

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		
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Concrete Masonry Unit	5%	0-2	\$57,200	LIFE	**	5	\$15,500	
	Diagonal Cracks, Extent : Light, Area Affected : 10%								
	Location : Penthouse								
	Metal Coiling Doors	2%			2043	**	5	\$31,000	
	Pre-Cast Concrete	5%			LIFE	**	5	\$80,500	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
	Window Wall	58%	Now	\$310,000	2050	**	5	\$538,800	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : South East Side 8th And 9th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : South East Side 8th And 9th Floor								
Windows									
	Glass Block	2%			LIFE	**	5	\$3,400	
	Metal Louvers	10%	0-2	\$45,500	2039	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Ground Level North Side								
	Deteriorated Finish, Extent : Light, Area Affected : 10%								
	Location : Ground Level North Side								
	No Component	88%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : Glass Facade Is Fixed. There Are No Operable Windows.								
Parapets									
	Cast in Place Concrete	10%			LIFE	**	5	\$72,800	
	Metal Rail	90%			2035	**	5-10	\$1,146,900	
Roof									
	Cast in Place Concrete	10%			LIFE	**			
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Perimeter Roof Over 9th Floor								
	IRMA/Protected Membrane	90%			2038	**	10	\$357,400	
	Gravel/Stone Ballast, Extent : Light, Area Affected : 95%								
	Location : Throughout								
	Paver Block Ballast, Extent : Light, Area Affected : 5%								
	Location : Above 9th Floor								
Soffits									
	Cement - Fiber Panel	100%			2035	**	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
100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%			2029	\$5,409,400	3	\$755,800	
	Cast in Place Concrete	10%	Now	\$251,900	LIFE	**	5	\$236,200	
Paint Peeling, Extent : Light, Area Affected : 50%									
Location : Throughout 10th Floor And Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 10th Floor Mechanical Floor Into 9th Floor									
	Ceramic Tile	5%			2039	**	5	\$54,000	
	Terrazzo	10%			LIFE	**	5	\$84,300	
	Vinyl Tile	40%	Now	\$411,800	2035	**	3	\$162,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement Corridor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout 7th Floor And Basement Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 7th Floor And Basement Corridor									
Interior Walls									
	Ceramic Tile	2%			2039	**	5	\$23,500	
	Concrete Masonry Unit	20%			LIFE	**	5	\$94,200	
	Gypsum Board	70%			LIFE	**	5	\$494,500	
	Travertine Panels	5%			LIFE	**			
	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	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Loading Dock On North Side									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$4,200	2043	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$2,200	2043	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$16,300	2043	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North And West Side									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$518,300	5	\$3,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Three Main Service Switches Rated At 5,000 Amperes Each.					
Transformers									
	Dry Type	100%			2035	**	5	\$2,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room And Boiler Room					
				Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere And 15 Kilovolt-ampere					
Switchgear / Switchboard									
	Air Circuit Breaker	5%			2040	**	5	\$200	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Generator Room					
				Explanation : Power Circuit Breakers					
	Fused Disc Sw	90%			2030	\$1,085,200	5	\$2,800	
	Molded Case Bkrs	5%			2040	**	5	\$1,000	
Raceway									
	Conduit	40%			2040	**	1		
	Conduit	10%			2050	**	1		
	Conduit	50%			2030	\$707,000	1		
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	
Wiring									
	Thermoplastic	40%			2040	**	1		
	Thermoplastic	10%			2050	**	1		
	Thermoplastic	50%			2030	\$1,092,600	1		
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	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$10,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Connected To Metal Water Pipe					
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2043	**	1	\$225,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2033	* *	1	\$283,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 1,750 Kilowatt Diesel Generators							
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$27,100	
Fuel Storage									
	Day Tank	50%			2038	* *	5	\$66,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2045	* *	5	\$10,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 1,200 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	28%			2030	\$1,290,300	10	\$185,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%							
		Location : Throughout							
	Fluorescent	2%			2030	\$92,200	10	\$13,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Corridors							
	Fluorescent	70%			2038	* *	10	\$463,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
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	
		Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 50%							
		Location : North Entrance							
	Incandescent	80%			2038	* *	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor Entrance							
		Explanation : Soffit Mounted Fixtures							

Alarm

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

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

Alarm

Security System

No Component

70%

Generic

30%

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		
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

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*

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr	50%			2040	**	4	\$26,700	
	Pipe/Pump								
	Ductwork/Diffusers	50%			LIFE	**	2	\$469,300	
Terminal Devices									
	Air Handler/Cool/Ht	95%	Now	\$161,500	2030	\$8,073,000	1	\$381,400	
		Leak Evident, Extent : Moderate, Area Affected : 2% Location : The Drip Pans, Penthouse							
	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	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 4 Units From 1st To 6th Floor, 5 Units From 1st To 9th Floor Explanation : Nine Units							
Fire Suppression									
Standpipe									
	Generic	100%			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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
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	
	Recent Repair Evident, Extent : N/A, Area Affected : 25%								
	Location : Throughout								
	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	
	Recent Repair Evident, Extent : N/A, Area Affected : 25%								
	Location : Columns At Corner								
	Stucco Cement	5%			2034	**	5	\$31,800	
	Window Wall	5%			2049	**	5	\$47,700	
Windows									
	Aluminum	87%			2051	**	5	\$63,600	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	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	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Over Fourteenth Floor Roof								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Over Fourteenth Floor Roof								
	Slate	3%	Now	\$7,200	LIFE	**	5	\$300	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
Roof									
	Copper/Terne	10%			2044	**	10	\$16,100	
	Metal Panel	5%	Now	\$44,100	2049	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Roof Appurtenances								
	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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Underside Of Roof Appurtenance								
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2025	\$903,300	3	\$87,500	
	Cast in Place Concrete	10%	Now	\$98,100	LIFE	**	5	\$85,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Basement And Sub-basement									
	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	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Fifteenth, Sixteenth, And Seventeenth Floors									
	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	**			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Basement And Sub-basement									
Spalling, Extent : Severe, Area Affected : 50%									
Location : Basement And Sub-basement									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Basement And Sub-basement									
	Marble Panels	5%			LIFE	**			
	Plaster	15%	Now	\$546,500	LIFE	**	5	\$33,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Fifteenth, Sixteenth, And Seventeenth Floors									
	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	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Basement And Sub-basement									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Basement And Sub-basement									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Basement And Sub-basement									
Explanation : Corroded Steel Members									
	Plaster	15%	Now	\$464,400	LIFE	**	5	\$36,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Fifteenth, Sixteenth, And Seventeenth Floors									
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Iron Picket

100%

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

Under 600 Volts

Service Equipment

Fused Knife Sw

50%

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	50%			LIFE	* *	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : In Building 253							
	Generic	50%			LIFE	* *	5	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : In Building 256							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2029	\$1,077,400	10	\$142,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	10%			2034	* *	10	\$23,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallways							
	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	
		Other Observation, Extent : Light, Area Affected : 100% Location : Lobby, Hallways Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$48,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Bells							

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
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%	Now	\$2,100	2039	**	1		
				Leak Evident, Extent : Moderate, Area Affected : 10%					
				Location : Valve In Sub-basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Murray Street					
				Explanation : From Con Edison					
	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			
				Corroded, Extent : Severe, Area Affected : 20%					
				Location : Sub-basement					
	Terminal Devices								
	Convactor/Radiator	70%			2027	\$1,106,400	1	\$58,700	
	Under Construction	30%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors					
				Explanation : Under Construction					
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%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors					
				Explanation : Under Construction					
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$101,400	
	Under Construction	30%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors									
Explanation : Under Construction									
Exhaust Fans									
	Interior	98%	Now	\$102,900	2029	\$1,029,400	2	\$6,200	
Malfunctioning, Extent : Moderate, Area Affected : 50%									
Location : Toilet Exhaust Fans									
	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		
Corroded, Extent : Severe, Area Affected : 10%									
Location : Basement									
HW Heat Exchanger									
	Steam Fired	100%			2029	\$470,200	4	\$25,700	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Building 256									
Explanation : Under Construction									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : Building 253									
	Non-Submersible	50%			2024	\$22,500	4	\$4,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : Building 256									
Backflow Preventer									
	Generic	100%			2029	\$75,000	1	\$15,900	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Two Units From Basement To 14th Floor, Two Units From 1st To 14th Floor, One Unit From Sub-basement, Basement To 1st Floor									
Explanation : Five Units									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%			2039	* *	1-5	\$130,900	
	Sprinkler								
	No Component	50%							
	Generic	50%			2049	* *	1-2	\$36,400	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Sub-basement, Basement, 1st Floor							
		Explanation : Part Of The Building Only							
Fire Pump									
	No Component	50%							
	Generic	50%			2042	* *	1	\$24,300	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Sub-basement At 256 Broadway							
		Explanation : Serves Both Buildings							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$138,100	
	Masonry: Brick	78%	Now	\$466,500	LIFE	**	5	\$275,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Below 4th Floor Window On West Side							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 8th And 9th Floors West Side And Throughout							
	Masonry: Limestone	10%	Now	\$240,400	LIFE	**	5	\$26,500	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Southeast And Southwest Corners							
	Metal Panel	2%			2050	**	5-10	\$48,600	
	Granite Panels	2%	Now	\$42,100	LIFE	**	5	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Along South And East Side							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Base Of Building							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Building Base On West Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Building Base On West Facade							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
	Stucco Cement	2%			2043	**	5	\$17,700	
	Window Wall	1%			2050	**	5	\$13,300	
Windows									
	Aluminum	90%	Now	\$606,100	2046	**	5	\$32,200	
		Air Infiltration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Steel	10%	Now	\$84,000	2038	**	5	\$44,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse Level And Ground Level Along Pearl Street							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse Level And Ground Level Along Pearl Street							
Parapets									
	Cast Stone/Terra Cotta	15%			LIFE	**	5	\$11,300	
	Masonry: Brick	75%			LIFE	**	5	\$7,300	
	Metal Rail	10%			2035	**	5-10	\$17,600	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%			LIFE		**		
Copper/Terne	75%	0-2	\$94,600	2058		**		
	Corrosion/Rusting, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Into Penthouse							
Modified Bitumen	20%	Now	\$51,000	2030	\$255,000			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
	Location : 10th Floor Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	30%	0-2	\$934,200	2029	\$18,683,800	3	\$1,957,800	
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Cast in Place Concrete	10%			LIFE		**	\$951,700	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	3%	Now	\$283,700	2033		**	\$65,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Marble Panels	2%			LIFE		**	\$65,300	
Terrazzo	2%			LIFE		**	\$68,000	
	Horizontal Cracks, Extent : Light, Area Affected : 5%							
	Location : Entrance							
Vinyl Tile	43%	0-2	\$891,900	2030	\$17,838,600	3	\$701,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Patching Evident, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile 9" X 9"	10%	Now	\$1,612,300	2035		**	\$163,100	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Basement							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
Interior									
Interior Walls									
Cast in Place Concrete	10%	Now	\$116,500	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : At Vault In Basement								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Electrical Room And Basement								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Electrical Room And Basement								
Glass: Single Pane	5%			LIFE	**	5	\$6,200		
Gypsum Board	38%			LIFE	**	5	\$37,400		
Masonry: Brick	10%			LIFE	**				
Marble Panels	2%			LIFE	**				
Plaster	35%	Now	\$25,900	LIFE	**	5	\$17,200		
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : 8th And 9th Floor And At Various Offices On Other Floors								
Ceilings									
AcousTileConcealSpLn	25%	Now	\$986,700	2028	\$9,866,900	5	\$679,800		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : 9th Floor Above Hung Ceiling								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Various								
	Staining/Discoloring, Extent : Severe, Area Affected : 100%								
	Location : Penthouse And Throughout								
AcousTileSusp.Lay-In	40%	Now	\$789,400	2043	**	5	\$870,100		
	Broken/Missing Elements, Extent : Light, Area Affected : 100%								
	Location : Penthouse 9th Floor And Various Locations Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
	Location : Penthouse 9th Floor And Various Locations Throughout								
	Staining/Discoloring, Extent : Severe, Area Affected : 50%								
	Location : Penthouse 9th Floor And Various Locations Throughout								
Exposed Concrete	5%			LIFE	**	5	\$34,000		
Plaster	25%	Now	\$800,500	LIFE	**	5	\$679,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stairs At Penthouse								
	Paint Peeling, Extent : Moderate, Area Affected : 100%								
	Location : Stairs At Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Stairs At Penthouse								
Plaster	5%			LIFE	**	5	\$136,000		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$12,500	2043	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	75%			2050	**	5	\$1,000	
<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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$8,200	2039	* *	1	\$111,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Pump Room Basement									
Explanation : One 41 Kilovolt-ampere Unit									
Batteries									
	Lead/Acid	100%			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	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
Egress Lighting									
	Emergency, Service	10%			2030	\$17,700	1		
	Exit, LED	90%			2058	* *	1		
Exterior Lighting									
	HID	20%	Now	\$135,500	2030	\$271,100			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter									
Explanation : Out Of Service Because Of New Ground Floor Commercial Stores									
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%	Now	\$74,300	2030	\$743,400	1-3	\$35,900	
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Explanation : System Stays In Trouble Mode Due To Battery Failure									

