | 1-3 | \$29,000 | |
| <i>Other Observation, Extent : Light, 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.

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

| 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% | | | 2039 | ** | 1 | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : Steam From Con Edison</i> | | | | | | |
| HTHW/HW | 70% | | | 2049 | ** | 1 | | |
| | | <i>Other Observation, Extent : Light, 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% | | | 2038 | ** | 5 | \$9,300 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Steam Room</i> | | | | | | |
| | | <i>Explanation : 2 Heat Exchangers</i> | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | Now | \$5,600 | 2051 | ** | 4 | \$7,700 | |
| | | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : Controls Malfunctioning</i> | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 60% | | | 2029 | \$1,503,000 | 1 | \$58,100 | |
| Fan Coil Unit/Heat | 40% | | | 2029 | \$1,067,200 | 1 | \$20,200 | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District Chilled Water | 100% | | | 2049 | ** | 1 | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : From Adjacent One Centre Street - Municipal Building</i> | | | | | | |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 2% | | | 2024 | \$7,400 | 1 | | |
| No Component | 98% | | | | | | | |
| Distribution | | | | | | | | |
| CW & CHW Wtr Pipe/Pump | 100% | | | 2039 | ** | 4 | \$11,600 | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 80% | | | 2029 | \$32,000 | 1 | \$77,500 | |
| Fan Coil - 2 Pipe | 20% | | | 2029 | \$13,600 | 1 | \$10,100 | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$82,100 | LIFE | ** | 2-5 | \$87,400 | |
| | | <i>Damaged, Extent : Severe, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Basement Steam Room</i> | | | | | | |
| | | <i>Other Observation, Extent : Severe, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : No Exhaust Fan Causes High Temperature In Reheat Station 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.

Maintenance \$ are aggregated over a 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 | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2034 | ** | 2 | \$4,800 | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2049 | ** | 1 | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2027 | \$108,700 | 2 | \$2,300 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : Two Units Temporary</i> | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Steam Fired | 100% | Now | \$283,700 | 2059 | ** | 4 | \$15,500 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : Replacement Project Planned</i> | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | |
| Sump Pump(s) | | | | | | | | |
| Non-Submersible | 100% | | | 2034 | ** | 4 | \$3,300 | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2034 | ** | 1 | \$9,600 | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 90% | | | LIFE | ** | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 90%</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 : 10%</i> | | | | | | |
| | | <i>Location : Basement To Ground Floor</i> | | | | | | |
| | | <i>Explanation : One Freight Unit. Oil Leaking From The Pump Room In Basement</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2049 | ** | 1-5 | \$79,000 | |
| Sprinkler | | | | | | | | |
| No Component | 40% | | | | | | | |
| Generic | 60% | | | 2049 | ** | 1-2 | \$26,300 | |
| | | <i>Other Observation, Extent : Light, Area Affected : 60%</i> | | | | | | |
| | | <i>Location : Basement First Fourth Attic</i> | | | | | | |
| | | <i>Explanation : No Sprinkler For Second And Third Floors</i> | | | | | | |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2038 | ** | 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.

Maintenance \$ are aggregated over a 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**

Print Date : 01-Sep-2021 **DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022**

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Piers | | \$343,600 |
| Total | | \$343,600 |
| Importance Code B | | \$343,600 |
| Total | | \$343,600 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers | \$26,000 | | | \$2,300 |
| Total | \$26,000 | | | \$2,300 |
| Importance Code A | \$26,000 | | | |
| Importance Code C | | | | \$2,300 |
| Total | \$26,000 | | | \$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 | | 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 | | | | | | | | |
| Deck | | | | | | | | |
| | Not Accessible | 100% | | | | | | |
| Deck Surface | | | | | | | | |
| | Concrete | 100% | | | 2041 | ** | 5 | \$4,500 |
| Pile Caps | | | | | | | | |
| | Concrete | 100% | | | LIFE | ** | 5 | \$900 |
| Piles and Bracing | | | | | | | | |
| | Steel | 25% | | | LIFE | ** | 5 | \$51,000 |
| | Not Accessible | 75% | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| | Steel | 100% | | | 2030 | \$343,600 | | |
| | | | <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.
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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$124,500 | \$564,500 |
| Total | \$124,500 | \$564,500 |
| Importance Code A | \$124,500 | |
| Importance Code B | | \$564,500 |
| Total | \$124,500 | \$564,500 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|----------------|----------------|----------------|----------------|
| 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) | Estimated Cost |
| 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+ | \$124,500 | 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 | \$564,500 | | |