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment									
	Heat Exchanger, Plate & Frame	10%			2039	**	1	\$15,800	
	Steam Boiler	90%	Now	\$587,300	2043	**	1	\$256,700	
	Leak Evident, Extent : Severe, Area Affected : 30%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Units								
Distribution									
	Hot Wtr Piping/Pump	50%			2038	**	4	\$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	
	Other Observation, Extent : Moderate, Area Affected : 3%								
	Location : Compressor And Air Dryer								
	Explanation : Pneumatic Control System								
	Air Handler	10%			2035	**	1	\$19,800	
	Convactor/Radiator	50%			2035	**	1	\$51,700	
	Fan Coil Unit/Heat	20%			2030	\$1,006,800	1	\$20,700	
Air Conditioning									
Energy Source									
	Electricity	100%			2046	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	90%			2039	**	1	\$311,700	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Basement								
	Explanation : Two Units								
	Exterior Pkg Unit - Cooling	5%	0-2	\$13,600	2030	\$136,100	2	\$800	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : 1 Out Of 2 Units Not Working In The Roof								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Split Unit	5%			2035	**			
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2030	\$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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$339,300	2025	\$3,392,800	1	\$160,300	
	Noisy/Vibrating, Extent : Moderate, Area Affected : 15%							
	Location : 6th Floor							
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	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Adjacent Building							
	Explanation : Cooling Tower							
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,400	
Exhaust Fans								
Interior	80%			2030	\$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		
	Corroded, Extent : Severe, Area Affected : 5%							
	Location : Basement							
Water Heater								
Electric	2%			2025	\$5,900	4		
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : 12th Floor							
	Explanation : 40 Gallon Tank							
Gas Fired	98%			2028	\$200,900	2	\$4,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : One 250 Gallon Tank							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$51,300	4	\$6,800	
Sewage Ejector(s)								
Electric	100%			2030	\$96,800	4	\$12,700	
Fixtures								
Generic	100%							
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
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
345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT
Asset # : 2043

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Six Units From 1st To 12th Floor, One Unit From Basement To 13th Floor, Two Units From 1st To 6th Floor									
Explanation : 9 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2050		* *	1-5	\$167,300
Sprinkler									
	No Component	95%							
	Generic	5%			2040		* *	1-2	\$4,500
Fire Pump									
	Generic	100%			2039		* *	1	\$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.*

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$36,800	
Masonry: Brownstone	15%	Now	\$84,000	LIFE	**	5	\$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : South And West Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : South And West Facades								
Masonry: Fieldstone	5%	Now	\$25,500	LIFE	**	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Foundation								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation								
Masonry: Limestone	5%	Now	\$6,400	LIFE	**	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Window Head Lintels								
Metal Panel	5%	Now	\$6,400	2040	**	5	\$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Exterior Fire Escapes At East Façade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Exterior Fire Escapes At East And West Facades								
Windows								
Aluminum	100%	Now	\$236,500	2046	**	5	\$12,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	**	5		
Metal Rail	5%			2035	**	5-10		
Metal Security Bars	3%			2045	**			
Pre-Cast Concrete	2%			LIFE	**	5		
Stucco Cement	5%			2043	**	5		
Roof								
Asphalt Shingle	50%			2033	**	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.
** 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)	
Interior								
Floors								
	Cast in Place Concrete	15%	Now	\$6,700	LIFE	**	5	\$25,000
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Boiler Room							
	Drains Clogged, Extent : Moderate, Area Affected : 5%							
	Location : Boiler Room							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Boiler Room							
	Mosaic Tile	5%			2043	**	5	\$9,500
	Quarry Tile	5%			2043	**	5	\$5,700
	Slate	5%			LIFE	**	5	\$4,000
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Stair							
	Explanation : Stone Floor Finish							
	Vinyl Tile	15%	Now	\$10,900	2035	**	3	\$4,300
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Main Cafeteria							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Main Cafeteria							
	Vinyl Tile 9" X 9"	15%	Now	\$42,300	2025	\$141,000	3	\$4,300
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Classrooms Located On Floors 4 And 5							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Classrooms Located On Floors 4 And 5							
	Loose Units, Extent : Moderate, Area Affected : 15%							
	Location : Classrooms Located On Floors 4 And 5							
	Wood	40%	Now	\$337,700	2033	**	5	\$28,500
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : 4th And 5th Floors							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : 4th And 5th Floors							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	**			
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement									
	Plaster	70%	Now	\$146,300	LIFE	**	5	\$24,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : 5th Floor Kitchen									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 4th & 5th Floor									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	20%			2043	**	5	\$15,200	
	Embossed Metal	45%			LIFE	**	5	\$15,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 1%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Gypsum Board	5%			LIFE	**	5	\$4,800	
	Plaster	30%	Now	\$33,600	LIFE	**	5	\$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 4th And 5th Floor									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : 4th And 5th Floor									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$10,500	2040	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Rear Yard									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Rear Yard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$300	2035	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : By Hydrant On Mulberry Street									
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Mulberry Street Side									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Entry Stairs On Mulberry Street</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At All Entry Stairs</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>									

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$107,300	10	\$15,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	50%			2030	\$134,200	10	\$19,300	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : Compact Fluorescent Lamps							
	LED	10%			2035	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Stairwell							
		Explanation : LED Observed							
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			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Exterior Egress Stairs							
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	4+	\$4,300	2035	* *	1	\$4,200	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	100%	Now	\$58,500	2030	\$195,100			
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : 5th Floor And Basement Return Line							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2028	\$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	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : 1st Floor					
				Explanation : 2 Units					
	Exterior Pkg Unit - Cooling	10%			2030	\$35,700	2	\$300	
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : 1st Floor Extension Roof					
				Explanation : 1 Unit For 2nd Floor					
	Split Unit	20%			2030	\$188,300			
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : 1st Floor Roof And Upper Roof					
				Explanation : Serves 3rd Floor And 1st Floor					
	Window/Wall Unit	25%			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		
				On Extended Life, Extent : Moderate, Area Affected : 95%					
				Location : Risers Original To Buildings					
Water Heater									
	Gas Fired	100%			2025	\$26,900	2	\$600	
Sanitary Piping									
	Cast Iron	100%	4+	\$193,700	LIFE	* *	1		
				On Extended Life, Extent : Moderate, Area Affected : 80%					
				Location : Risers Original To Buildings					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	4+	\$46,000	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 80%							
		Location : Risers Original To Buildings							
	Sump Pump(s)								
	Non-Submersible	100%	4+	\$6,700	2040	* *	4	\$900	
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Chemical System								
	No Component	99%							
	Generic	1%			2025	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 1st Floor							
		Explanation : Kitchen Hood							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$34,900		
Masonry: Brick	20%	2-4	\$23,600	LIFE	**	5	\$14,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Bulkhead									
Masonry: Brick Cavity	65%			LIFE	**	5	\$45,400		
Stucco Cement	5%	Now	\$5,700	2034	**	5	\$4,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Bulkhead									
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%									
Location : Bulkhead									
Windows									
Aluminum	100%	Now	\$46,300	2045	**	5	\$4,900		
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700		
Concrete Masonry Unit	25%			LIFE	**	5	\$1,200		
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : South Side, Throughout									
Masonry: Brick	20%			LIFE	**	5	\$900		
Masonry: Brick Cavity	40%			LIFE	**	5	\$1,800		
Metal: Cage/Fence	10%	Now	\$2,000	2034	**	5	\$1,400		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Balconies									
Roof									
Metal, Corrugated	5%	Now	\$200	2034	**	1			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%									
Location : Roof Over Play Area									
Modified Bitumen	10%	Now	\$5,500	2029	\$27,300				
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : West Roof Over Second Floor									
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : West Roof Over Second Floor									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Penthouse Roof									
Explanation : Fascia Damage									
Play Surface	85%	2-4	\$11,100	2029	\$221,000				
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Soffits									
Cement - Fiber Panel	100%			2034	**	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
ADMINISTRATION BUILDING
Asset # : 13411