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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$509,200 | |
| Total | \$509,200 | |
| Importance Code B | \$96,600 | |
| Importance Code C | \$412,600 | |
| Total | \$509,200 | |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$71,000 | \$600 | | \$100 |
| Total | \$71,000 | \$600 | | \$100 |
| Importance Code B | \$71,000 | \$600 | | \$100 |
| Importance Code C | | | | |
| Total | \$71,000 | \$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 | \$412,600 | 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 | \$96,600 | 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 | \$40,500 | 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 | \$30,500 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|----------------|------------------|
| Bulkheads | | \$574,400 |
| Total | | \$574,400 |
| Importance Code B | | \$574,400 |
| Total | | \$574,400 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|----------------|---------|---------|---------|
| Bulkheads | \$2,700 | | | |
| Total | \$2,700 | | | |
| Importance Code A | | | | |
| Importance Code B | \$2,700 | | | |
| Importance Code C | | | | |
| Total | \$2,700 | | | |



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

GRAVITY 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 | | | \$574,400 |
| <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.

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

Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

Asset Name : GRAVITY WALL W/REVETMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : 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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$2,087,000 | \$68,900 |
| Total | \$2,087,000 | \$68,900 |
| Importance Code A | \$1,219,200 | \$68,900 |
| Importance Code B | \$197,100 | |
| Importance Code C | \$670,700 | |
| Total | \$2,087,000 | \$68,900 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$80,400 | | \$4,400 | |
| Total | \$80,400 | | \$4,400 | |
| Importance Code A | | | | |
| Importance Code B | \$80,400 | | \$4,400 | |
| Importance Code C | | | | |
| Total | \$80,400 | | \$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+ | \$457,200 | LIFE | ** | 5 | \$34,400 |
| | | <i>Missing Block Seal, Extent : Severe, Area Affected : 80%</i> | | | | | | |
| | | <i>Location : Widespread</i> | | | | | | |
| | Stone | 15% | Now | \$152,400 | 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 | \$609,600 | 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 | \$670,700 | 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 | \$32,700 | 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>End</i> | | | | | | |
| | | <i>Explanation : Fill Loss</i> | | | | | | |
| | Not Accessible | 85% | | | | | | |
| Surface | | | | | | | | |
| | Asphalt | 85% | | | 2040 | ** | 5 | \$8,800 |
| | Asphalt | 15% | 0-2 | \$13,700 | 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/REVETMENT
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+ | \$34,000 | 2025 | \$113,300 | | |
| | | <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+ | \$31,000 | 2026 | \$31,000 | | |
| | | <i>Not Plumb, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Several Areas In Northern Half Totaling 197 Feet</i> | | | | | | |
| | Timber | 7% | Now | \$10,900 | 2026 | \$10,900 | | |
| | | <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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$634,700 | |
| Total | \$634,700 | |
| Importance Code B | \$143,700 | |
| Importance Code C | \$491,000 | |
| Total | \$634,700 | |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$36,000 | | | |
| Total | \$36,000 | | | |
| Importance Code B | \$36,000 | | | |
| Importance Code C | | | | |
| Total | \$36,000 | | | |



*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

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 | \$491,000 | 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 | \$143,700 | 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 | \$36,000 | 2030 | \$36,000 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$248,900 | |
| Total | \$248,900 | |
| Importance Code B | \$77,300 | |
| Importance Code C | \$171,700 | |
| Total | \$248,900 | |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$44,600 | | | |
| Total | \$44,600 | | | |
| Importance Code B | \$44,600 | | | |
| Importance Code C | | | | |
| Total | \$44,600 | | | |



*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

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 | \$171,700 | 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 | \$77,300 | 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 | \$21,100 | 2045 | ** | 5 | \$1,200 | 1 |
| <i>Sinkhole, Extent : Severe, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Along Arden Avenue</i> | | | | | | | | | |
| | Topsoil | 35% | Now | \$6,800 | 2030 | \$6,800 | 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 | \$16,800 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$165,000 | |
| Total | \$165,000 | |
| Importance Code C | \$165,000 | |
| Total | \$165,000 | |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$30,200 | | \$6,300 | |
| Total | \$30,200 | | \$6,300 | |
| Importance Code B | \$30,200 | | \$6,300 | |
| Importance Code C | | | | |
| Total | \$30,200 | | \$6,300 | |



*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

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+ | \$99,000 | 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 | \$66,000 | 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 | \$24,100 | 2070 | ** | | | |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Behind Revetment</i> | | | | | | | | |
| Not Accessible | 50% | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 50% | Now | \$6,000 | 2030 | \$6,000 | 5 | \$200 | |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : At Western Half Of Asset</i> | | | | | | | | |
| Topsoil | 50% | | | 2025 | \$6,000 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$72,700 | |
| Total | \$72,700 | |
| Importance Code C | \$72,700 | |
| Total | \$72,700 | |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$19,600 | | | |
| Total | \$19,600 | | | |
| Importance Code B | \$14,500 | | | |
| Importance Code C | \$5,100 | | | |
| Total | \$19,600 | | | |



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
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 | \$5,100 | LIFE | ** | 5 | \$100 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Across Entire Asset</i> | | | | | | | | |
| | Concrete | 50% | Now | \$72,700 | 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 | \$11,600 | 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 | \$2,900 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

Asset Name : REVTMENT 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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$276,700 | \$112,700 |
| Total | \$276,700 | \$112,700 |
| Importance Code A | \$190,000 | |
| Importance Code B | | \$112,700 |
| Importance Code C | \$86,700 | |
| Total | \$276,700 | \$112,700 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$29,000 | | | |
| Total | \$29,000 | | | |
| Importance Code A | | | | |
| Importance Code B | \$26,000 | | | |
| Importance Code C | \$2,900 | | | |
| Total | \$29,000 | | | |



*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
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+ | \$190,000 | 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 | \$5,900 |
| | Stone | 15% | Now | \$86,700 | 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 | \$10,200 | 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 | | | \$60,100 |
| | Steel | 7% | Now | \$15,800 | 2032 | | | \$52,600 |
| <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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$210,400 | |
| Total | \$210,400 | |
| Importance Code A | \$210,400 | |
| Total | \$210,400 | |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$38,400 | | \$9,700 | |
| Total | \$38,400 | | \$9,700 | |
| Importance Code A | | | | |
| Importance Code B | | | \$9,700 | |
| Importance Code C | \$38,400 | | | |
| Total | \$38,400 | | \$9,700 | |



*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
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 | \$140,300 | 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 | \$70,100 | 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 | \$38,400 | 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 | \$9,400 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 | FY 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$58,900 | |
| Total | \$58,900 | |
| Importance Code A | \$58,900 | |
| Total | \$58,900 | |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$34,500 | \$100 | | |
| Total | \$34,500 | \$100 | | |
| Importance Code A | \$33,500 | | | |
| Importance Code B | \$1,000 | \$100 | | |
| Total | \$34,500 | \$100 | | |



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD
Asset # : 13937

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | 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+ | \$58,900 | LIFE | ** | | | |
| | <i>Corrosion, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Tidal And Splash Zones</i> | | | | | | | |
| Not Accessible | 30% | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 75% | 4+ | \$27,900 | 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 | \$5,600 | LIFE | ** | 5 | \$100 | |
| | <i>Spalling, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Isolated Areas</i> | | | | | | | |
| Not Accessible | 10% | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 5% | Now | \$900 | 2058 | ** | | | |
| | <i>Sinkhole, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : At Eastern End Of Asset</i> | | | | | | | |
| Not Accessible | 95% | | | | | | | |
| Surface | | | | | | | | |
| Gravel | 5% | Now | \$100 | 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 : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

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 2023 - 2026 | FY 2027 - 2032 |
|-------------------|-----------------------|-----------------------|
| Bulkheads | \$196,800 | \$6,151,600 |
| Total | \$196,800 | \$6,151,600 |
| Importance Code B | \$196,800 | \$6,151,600 |
| Total | \$196,800 | \$6,151,600 |

| EXPENSE | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
|-------------------|-----------------|----------------|-----------------|----------------|
| Bulkheads | \$21,100 | \$2,800 | \$12,900 | |
| Total | \$21,100 | \$2,800 | \$12,900 | |
| Importance Code A | | | | |
| Importance Code B | \$21,100 | \$2,800 | \$12,900 | |
| Importance Code C | | | | |
| Total | \$21,100 | \$2,800 | \$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 | \$131,200 | 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 | \$65,600 | 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 | | | \$3,443,800 |
| | Steel | 1% | Now | \$10,400 | 2031 | | | \$34,800 |
| | <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 | | | \$2,646,300 |
| | Concrete | 1% | 4+ | \$10,700 | 2032 | | | \$26,700 |
| | <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 2023 - 2026 | | FY 2027 - 2032 | |
|-------------------------|-----------------------|----------------|---------|----------------|---------|
| Miscellaneous Buildings | | 164,000 | | 135,300 | |
| EXPENSE | | FY 2023 | FY 2024 | FY 2025 | FY 2026 |
| Miscellaneous Buildings | | 6,600 | 5,200 | 5,200 | 6,300 |
| ASSET # | NAME | SQFT | | CAPITAL | EXPENSE |
| 14648 | WALTHAM HEALTH CENTER | 4,372 | | 299,300 | 23,300 |

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.