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Main Lobby								
	Vinyl Tile	85%	Now	\$47,100	2039	**	3	\$18,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Room 402, Basement Corridor								
	Patching Evident, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Room 402, Basement Corridor								
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$7,400	
	Gypsum Board	85%	0-2	\$11,700	LIFE	**	5	\$75,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement Corridor								
	Plaster	10%			LIFE	**	5	\$4,400	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$24,500	2042	**	5	\$27,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Exposed Struc: Steel	5%	0-2	\$134,500	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Beam In Mechanical Room								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$41,500	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 1,200 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$164,400	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
ADMINISTRATION BUILDING
Asset # : 13411

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2034	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2034	**	1	\$20,000	
	Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	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	100%			2029	\$361,100	1	\$18,800	
	Compr/Chiller								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room Each Floor								
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit From Basement to 6th Floor, 1 Unit From Basement To 5th Floor							
		Explanation : 2 Units							
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		
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	\$5,700	
	Masonry: Brick	15%	Now	\$5,400	LIFE	**	5	\$7,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse								
	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	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Wood	25%	Now	\$26,200	2038	**	5	\$28,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : 1st Floor Southwest Corner								
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Parapets									
	Copper/Terne	25%	4+	\$5,200	2050	**	5	\$2,400	
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	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	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse Roof								
	Roll Roofing	70%	Now	\$2,000	2026	\$100,000	5	\$16,600	
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Southeast Corner								
	Skylight, Metal/Glass	15%	Now	\$17,600	2040	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Large Dome								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
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		
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	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Offices Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Offices Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Offices Throughout								
	Cast in Place Concrete	10%	Now	\$10,500	LIFE	**	5	\$18,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout Basement								
	Mosaic Tile	10%	2-4	\$30,300	2035	**	5	\$10,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 1st Floor And Basement Corridors								
	Marble Panels	10%			LIFE	**	5	\$6,300	
	Slate	5%	0-2	\$17,700	LIFE	**	5	\$4,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	5%	Now	\$2,200	2035	**	3	\$1,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Wood	10%	2-4	\$8,300	2045	**	5	\$7,800	
	Deteriorated Finish, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
	Masonry: Brick	8%	Now	\$14,500	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Electrical Room In Sub-basement								
	Masonry: Fieldstone	2%	Now	\$6,300	LIFE	**			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Penetration								
	Marble Panels	25%	Now	\$111,300	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Plaster	10%			LIFE	**	5	\$2,300	
	Plaster	30%	Now	\$4,500	LIFE	**	5	\$6,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
	Location : Southeast Corner Of Library								
	Water Penetration, Extent : Moderate, Area Affected : 3%								
	Location : Southeast Corner Of Library								
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	7%			2043	**	5	\$5,800	
	Exposed Concrete	6%	Now	\$9,800	LIFE	**	5	\$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Sub-basement Mechanical Room, Southeast Corner									
Worn/Eroded, Extent : Severe, Area Affected : 15%									
Location : Sub-basement Mechanical Room, Southeast Corner									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Sub-basement Mechanical Room, Southeast Corner									
Explanation : Temporary Supports In Place									
	Glass: Susp Panels	10%	Now	\$38,000	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Courtroom Dome									
Explanation : Louis Tiffany Dome. Ultra Premium.									
	Gypsum Board	32%			LIFE	**	5	\$33,400	
	Masonry: Marble	10%			LIFE	**	1		
	Masonry: Vault Struct	5%	Now	\$9,300	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	30%	Now	\$8,900	LIFE	**	5	\$15,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Sub-basement Area									
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Actual Material Is Marble									
Retaining Walls									
	Masonry: Fieldstone	100%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout Areaways									
Explanation : Actual Material Is Marble									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
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	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : Two 3,000 Ampere Switches							
	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	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Engineer Office							
		Explanation : All Controllers Monitored By Building Management System.							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : A New 2,500 Ampere Transfer Switch Installation Is Ongoing.							
	Generators								
	Under Construction	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : A New Generator Is Being Installed On The Backyard Area.							
	Batteries								
	Under Construction	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Backyard Area							
		Explanation : A New Generator System Is Being Installed.							
	Fuel Storage								
	Under Construction	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : New Diesel Tank Is Under Construction.							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2038	**	10	\$34,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	8%			2025	\$86,700	10	\$4,000	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
HID	2%			2038	**	10		
LED	20%			2025	\$609,100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : New LED Fixtures Were Installed Last Year.							
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2058	**	1		
Exterior Lighting								
HID	45%			2038	**	10	\$100	
LED	5%			2025	\$14,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Exterior							
	Explanation : New LED Fixtures Were Installed Last Year.							
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	
	Other Observation, Extent : Severe, Area Affected : 2%							
	Location : Sub-basement							
	Explanation : Valves Failed - Cannot Close							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	50%			2030	\$434,100	1	\$16,800	
	Convactor/Radiator	45%			2035	* *	1	\$7,900	
	Fan Coil Unit/Heat	5%			2030	\$46,200	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2030	\$524,000	1	\$25,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers - Penthouse Mechanical Room Other Observation, Extent : Light, Area Affected : 100% Location : Multistage Chiller - Penthouse Explanation : 2 Units							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2040	* *	4	\$4,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	\$692,400	1	\$33,600	
	Heat Rejection								
	Water Cooling Tower	100%			2028	\$234,300	2	\$54,700	
	Dehumidifier								
	Generic	100%	Now	\$61,200	2035	* *			
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Cellar Explanation : 4 Units Broken							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,300	
	Exhaust Fans								
	Roof	100%			2030	\$102,500	2	\$1,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2050	* *	1		
	Galvanized Steel	80%			2043	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$37,700	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 100 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	* *	4	\$1,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From Basement To Penthouse, One Unit From Basement To 4th Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$28,700	LIFE	**	5	\$21,000		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Below Grade Exterior Areaway Walls									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Below Grade Exterior Areaway Walls									
Masonry: Brick	15%	Now	\$138,300	LIFE	**	5	\$12,600		
Diagonal Cracks, Extent : Moderate, Area Affected : 25%									
Location : Elevator And Machine Room Bulkheads On Roof									
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Elevator And Machine Room Bulkheads On Roof									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Elevator And Machine Room Bulkheads On Roof									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Elevator And Machine Room Bulkheads On Roof									
Masonry: Granite	5%			LIFE	**	5	\$6,300		
Masonry: Limestone	18%	4+	\$44,500	LIFE	**	5	\$11,300		
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	57%			LIFE	**	5	\$71,800		
Windows									
Bronze/Brass	95%	Now	\$730,600	2057	**	5	\$35,900		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Library									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Bulkhead, Penthouse And Machine Room									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Library									
Metal Louvers	5%			2041	**	10	\$3,800		
Parapets									
Masonry: Brick	45%			LIFE	**	5-10	\$17,800		
Masonry: Limestone	55%			LIFE	**	5-10	\$38,900		
Roof									
Modified Bitumen	100%	Now	\$206,800	2032	\$689,400				
Debris Present, Extent : Light, Area Affected : 10%									
Location : Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%									
Location : Elevator And Machine Room Bulkheads									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : At Machine Room Bulkheads									

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%			2028	\$364,100	3	\$47,000	
	Ceramic Tile	15%			2041	**	5	\$14,100	
	Cork Tile	5%	0-2	\$14,200	2052	**	5	\$2,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Corridors And Offices								
	Cork Tile	10%			2052	**	5	\$8,200	
	Marble Panels	20%			LIFE	**	5	\$28,200	
	Quarry Tile	5%	4+	\$8,200	2037	**	5	\$3,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement Mechanical Room								
	Terrazzo	5%			LIFE	**	5	\$7,300	
	Vinyl Tile	10%	Now	\$4,900	2032	\$97,000	3	\$3,500	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
	Wood	5%	0-2	\$18,800	2060	**	5	\$4,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%								
	Location : Room 110								
	Deteriorated Finish, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Personnel Office In Basement								
	Explanation : Recent Installation								
	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	**			
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Rear Parking Area								
	Explanation : Damaged Cement Plaster Finish								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$3,800	2052	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : South And East Side Of Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : South And East Side Of Building								
	Explanation : Walls Are Clad With Granite Not Fieldstone								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$30,900	2045	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : South Side Of Building								
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$6,000	2045	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Garden								
	Parking/Driveway								
	Asphalt	35%	Now	\$32,400	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Parking Area								
	Ponding, Extent : Moderate, Area Affected : 15%								
	Location : Parking Area								
	Potholes, Extent : Moderate, Area Affected : 15%								
	Location : Parking Area								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
	Location : Parking Area								
	Cast in Place Concrete	65%	0-2	\$19,700	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Rear Parking Area								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2062	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Newly Installed Main Service Disconnect Switch Rated At 2000 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2062	* *	5	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Newly Installed							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	50%			2032	\$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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices And Lobby								
	Explanation : T-8 Lamps								
	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2040

* *

1

\$7,000

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

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$19,500

Conversion Equipment

Steam Boiler

100%

2030

\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,400		
Exhaust Fans									
Interior	50%	0-2	\$6,400	2027	\$127,000	2	\$800		
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
Interior	50%			2027	\$127,000	2	\$1,000		
Plumbing									
H/C Water Piping									
Brass/Copper	15%	0-2	\$1,600	2042	**	1			
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%									
Location : Hot Water Circulation Pump.									
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		
Not Energy Efficient, Extent : Moderate, Area Affected : 100%									
Location : Basement									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Oil Fired	42%			2032	\$24,900	1	\$800		
Sanitary Piping									
Cast Iron	15%	0-2	\$3,900	LIFE	**	1			
Blockage /Clogged, Extent : Moderate, Area Affected : 10%									
Location : Basement Record Room, 1st Floor Bathrooms And The Backyard.									
Cast Iron	85%			LIFE	**	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			
Sump Pump(s)									
Non-Submersible	100%	0-2	\$3,300	2042	**	4	\$1,300		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Sump Pump. Basement									
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
Generic	100%			2058	**	1-5	\$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		
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	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : North And South Facades And Chimney									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Entire Building Is Currently Unoccupied									
Explanation : Building Formerly Used As Fordham / Bronx Reference Library									
	Masonry: Granite	4%			LIFE	* *	5	\$1,800	
	Masonry: Limestone	8%	Now	\$59,100	LIFE	* *	5	\$3,600	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : At Window Sills									
	Metal Coiling Doors	3%			2043	* *	5	\$5,700	
Windows									
	Glass Block	2%	Now	\$600	LIFE	* *	5	\$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Wall Facing Lower Roof									
	Wood	98%	Now	\$350,100	2055	* *	5	\$55,600	1
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 35%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%	Now	\$104,200	LIFE	* *	5	\$5,400	1
Diagonal Cracks, Extent : Severe, Area Affected : 2%									
Location : Front Facing Parapet Wall									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Painted Surfaces, Extent : Moderate, Area Affected : 50%									
Location : Interior Face									
Spalling, Extent : Severe, Area Affected : 25%									
Location : Interior Face									
	Pre-Cast Concrete	10%	4+	\$7,200	LIFE	* *	5	\$3,800	
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Roof									
	Roll Roofing	100%	0-2	\$27,200	2026	\$135,900	5	\$24,500	
Patching Evident, Extent : Severe, Area Affected : 10%									
Location : Main Roof									
Ponding, Extent : Severe, Area Affected : 30%									
Location : Roof									

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	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Cast in Place Concrete	10%			LIFE	**	5	\$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	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vinyl Tile 9" X 9"	55%	Now	\$373,100	2040	**	3	\$11,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 70%								
Location : Throughout								
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout, Stairway								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	50%	Now	\$286,300	2050	**	5	\$13,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Second Floor Reading Room And Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Exposed Concrete	15%			LIFE	**	5	\$1,300	
Plaster	35%	Now	\$28,300	LIFE	**	5	\$12,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Second Floor Reading Room								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Basement Workroom And Throughout								
Paint Peeling, Extent : Severe, Area Affected : 80%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

98%

2040

**

Iron Picket

2%

2050

**

Retaining Walls

Cast in Place Concrete

100%

2065

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

4+

\$13,800

2043

**

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

Location : Bainbridge Avenue And Marion Avenue

On-Site Walkways

Cast in Place Concrete

100%

Now

\$31,100

2050

**

Cracking/Crumbling, Extent : Severe, Area Affected : 30%

Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2030

\$23,300

5

\$1,000

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

Location : Basement

Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.

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

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

Location : Electrical Room

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

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

Location : Water Main

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
BAINBRIDGE FACILITY
Asset # : 4223

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

Lighting

Interior Lighting
Fluorescent

100% Now \$234,400 2040 * *

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Not In Service

Egress Lighting
Exit, Service

100% Now \$13,700 2040 * * 1

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Not In Service

Exterior Lighting
HID

10% Now \$15,500 2040 * *

Other Observation, Extent : Light, Area Affected : 100%
Location : Front Of The Building
Explanation : Not In Service

No Component

90%

Alarm

Fire/Smoke Detection
Generic, Analog

100% Now \$426,100 2040 * * 1-3 \$20,600

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Not In Service

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

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : This Is A Vacant Building

Conversion Equipment
Steam Boiler

100% 2035 * * 1 \$36,300

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : 1 Unit. This Building Is Vacant And Not Being Used.

Distribution

Steam Piping/Pump

10% 0-2 \$1,700 2040 * *

Corroded, Extent : Moderate, Area Affected : 10%
Location : Basement

Steam Piping/Pump

90% 2040 * *

Terminal Devices

Convactor/Radiator

100% 2028 \$206,300 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		
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%			2038	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%	2-4	\$312,100	2040	* *	2	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Condemn Units. R-22							
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	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2030	\$229,800	1		
	Galvanized Steel	20%	0-2	\$1,700	2028	\$33,800	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
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%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$1,819,200	LIFE	**	5	\$107,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 40%							
		Location : Corner Of Arthur Ave. And E. Tremont							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	5%	Now	\$178,300	LIFE	**	5	\$5,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$182,800	LIFE	**	5	\$10,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Stucco Cement	5%			2036	**	5	\$16,800	
Windows									
	Aluminum	100%	Now	\$2,387,900	2056	**	5	\$25,400	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%	Now	\$343,400	LIFE	**	5	\$10,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$69,200	LIFE	**	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$732,200	2041	**			
		Blisters, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	0-2	\$53,600	2027	\$134,100	3	\$14,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Cast in Place Concrete	10%			LIFE	**	5	\$41,000	
	Ceramic Tile	5%			2034	**	5	\$9,400	
	Mosaic Tile	5%			2036	**	5	\$23,400	
	Terrazzo	15%	2-4	\$146,500	LIFE	**	5	\$22,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	50%			2031	\$893,100	3	\$35,100	
	Vinyl Tile 9" X 9"	10%	Now	\$231,400	2041	**	3	\$7,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$5,400	
	Concrete Masonry Unit	10%	0-2	\$9,000	LIFE	**	5	\$7,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Gypsum Board	15%	Now	\$25,300	LIFE	**	5	\$16,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	15%	Now	\$168,600	LIFE	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Marble Panels	2%			LIFE	**			
	Plaster	55%	Now	\$449,000	LIFE	**	5	\$29,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTile,Adhered	15%	0-2	\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	90%			2031	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2036	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Elevator Machine Room									
Explanation : Eight Transformers									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$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	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2029	\$10,000	1	\$38,500	
Generators									
	Diesel	100%			2027	\$82,100	1	\$48,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Backyard Generator Room									
Explanation : One 82.5 Kilowatt Single Phase, 125 Kilowatts, 3 Phase									
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$4,600	
Fuel Storage									
	Main Tank	100%			2034	* *	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Backyard Generator Room									
Explanation : 250 Gallon Capacity									
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
BERGEN BUILDING
Asset # : 2059

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	90%			2026	\$719,600	10	\$103,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$5,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$5,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
Emergency, Battery		50%	Now	\$1,900	2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Fixtures Are Not Operational							
	Exit, Battery	50%			2036	* *	10	\$4,200	
Exterior Lighting									
HID		60%	Now	\$190,800	2041	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof Perimeter							
		Explanation : Lighting Fixtures Are Not Operational							
	HID	40%			2041	* *	10	\$200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Rear Of Building Perimeter							
Alarm									
Security System	No Component	80%							
	Generic	20%			2036	* *	1	\$9,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Second Floor							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2026	\$1,453,700	1-3	\$79,500	

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								
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$510,500	2036	**	1	\$111,600	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement Boiler Room Vacuum Pump And Boiler No. 2							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Basement Boiler Room Vacuum Pump And Boiler No. 3							
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Basement Boiler Room Boiler No. 3							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Three Dual Fuel Steam Boilers							
	Distribution								
	Steam Piping/Pump	100%			2031	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sixth Floor Fan Room							
		Explanation : 2 Water Sourced Heat Pumps							
	Split Unit	10%			2036	**			
	Window/Wall Unit	70%	0-2	\$19,200	2026	\$191,800	1		
		Malfunctioning, Extent : Severe, Area Affected : 35%							
		Location : Throughout							
	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	
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Boiler Room							
		Explanation : Fans Are Inadequate, Malfunction Often And Provide Entry For Rodents							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$11,500	2036	**	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Supply Pipe Connects To Water Main In Basement							
	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			
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		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	50%	0-2	\$10,000	2041	**	4	\$1,300	
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : Boiler Pit							
		Obsolete Equipment, Extent : Severe, Area Affected : 20%							
		Location : Boiler Pit							
		On Extended Life, Extent : Severe, Area Affected : 20%							
		Location : Boiler Pit							
	Non-Submersible	50%			2031	\$10,000	4	\$2,000	
	Sewage Ejector(s)								
	Electric	100%			2026	\$37,900	4	\$5,000	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2036	**	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : Dedicated To The Boiler Plant							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$63,100	
		Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%							
		Location : Westside Of Building Façade							
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Sprinkler								
	No Component	80%							
	Generic	20%			2051	**	1-2	\$7,000	
	Fire Pump								
	Generic	100%			2040	**	1	\$23,400	

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

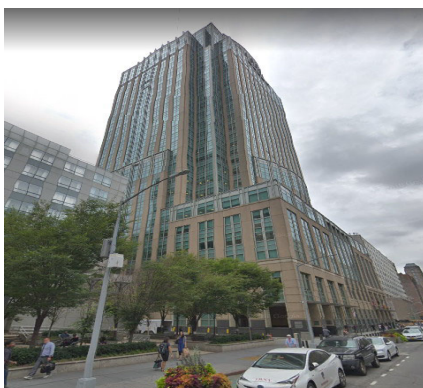
Print Date : 01-Sep-2021

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	43%			LIFE	**	5	\$345,000	
	Metal/Glass Curt Wall	50%			LIFE	**	5	\$752,100	
	Metal Coiling Doors	2%			2044	**	5	\$50,100	
	Granite Panels	3%			LIFE	**	5	\$18,100	
	Pre-Cast Concrete	2%			LIFE	**	5	\$52,100	
Windows									
	Aluminum	97%			2047	**	5		
	Metal Louvers	3%			2040	**	10		
Parapets									
	Metal/Glass Curt Wall	50%			2051	**	5	\$14,400	
	Metal Panel	20%			2051	**	5	\$5,800	
	Metal Rail	30%			2044	**	5-10	\$40,300	
Roof									
	IRMA/Protected Membrane	100%			2036	**	10	\$118,600	
	Paver Block Ballast, Extent : Moderate, Area Affected : 25%								
	Location : 7th And 33th Floor Setbacks								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Ethylene Propylene Diene Monomer-(EPDM) Under Insulation								
Soffits									
	Aluminum Sunshades	20%			2040	**	10	\$13,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : At Entrances								
	Explanation : This Is Actually Metal And Glass Awnings								
	Metal Panel	20%			2051	**	5-10	\$14,900	
	Stucco Cement	60%			2044	**	5	\$16,200	
Interior									
Floors									
	Carpet	10%			2030	\$2,074,300	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2040	**	5	\$48,000	
Concrete Masonry Unit	10%	Now	\$119,600	LIFE	**	5	\$96,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair A - Floors 32 And 33								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair A - Floors 32 And 33								
Glass: Single Pane	2%			LIFE	**	5	\$36,000	
Gypsum Board	73%			LIFE	**	5	\$1,051,400	
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$480,100	
Ceilings								
AcousTileSusp.Lay-In	85%			2044	**	5	\$1,231,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$181,100	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Side Of Building								
Explanation : This Is A Concrete Wall With A Stone Face Finish								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	30%			2044	**			
Pavers/Stone	70%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Entry Areas								
Explanation : This Is Actually Granite Pavers								
Parking/Driveway								
Cast in Place Concrete	100%			2036	**			

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2044	**	5	\$3,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	50%			2051	**	5	\$2,500	
	Fused Disc Sw	10%			2051	**	5	\$400	
	Molded Case Bkrs	40%			2051	**	5	\$10,200	
Raceway									
	Busway	15%			2044	**	1		
	Conduit	85%			2051	**	1		
Panelboards									
	Fused Disc Sw	15%			2047	**	5	\$3,300	
	Molded Case Bkrs	85%			2047	**	5	\$21,700	
Wiring									
	Busway	15%	Now	\$75,800	2044	**	1		
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Explanation : One Phase Of Electrical Service Is Not Functioning									
	Thermoplastic	85%			2051	**	1		
Motor Controllers									
	Locally Mounted	12%	Now	\$7,200	2044	**	5	\$400	
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : Roll Up Gate In Garage Sally Port									
	Motor Control Center	80%			2044	**	5	\$21,100	
	Variable Frequency Drive	8%	Now	\$47,700	2044	**			
Not Functioning, Extent : Moderate, Area Affected : 50%									
Location : Units Observed In Bypass Mode									
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$14,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$297,900	
Generators									
	Diesel	100%			2040	**	1	\$374,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Two 1,375 Kilovolt-ampere Emergency Generators; Full Load Test On Monthly Basis: No Load Test On Weekly Basis One Belongs To DCAS, The Other Is Private									
Batteries									
	Nickel Cadmium	100%			2026	\$1,700	5	\$215,800	

*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
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR
Asset # : 13879

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2047	**	5	\$89,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 150 Gallons Rated Capacity							
	Main Tank	50%			2059	**	5	\$14,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Lower Level 2							
		Explanation : Two 10,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	**	10	\$710,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2036	**	10	\$177,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors, Lobby							
		Explanation : Compact Fluorescent Lamps							
Egress Lighting									
	Emergency, Service	50%			2036	**	1		
	Exit, LED	50%			2059	**	1		
Exterior Lighting									
	Fluorescent	10%			2036	**	10	\$8,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	**	5	\$28,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Steel Lightning Rods							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2036	**	1	\$289,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : Intrusion Alarm System And Surveillance Camera System							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

Now

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2051

* *

1

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

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$478,700

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

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$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.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	85%			2040	* *	1	\$890,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 31st Floor Refrigeration Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Refrigeration Room							
		Explanation : 4 Rotary Scroll Compressor Chillers And Plate Heat Exchangers.							
	Interior Pkg Unit - Cooling	15%			2032	\$5,703,500	2	\$8,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 26th Through 30th Floors							
		Explanation : Water Sourced Packaged Air Conditioning Equipment							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2057	* *	4	\$47,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Refrigeration Equipment Room							
		Explanation : Includes Condenser Water Pumps And Piping							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2036	* *	1	\$508,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Through 25th Floors							
		Explanation : No Heating Coils On Air Handlers.							
	No Component	15%							
Heat Rejection									
	Water Cooling Tower	100%			2032	\$3,859,200	2	\$974,300	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$187,400	LIFE	* *	2-5	\$539,800	
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Various							
		Explanation : Normally Open Fire Smoke Dampers Are Failing In The Closed Position Due To Faulty Building Management System. Hardware And Software Issues.							
Exhaust Fans									
	Interior	10%			2036	* *	2	\$3,000	
	Roof	10%			2036	* *	2	\$3,000	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	10%			2026	\$89,600	4	\$600	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Lavatories And Pantries							
		Explanation : Multiple Points Of Use Electric Hot Water Heaters. 20 To 30 Gallon Range.							
	Gas Fired	90%			2026	\$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	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 10 Passenger, 2 Freight, 4 Restricted To Judges							
		Explanation : 16 Units							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Prisoner Elevators							
		Explanation : 2 Units							
Escalators									
	Over 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$488,100	
Sprinkler									
	Generic	100%			2051	* *	1-2	\$271,200	
Fire Pump									
	Generic	100%			2040	* *	1	\$180,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$99,600	LIFE	**	5	\$78,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Cooling Tower Area								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Cooling Tower								
Masonry: Granite	3%			LIFE	**	5	\$23,600	
Masonry: Limestone	90%	Now	\$2,893,000	LIFE	**	5	\$354,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : East 161 Street And Sheridan Avenue Facades								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	2%			2045	**	5	\$32,800	
Slate Panels	2%			LIFE	**	5	\$15,700	
Windows								
Aluminum	95%	0-2	\$310,800	2040	**	5	\$33,100	
Air Infiltration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Exterior Surfaces								
Explanation : Dirty Glass								
Metal Louvers	5%			2035	**	10	\$21,800	
Parapets								
Cast in Place Concrete	50%	Now	\$100,200	LIFE	**	5	\$145,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	10%	Now	\$18,200	LIFE	**	5	\$2,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	40%	0-2	\$132,000	LIFE	**	5	\$14,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	60%	Now	\$1,657,300	2042	* *			1
				Blisters, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%					
				Location : Throughout					
				Split/Cracked, Extent : Severe, Area Affected : 15%					
				Location : Throughout					
				Vegetation Growth, Extent : Severe, Area Affected : 15%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Main Roof And Lower Roofs					
				Worn/Eroded, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
	Cast in Place Concrete	20%			LIFE	* *	10	\$60,500	
				Recent Replace Evident, Extent : N/A, Area Affected : 10%					
				Location : Roof Parking					
	Modified Bitumen	20%			2037	* *	10	\$36,300	
Soffits									
	Masonry: Limestone	70%			LIFE	* *	5		
	Stucco Cement	30%			2037	* *	5		
Interior									
Floors									
	Carpet	33%	0-2	\$199,100	2028	\$3,982,500	3	\$417,300	
				Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%					
				Location : Throughout					
	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	
				Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
				Location : Corridors, 3rd, 4th, Lower Mezzanine Levels, Basement					
				Patching Evident, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
	Vinyl Tile	10%			2037	* *	3	\$31,600	
				Recent Installation, Extent : N/A, Area Affected : 10%					
				Location : 2nd Floor Court Rooms, 2nd Floor Hallway					

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$123,400	LIFE	**	5	\$39,600	
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : 10th Floor, Roof Stair D								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Roof Stair D								
Fabric on Framing	10%			2033	**	5	\$49,500	
Gypsum Board	33%	0-2	\$76,000	LIFE	**	5	\$196,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%	4+	\$43,300	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Granite Panels	5%	0-2	\$222,900	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%			LIFE	**	5-10	\$210,500	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$24,800	
Wood	2%			LIFE	**	5	\$158,500	

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 FAMILY/CRIMINAL COURT
Asset # : 2058

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	40%	Now	\$305,900	2037	* *	5	\$210,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 7th And 8th Floor							
	AcousTileSusp.Lay-In	25%	Now	\$382,400	2045	* *	5	\$105,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout, Corridors							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Corridors, 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 7th And 8th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Exposed Concrete	30%	Now	\$1,825,300	LIFE	* *	5	\$39,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 10th Floor							
		Staining/Discoloring, Extent : Severe, Area Affected : 15%							
		Location : 10th Floor							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Stair D To Roof, 10th Floor							
	Gypsum Board	5%	0-2	\$23,900	LIFE	* *	5	\$52,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 12%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	100%			2045	* *	5-10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Guard Railing							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2037	* *			

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2052	* *	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2045	* *	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Closet And Mechanical Room									
Explanation : Five 15 Kilovolt Ampere 480 High Voltage - 208/120 Low Voltage									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2052	* *	5	\$2,600	
Raceway									
	Conduit	60%			2052	* *	1		
	Conduit	40%			2032	\$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	
Indicators Inoperable, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room 10th Floor									
	Motor Control Center	5%	2-4	\$59,600	2052	* *	5	\$300	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	Variable Frequency Drive	20%			2045	* *			
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Water Main									
	Generic	50%			LIFE	* *	5	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Main Basement									
Explanation : Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	* *	1	\$154,500	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2041	**	1	\$194,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : One 1500 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$1,700	5	\$18,600	
Fuel Storage									
	Day Tank	50%			2048	**	5	\$46,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Roof							
		Explanation : One 275 Gallons							
	Main Tank	50%			2035	**	5	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 10000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2037	**	10	\$92,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 10th Floor And Electrical Closet							
		Explanation : Using T-12 Lamps							
	Fluorescent	20%			2037	**	10	\$92,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	60%			2040	**			
Egress Lighting									
	Emergency, Service	30%			2040	**	1		
	Emergency, Service	20%			2027	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera							
	Generic	10%			2027	\$170,300	1	\$18,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2052

* *

1

Fuel

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

Location : Basement

Explanation : No. 2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel

Generator. Capacity Of Each Tank 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.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	60%			2045	* *	1	\$326,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units From 2013 In 10th Floor. 1 Packaged Chiller On The Roof Not Operational Yet. Did Not Signed Off On The Unit.							
	Centrifugal, Elec Chiller	30%	0-2	\$537,100	2041	* *	1	\$146,700	
		Controller Not Working, Extent : Moderate, Area Affected : 100%							
		Location : 10th Floor Boiler Room. One Chiller Not Working Due To Burnt Motor Contol Panel. The Contol Panel Was Damaged By Water Leaking From Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 10th Floor Mechanical Room							
		Explanation : One Out Of The Three Chillers Is Malfunctioning Due To Burnt Contol Panel As A Result Of Water Leaking Directly On The Panel From The Roof.							
	Exterior Pkg Unit - Cooling	5%			2037	* *	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Roof							
		Explanation : 2 Units Used For Elevator Machine Rooms.							
	Split Unit	5%			2037	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	98%			2052	* *	4	\$36,400	
	CW & CHW Wtr Pipe/Pump	2%	0-2	\$1,300	2042	* *	4	\$500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : 10th Floor Boiler Room. Broken Insulation For Propylene Glycol Piping.							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : 10th Floor Mechanical Room. Leaking Propylene Glycol Piping							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2037	* *	1	\$155,200	
	Fan Coil - 4 Pipe	50%			2032	\$6,172,900	1	\$81,100	
Heat Rejection									
	Water Cooling Tower	100%			2036	* *	2	\$505,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units Installed In 2013 Same Time As Chillers In The 10th Floor.							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2052	**	1		
	Galvanized Steel	90%			2037	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : In Line Pressure Booster Pump For Domestic Cold Water.								
HW Heat Exchanger									
	HTHW/HW	100%			2052	**			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	95%			LIFE	**	1		
	Cast Iron	5%	0-2	\$5,500	LIFE	**	1		
	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location : Roof Above 8th Floor. Drain Piping Leaking Directly To The Floor Underneath.								
	Water Damage Noticeable.								
Sump Pump(s)									
	Non-Submersible	100%			2037	**	4	\$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	**			
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : 6 Units From Lower Mezzanine To 9th Floor, 4 Units From Basement To 9th Floor, 1 Unit From Basement To 10th Floor								
	Explanation : 11 Units								
	Hydraulic	10%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 4th Floor Is Sufficient								
	Explanation : 2 Units								
Escalators									
	Under 20' Rise	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Units From Low Mezzanine To Mezzanine, Two Units From Mezzanine To 1st Floor, Two Units From 1st To 2nd Floor								
	Explanation : 6 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2058	**	1-5	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	70%							
	Generic	30%			2052	* *	1-2	\$42,200	
Other Observation, Extent : Light, Area Affected : 30%									
Location : Garage, Basement, Cellar 1st And 2nd Floor									
Explanation : Deluge System For The Garage. Dry System For Cellar, Basement 1st And 2nd Floor.									
Fire Pump									
	Generic	100%			2028	\$339,500	1	\$93,700	

*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 : 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	**				
Repairs in Progress, Extent : N/A, Area Affected : 5%									
Location : 7th Floor Balconies									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 10th Floor Penthouse And 7th Floor Balconies									
Metal Panel	4%			2042	**	10	\$30,300		
Modified Bitumen	65%			2029	\$4,082,000	10	\$268,200		
Skylight, Metal/Glass	2%			2049	**	10	\$27,500		
Under Construction	25%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Ground Floor									
Explanation : Plaza Roof Over Parking Area									
Soffits									
Metal Panel	100%			2049	**	5-10			
Interior									
Floors									
Carpet	30%	0-2	\$470,800	2028	\$4,708,400	3	\$493,400		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : 8th And 9th Floors									
Cast in Place Concrete	10%	4+	\$25,600	LIFE	**	5	\$239,800		
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%									
Location : Boiler Room									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Elevator Machine Room 1004									
Ceramic Tile	5%			2038	**	5	\$54,800		
Granite Panels	15%			LIFE	**	5	\$123,300		
Steel Plate	5%			LIFE	**	1			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Stairwells									
Explanation : This Is Actually Stainless Steel Treads And Risers									
Terrazzo	30%			LIFE	**	5	\$257,000		
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		
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%			LIFE	**			
	Cast Stone/Terra Cotta	10%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$91,900	
	Gypsum Board	63%	4+	\$107,700	LIFE	**	5	\$694,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Elevator Room 1031									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Under 7th Floor Balconies At Stairwells									
	Granite Panels	2%			LIFE	**			
	Plaster	5%	Now	\$41,300	LIFE	**	5	\$27,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Ramp Area At Jury Waiting Room									
	Wood	5%			LIFE	**	5	\$367,400	
Ceilings									
	AcousTileSusp.Lay-In	50%	4+	\$99,500	2042	**	5	\$274,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Exposed Concrete	8%			LIFE	**	5	\$13,700	
	Gypsum Board	40%	4+	\$99,500	LIFE	**	5	\$548,200	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 6th Floor At Stairwells									
	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		
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 HALL OF JUSTICE
Asset # : 14315

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2049	**	5	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 5,000 Ampere Services									
Transformers									
	Dry Type	100%			2042	**	5	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Various Ratings									
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	
Other Observation, Extent : Light, Area Affected : 80%									
Location : First, Seventh And Mezzanine Floors									
Explanation : Both Sides									
	Motor Control Center	10%			2042	**	5	\$2,000	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Mezzanine									
Explanation : Used For Smoke Purge									
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$225,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Various Locations									
Explanation : Multiple Units									
Generators									
	Diesel	100%			2038	**	1	\$283,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1,000 Kilovolt-Ampere									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$27,100	
Fuel Storage									
	Day Tank	20%			2045	* *	5	\$27,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallons							
	Main Tank	80%			2057	* *	5	\$17,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 10,000 Gallons, Shared With Boiler							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	* *	10	\$335,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	20%			2034	* *	10	\$134,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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		
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%			2039	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Vault							
		Explanation : Two 10,000 Gallon Tanks For No.2 Fuel Oil							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2034	**	1	\$362,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 3 Boilers					
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$36,100	
	Terminal Devices								
	Air Handler	35%			2029	\$3,786,800	1	\$158,500	
	Convactor/Radiator	60%			2034	**	1	\$142,000	
	Unit Heater - Hot Water	5%			2029	\$144,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
				Other Observation, Extent : Light, Area Affected : 33%					
				Location : Chiller Room					
				Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator					
	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	
				R-22 Refrigerant, Extent : Moderate, Area Affected : 100%					
				Location : Throughout Building					
				Other Observation, Extent : Moderate, Area Affected : 10%					
				Location : Throughout Building					
				Explanation : Controls System Is Obsolete					
	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	
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment					
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		
				Damaged, Extent : Severe, Area Affected : 100%					
				Location : Main Water Tank In Sub-basement					

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$469,300	2	\$10,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two 250 Gallon Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Fire And Domestic Water Service							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	95%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Twelve Units From Sub-basement To 9th Floor, Eight Units From Sub-basement To 6th Floor, One Unit From 1st to 7th Floor							
		Explanation : 21 Units							
	Hydraulic	5%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
	Escalators								
	Under 20' Rise	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : 2 Units							
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glass Block	7%	Now	\$144,600	LIFE	* *	5	\$5,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Rear East Facade, Street Level							
	Masonry: Brick Cavity	68%	0-2	\$352,700	LIFE	* *	5	\$83,900	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead And Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North And South Facades, Bulkhead							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%							
		Location : At Louvers							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Below Window Sills And Vents							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead, Rear Facade At Adjoining Building							
	Masonry: Sandstone	5%	0-2	\$10,600	LIFE	* *	5	\$4,600	
		Open Joints, Extent : Moderate, Area Affected : 15%							
		Location : Bulkhead							
	Metal/Glass Curt Wall	20%	0-2	\$439,000	LIFE	* *	5	\$46,300	
		Air Infiltration, Extent : Light, Area Affected : 60%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 20%							
		Location : North Facade At Main Stair							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : 5th Floor At Main Stair In North Facade							
Windows									
	Aluminum	90%	Now	\$234,300	2046	* *	5	\$12,500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Upper Floors							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Various Rooms On Upper Floors Through South Facade, 10th Floor Elevator Lobby							
	Metal Louvers	10%	4+	\$4,600	2039	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 30%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick Cavity	15%			LIFE	**	5	\$500		
Masonry: Sandstone	5%			LIFE	**	5	\$200		
Metal Rail	75%	4+	\$8,200	2043	**	5	\$19,400		
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Northwest Corner On The 6th Floor									
Stucco Cement	5%			2043	**	5	\$500		
Roof									
IRMA/Protected Membrane	82%	0-2	\$43,500	2035	**				
Broken Paver Blocks, Extent : Moderate, Area Affected : 25%									
Location : 6th Floor Roof									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%									
Location : 6th Floor Roof									
Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%									
Location : 6th Floor Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%									
Location : South Facade 10th Floor									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Modified Bitumen	10%	Now	\$4,500	2030	\$45,100				
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : 10th Through 6th Floor									
Skylight, Plastic Sloped Glazing	5%			2043	**	1			
	3%	Now	\$5,800	LIFE	**	5	\$11,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Entrance Canopy									
Interior									
Floors									
Carpet	10%	Now	\$214,300	2032	\$214,300	3	\$22,500		
Staining/Discoloring, Extent : Light, Area Affected : 50%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Cast in Place Concrete	10%			LIFE	**	5	\$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		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : 7th Floor Corridor, Basement									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$7,300		
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900		
Glass: Single Pane	5%	4+	\$24,700	LIFE	**	5	\$5,500		
Other Observation, Extent : Moderate, Area Affected : 35%									
Location : All Levels									
Explanation : Clouded / Staining									
Gypsum Board	50%	Now	\$34,100	LIFE	**	5	\$44,000		
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby									
Masonry: Brick	15%	4+	\$48,100	LIFE	**				
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
Granite Panels	5%	4+	\$33,000	LIFE	**				
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Entrance Lobby									
Explanation : Staining/coloring									
Wood	10%			LIFE	**	5	\$58,600		
Ceilings									
AcousTileSusp.Lay-In	60%	0-2	\$81,500	2043	**	5	\$44,900		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : At Dividing Walls On Upper Floors									
Exposed Concrete	10%			LIFE	**	5	\$2,300		
Gypsum Board	30%	Now	\$10,200	LIFE	**	5	\$56,100		
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2065	**				
Retaining Walls									
Cast in Place Concrete	100%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	**				

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2040	* *	5	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : Two 3,000 Ampere, One 2,000 Ampere, One 1,600 Ampere And One 1,200 Ampere Main Disconnct Switches									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : One 400 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2023	\$1,700	5	\$22,300	
Fuel Storage									
	Day Tank	50%			2038	* *	5	\$9,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Penthouse									
Explanation : One 275 Gallons									
	Main Tank	50%			2045	* *	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 6,000 Gallons									
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2030	\$1,106,200	10	\$55,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-8 Lamps					
	Fluorescent	40%			2030	\$737,400	10	\$36,700	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
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		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Vault					
				Explanation : One 6,000 Gallon Tank					
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$16,200	2043	* *	1	\$44,500	
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : At Sections, Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sixth Floor Mechanical Equipment Room					
				Explanation : Two Dual Fuel Hot Water Boilers					
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		
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	
		Malfunctioning, Extent : Moderate, Area Affected : 45%							
		Location : Unit No.1 Has Been Down For More Than One Year.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sixth Floor Mechanical Equipment Room							
		Explanation : 2 Rotory Screw Chillers, Refrigerant R-22							
	Exterior Pkg Unit - Cooling	5%			2025	\$42,500	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit, 10th Floor Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	10%	0-2	\$2,600	2050	**	4	\$500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 100%							
		Location : 6th Floor Roof							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : 6th Floor Mechanical Room							
		Explanation : Under Size Of Conjunctive Piping							
	CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$4,400	
Terminal Devices									
	Air Handler/Cool/Ht	95%			2030	\$1,119,200	1	\$58,800	
	No Component	5%							
Heat Rejection									
	Water Cooling Tower	95%			2028	\$378,700	2	\$95,600	
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%	0-2	\$24,200	LIFE	**	2-5	\$27,900	
		Unbalanced System, Extent : Moderate, Area Affected : 50%							
		Location : The Lower Floor From Mezzanine To 5th Floor Lack Of Airflow.							
	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		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Deteriorating Roof Tank Shingles							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	
	Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
	Location : Sixth Floor Mechanical Room								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Sixth Floor Mechanical Room								
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	
	Not in Service, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
Backflow Preventer									
	Generic	100%			2035	* *	1	\$6,100	
Fixtures									
	Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Cellar To 10th Floor								
	Explanation : 6 Units. No.4 Is Out Of Service For Years. The Rest Units Are Down Frequently.								
Escalators									
	Over 20' Rise	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lobby To 2nd Floors								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$52,300	
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%								
	Location : Basement								
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
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		
Deteriorated Finish, Extent : Severe, Area Affected : 25%									
Location : At Dormers And Cupola									
Dry Rot/Decay, Extent : Severe, Area Affected : 10%									
Location : Dormers, Fascia Boards And Cupola									
Paint Peeling, Extent : Severe, Area Affected : 50%									
Location : At Dormers And Cupola									
Windows									
Aluminum	95%			2046	**	5	\$800		
Wood	5%	Now	\$1,300	2055	**	5	\$200		
Dry Rot/Decay, Extent : Severe, Area Affected : 25%									
Location : Basement									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Basement									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Basement									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,000		
Masonry: Brick	20%			LIFE	**	5	\$500		
No Component	75%								
Roof									
Built-Up (BUR)	10%	Now	\$39,700	2040	**			1	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Junction Of Carriage House, Meeting Room B									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Meeting Room B									
Built-Up (BUR)	5%			2030	\$19,900	10	\$1,300		
Copper/Terne	40%	Now	\$47,200	2045	**				
Corrosion/Rusting, Extent : Severe, Area Affected : 10%									
Location : Lower Roofs									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Attic Office									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Various Metal Roofs									
Explanation : Coated With Liquid Membrane									
Metal Panel	25%	Now	\$16,500	2035	**			1	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Over Carriage House									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Over Carriage House									
Roll Roofing	15%			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		
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	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Basement								
	Ceramic Tile	5%			2039	**	5	\$1,100	
	Vinyl Tile	40%	Now	\$85,500	2040	**	3	\$3,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : 3rd Floor								
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Second Floor And Attic								
	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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
Ceilings									
	AcousTileSusp.Lay-In	30%			2047	**	5	\$6,700	
	Gypsum Board	25%			LIFE	**	5	\$7,000	
	Plaster	25%			LIFE	**	5	\$3,500	
	Plaster	20%	4+	\$6,600	LIFE	**	5	\$2,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Carriage House And Meeting Room B								
	Paint Peeling, Extent : Severe, Area Affected : 15%								
	Location : Basement								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Carriage House And Meeting Room B								
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			
Retaining Walls									
	Masonry: Brick	100%			2050	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$5,100	2043	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : White Plains Road								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 4+ \$700 2035 * *

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw 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.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	30%			2035	* *	10	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	60%			2030	\$57,500	10	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2030	\$4,800	10	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Light							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Perimeter Of The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2030	\$174,200	1-3	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	25%	0-2	\$500	2025	\$9,300	1	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : The Shell							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : 1 Rooftop Package Unit. On Extended Useful Life Time							
	Heat Pump Air Sourced	60%			2034	**	2	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Units							
	Heat Pump Air Sourced	15%			2028		2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 4 Units							
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	
		R-22 Refrigerant, Extent : Light, Area Affected : 25%							
		Location : 1 Unit On Lower Roof							
	Split Unit	15%			2030	\$50,500			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 4 Units, Lower Roof							
	Split Unit	60%			2038	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 7 Units. R-410a							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$6,300	
	No Component	25%							
Exhaust Fans									
	Interior	65%			2030	\$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		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Limestone	75%			LIFE	**	5	\$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	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : 4th Floor Top Office And 2nd Floor								
	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	
	Deteriorated Finish, Extent : Light, Area Affected : 40%								
	Location : Ground Floor At Mechanical Room								
	Split/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Ground Floor At Mechanical Room								
	Wood	7%			2047	**	5	\$10,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	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	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : East Side Of Building								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

Masonry: Granite

75% 4+ \$48,000 LIFE **

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

Pavers/Stone

25% Now \$77,700 2035 **

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2042 ** 5 \$200

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

Switchgear / Switchboard

Fused Disc Sw

100% 2042 ** 5 \$200

Raceway

Conduit

90% 2042 ** 1

Conduit

10% 2052 ** 1

Panelboards

Fused Disc Sw

10% 2040 ** 5 \$100

Molded Case Bkrs

80% 2040 ** 5 \$1,200

Molded Case Bkrs

10% 2048 ** 5 \$100

Wiring

Thermoplastic

80% 2042 ** 1

Thermoplastic

20% 2052 ** 1

Motor Controllers

Locally Mounted

90% 2037 ** 5 \$300

Locally Mounted

10% 2045 ** 5

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2037 **

Egress Lighting

Emergency, Battery

20% 2037 ** 10 \$2,700

Exit, LED

80% 2060 ** 1

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	10%			2037	* *	10		
	LED	20%			2037	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2040	* *	1	\$6,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%			2037	* *	1-3	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	100%			2028	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	0-2	\$1,000	2042	* *	4	\$1,400	
Corroded, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Room									
	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	
Not in Service, Extent : Moderate, Area Affected : 10%									
Location : Restrooms									
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	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby To 3rd Floor									
Explanation : 2 Units									
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$177,000	LIFE	**	5	\$139,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Emergency Generator Area							
		Exposed Reinforcement, Extent : Light, Area Affected : 2%							
		Location : Emergency Generator Area							
	Copper/Terne	2%			2051	**	10	\$26,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Decorative Metal Panels							
	Masonry: Brick	11%	Now	\$416,500	LIFE	**	5	\$61,600	
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : At Roof Exits							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Walls Around Roof Areas Over 12th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Ladies Locker Room In Cell Area							
	Masonry: Brick	21%			LIFE	**	5	\$117,500	
	Masonry: Granite	10%	Now	\$371,100	LIFE	**	5	\$42,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : At Grade Level							
		Vertical Cracks, Extent : Moderate, Area Affected : 2%							
		Location : South Facade							
	Masonry: Limestone	2%	2-4	\$548,500	LIFE	**	5	\$8,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 3%							
		Location : Throughout							
	Masonry: Limestone	49%			LIFE	**	5	\$205,600	
Windows									
	Aluminum	50%	Now	\$2,103,100	2056	**	5	\$22,400	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Courtyard Windows							
		Unit Inoperable, Extent : Severe, Area Affected : 35%							
		Location : Courtyard Windows							
	Bronze/Brass	5%			2039	**	5	\$28,000	
	Steel	35%			2039	**	5	\$391,600	
	Steel	10%			2039	**	5	\$111,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Level							
		Explanation : Protective Metal Grilles							
Parapets									
	Masonry: Brick	90%	Now	\$13,900	LIFE	**	5	\$10,800	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : 7th Floor Roof							
	Masonry: Limestone	10%			LIFE	**	5	\$1,500	

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 CENTRAL COURTS BROOKLYN CRIMINAL COURTS
Asset # : 2061

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Copper/Terne	60%	Now	\$310,700	2046		**			
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : Over 12th Floor									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%									
Location : 12th Floor Roof, Drain To Basement									
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%									
Location : North West Corner - 12th Floor									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : At Recent Patches									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Near Electrical Room In Basement									
Modified Bitumen	40%	Now	\$109,900	2031	\$549,400				
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Drains Clogged, Extent : Moderate, Area Affected : 10%									
Location : 11th Floor Roofs									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%									
Location : Over 9th Floor Correction Officers Area									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 5%									
Location : 11th Floor Roofs									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Over 9th Floor Correction Officers Area And 4th Floor Offices									
Soffits									
Metal Panel	100%	Now	\$11,700	2041		**	5	\$27,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Parking Courtyard									
Interior									
Floors									
Carpet	10%	Now	\$90,200	2027	\$901,500	3		\$94,500	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : At Enry Vestibule									
Cast in Place Concrete	10%			LIFE		**	5	\$137,800	
Ceramic Tile	5%	Now	\$34,200	2040		**	5	\$15,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Cork Tile	10%			2041		**	5	\$55,100	
Marble Panels	10%			LIFE		**	5	\$47,200	
Terrazzo	10%	0-2	\$65,700	LIFE		**	5	\$49,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Vinyl Tile	45%	Now	\$270,200	2031	\$2,702,300	3		\$106,300	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$137,800	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Basement And Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 3%							
		Location : Basement And Sub-basement							
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,800	
	Gypsum Board	10%			LIFE	**	5	\$23,300	
	Masonry: Brick	5%	4+	\$17,000	LIFE	**			
		Vertical Cracks, Extent : Moderate, Area Affected : 1%							
		Location : Penthouse							
	Marble Panels	20%	Now	\$347,200	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Plaster	30%			LIFE	**	5	\$35,000	
	SGFT/Glazed Masonry	15%			LIFE	**			
	Wood	10%			LIFE	**	5	\$155,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Courtrooms							
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$42,800	2036	**	5	\$47,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Basement Corridor							
	Exposed Concrete	5%	Now	\$56,800	LIFE	**	5	\$4,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Fan Room							
		Water Penetration, Extent : Moderate, Area Affected : 3%							
		Location : Basement And Sub-basement							
	Plaster	75%	Now	\$139,000	LIFE	**	5	\$295,200	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Room 1004c							
	Plaster	5%			LIFE	**	5	\$19,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2051	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Missing Finials							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	**			

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

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

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

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2051 * * 5 \$1,400

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

Transformers

Dry Type

50% 2044 * * 5 \$500

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

Dry Type

50% 2036 * * 5 \$500

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

Switchgear / Switchboard

Molded Case Bkrs

100% 2051 * * 5 \$7,000

Raceway

Conduit

80% 2051 * * 1

Conduit

20% 2031 \$87,500 1

Panelboards

Fused Disc Sw

5% 2039 * * 5 \$300

Molded Case Bkrs

95% 2047 * * 5 \$6,600

Wiring

Braided Cloth

10% 2030 \$67,400 1

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

Thermoplastic

90% 2051 * * 1

Motor Controllers

Locally Mounted

10% 2029 \$83,900 5 \$200

Variable Frequency

90% 2044 * *

Drive

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$81,300	
	Generators								
	Diesel	100%			2040	**	1	\$102,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1,300 Kilowatts							
	Batteries								
	Nickel Cadmium	100%			2026	\$1,700	5	\$58,900	
	Fuel Storage								
	Day Tank	50%			2047	**	5	\$24,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2046	**	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : Two 20,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	3%			2036	**	10	\$7,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	95%			2036	**	10	\$230,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	1%			2026	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : CCTV Surveillance Cameras							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2039

* *

1-3

\$162,700

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

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

Now

\$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

10%

2036

* *

1

\$16,300

Convactor/Radiator

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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	CW & CHW Wtr	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	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Various							
		Explanation : On Extended Life Time, Inefficient Units.							
	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	
		Not in Service, Extent : Severe, Area Affected : 15%							
		Location : Various							
	Roof	25%	Now	\$23,000	2026	\$115,100	2	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 50%							
		Location : Toilet Exhaust At Roof							
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2031	\$1,447,500	1		
	Galvanized Steel	30%	Now	\$36,500	2029	\$365,200	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
HW Heat Exchanger									
	Steam Fired	100%	Now	\$22,100	2031	\$441,800	4	\$26,100	
		Controller Not Working, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$42,300	2041	* *	4	\$5,600	
			Broken, Extent : Severe, Area Affected : 100%						
			Location : Basement						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Temporary Unit Installed						
	Sewage Ejector(s)								
	Compressed Air	100%			2031	\$51,700	4	\$4,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two Sets Of Ejectors						
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$16,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 10 Units From Lobby To 11th Floor, 2 Units From Basement To 11th Floor						
			Explanation : 12 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$1,156,100	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	10%			LIFE	**	5	\$54,000	
	Masonry: Granite	5%	Now	\$179,200	LIFE	**	5	\$20,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Limestone	10%	Now	\$6,620,400	LIFE	**	5	\$40,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Limestone	70%			LIFE	**	5	\$283,700	
	Metal/Glass Curt Wall	1%	Now	\$961,600	LIFE	**	5	\$10,100	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Stucco Cement	4%			2051	**	5	\$54,000	
Windows									
	Aluminum	95%	Now	\$3,324,200	2039	**	5	\$70,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Steel	5%	Now	\$436,200	2056	**	5	\$46,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Basement, Stairs								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Parapets									
	Masonry: Brick	15%			LIFE	**	5	\$2,700	
	Masonry: Limestone	85%			LIFE	**	5	\$19,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Carpet	18%	0-2	\$101,300	2027	\$2,025,900	3	\$212,300		
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Cast in Place Concrete	5%	Now	\$45,900	LIFE	* *	5	\$86,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	7%	Now	\$119,600	2040	* *	5	\$27,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Marble Panels	13%	Now	\$415,300	LIFE	* *	5	\$76,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout, Stairwells								
Sheet Vinyl/Rubber	5%	Now	\$1,308,300	2041	* *	5	\$29,500		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terrazzo	10%	Now	\$409,900	LIFE	* *	5	\$61,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	30%	Now	\$224,900	2031	\$2,249,200	3	\$88,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$337,900	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout Basement And Sub-basement							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$73,700	2040	**	5	\$11,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Concrete Masonry Unit	2%	0-2	\$23,700	LIFE	**	5	\$3,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Gypsum Board	5%			LIFE	**	5	\$14,300	
Masonry: Brick	5%	Now	\$52,100	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	3%	Now	\$67,000	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Marble Panels	25%	Now	\$532,300	LIFE	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Basement Corridor Near Room B8							
Plaster	23%			LIFE	**	5	\$32,900	
Plaster	27%	Now	\$462,900	LIFE	**	5	\$38,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	40%			2036	**	5	\$314,500	
	AcousTileSusp.Lay-In	15%	0-2	\$1,069,900	2051	**	5	\$59,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	AcousTileSusp.Lay-In	5%			2048	**	5	\$39,300	
	Exposed Concrete	10%	Now	\$283,700	LIFE	**	5	\$12,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
	Plaster	20%			LIFE	**	5	\$98,300	
	Plaster	8%	Now	\$925,800	LIFE	**	5	\$39,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	2%			LIFE	**	5	\$9,800	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$20,500	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	50%			2036	**			
	Pavers/Stone	50%			2034	**			
	Parking/Driveway								
	Cast in Place Concrete	100%			2044	**			

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	10%			2030	\$163,900	1		
Thermoplastic	70%			2051	* *	1		
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : Busway Is Under Construction								
Motor Controllers								
Locally Mounted	15%			2029	\$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	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2026	\$598,000	10	\$85,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	75%			2036	* *	10	\$321,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	1%			2036	* *	10	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby								
Explanation : H I D Fixtures								
Egress Lighting								
Emergency, Battery	50%			2031	\$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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

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

Lighting

Exterior Lighting

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

Alarm

Security System

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

Fire/Smoke Detection

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2041	**	1		
-----------------------------	------	--	--	------	----	---	--	--

Conversion Equipment

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

Distribution

Hot Wtr Piping/Pump	75%			2039	**	4	\$26,000	
Steam Piping/Pump	25%	0-2	\$10,900	2041	**			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Steam And Condensate Piping. Sub-basement</i>								

Terminal Devices

Air Handler	25%			2031	\$1,728,100	1	\$72,400	
Convactor/Radiator	10%			2029	\$263,200	1	\$15,100	
No Component	65%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Perimeter Throughout</i>								
<i>Explanation : See Air Conditioning</i>								

Air Conditioning

Energy Source

Electricity	100%			2039	**	1		
-------------	------	--	--	------	----	---	--	--

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	85%			2034	**	1	\$430,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units, Sub-basement Refrigeration Plant							
	Interior Pkg Unit - Cooling	10%			2025	\$1,838,000	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various Locations Other Observation, Extent : Light, Area Affected : 60% Location : Various Locations Explanation : Multiple Units							
	Reciprocating Compr/Chiller	5%			2036	**	1	\$10,900	
		Other Observation, Extent : Light, Area Affected : 5% Location : 3rd Floor Explanation : Refrigerant 410a							
Distribution									
	CW & CHW Wtr Pipe/Pump	65%			2041	**	4	\$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	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Boiler Room Explanation : 1 Of 2 Instantaneous Units Not In Service							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$20,500	LIFE	**	1		
				Leak Evident, Extent : Severe, Area Affected : 5%					
				Location : Sub-basement					
	Sump Pump(s)								
	Under Construction	100%							
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$45,800	2041	**	4	\$4,700	
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Of 2 Units Out Of Service					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 5 Units From Basement To 13th Floor, 5 Units From Basement To 7th Floor, 2 Units From Sub-basement To 14th Floor					
				Explanation : 12 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$244,700	
	Sprinkler								
	Generic	100%			2041	**	1-2	\$131,100	
	Fire Pump								
	Generic	100%			2034	**	1	\$87,400	

*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 : 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		
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
	Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
	Location : Exposed Spandrel Beam At Penthouse								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Penthouse								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Exposed Spandrel Beam At Penthouse								
	Masonry: Brick	10%	Now	\$145,600	LIFE	**	5	\$43,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Penthouse								
	Masonry: Limestone	71%	Now	\$11,228,100	LIFE	**	5	\$229,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Explanation : Sidewalk Shed In Place Due To Cracking Panels								
	Masonry: Limestone	1%			LIFE	**	5	\$6,500	
	Metal Panel	7%	2-4	\$72,900	2042	**	5	\$56,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Granite Panels	2%	Now	\$102,400	LIFE	**	5	\$6,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Entire 1st Floor Building Perimeter And Areaways								
	Window Wall	7%	Now	\$162,400	2052	**	5	\$56,500	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
	Location : Court Street Entrance								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Court Street Entrance								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Court Street Entrance								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 15%							
		Location : 2nd, 5th, And 11th Floor And Throughout							
	Metal Louvers	15%	Now	\$29,200	2035	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Building And Throughout							
Parapets									
	Masonry: Brick	50%	Now	\$472,500	LIFE	* *	5	\$24,300	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%							
		Location : Interior Face							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : East And West Sides							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%							
		Location : Missing Coping Or Cap Flashing							
		Sidewalk Shed Below, Extent : Light, Area Affected : 35%							
		Location : All Sides Of Building							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : West Side							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Various Column Enclosures							
	Masonry: Limestone	50%	2-4	\$285,600	LIFE	* *	5	\$30,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : All Sides Of Building							
		Explanation : Sidewalk Shed Below							
Roof									
	Modified Bitumen	100%	Now	\$524,300	2037	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Parapet Wall At 11th And 12th Floor Roof							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : 11th Floor Roof							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Under Cooling Tower Area							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Metal Panel	50%			2052	* *	5-10	\$27,700	
	Stucco Cement	50%			2045	* *	5	\$10,100	
Interior									
	Floors								
	Carpet	10%	4+	\$63,700	2031	\$1,273,000	3	\$133,400	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : 11th Floor Offices							
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : 11th Floor Offices							
	Cast in Place Concrete	5%	4+	\$51,900	LIFE	* *	5	\$97,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
	Ceramic Tile	5%	4+	\$48,300	2041	* *	5	\$22,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Toilets Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Toilets Throughout							
	Terrazzo	10%	4+	\$92,700	LIFE	* *	5	\$69,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Main Lobby, Elevator Lobbies Throughout							
	Vinyl Tile	40%	0-2	\$67,800	2032	\$3,392,000	3	\$133,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridors Throughout							
	Vinyl Tile 9" X 9"	30%	Now	\$3,295,700	2042	* *	3	\$100,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Record Rooms In Basement, 4th Floor Court Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Record Rooms In Basement, 4th Floor Court Room							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component	% 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	**	10	\$112,300	
	Ceramic Tile	5%	4+	\$27,800	2041	**	5	\$22,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Toilets Throughout									
Worn/Eroded, Extent : Light, Area Affected : 5%									
Location : Toilets Throughout									
	Concrete Masonry Unit	10%	4+	\$44,800	LIFE	**	5	\$35,900	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Basement									
	Marble Panels	62%			LIFE	**	10	\$222,900	
	Plaster	3%	Now	\$12,100	LIFE	**	5	\$8,100	
Paint Peeling, Extent : Light, Area Affected : 2%									
Location : 2nd, 4th, 5th And 11th Floors									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : 2nd, 4th, 5th And 11th Floors									
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$22,500	
	Wood	10%			LIFE	**	5	\$719,000	
Ceilings									
	AcousTileConcealSpLn	3%	0-2	\$24,200	2037	**	5	\$16,700	
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : 2nd, 4th, 5th And 11th Floors									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : 2nd, 4th, 5th And 11th Floors									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : 11th Floor									
	AcousTileSusp.Lay-In	62%			2037	**	5	\$551,400	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : 2nd, 4th, 5th And 11th Floors									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : 2nd, 4th, 5th And 11th Floors									
	Exposed 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	**			
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : East Side Of Building									
Corrosion/Rusting, Extent : Light, Area Affected : 50%									
Location : Throughout									
Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : East Side At Driveway Entrances									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Masonry: Fieldstone	100%	Now	\$3,300	2052	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : East Side Of Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Side Of Building								
	Explanation : Masonry Walls Clad In Granite								
	Retaining Walls								
	Cast in Place Concrete	100%			2067	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parking Ramps								
	Explanation : Clad In Granite								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$15,800	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Adam Street Side								
	On-Site Walkways								
	Cast in Place Concrete	65%	0-2	\$2,900	2045	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Court Street Ada Ramps								
	Masonry: Granite	25%	Now	\$36,300	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Entry Stair East And West Sides Of Building								
	Pavers/Stone	10%	4+	\$4,700	2041	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : East Side Of Building								
	Parking/Driveway								
	Asphalt	100%	Now	\$2,000	2035	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Bottom Of Driveway At Parking Area And Loading Dock								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock								

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2045	**	5	\$2,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere, 45 Kilovolt-ampere, 300 Kilvolt-ampere, 30 Kilovolt-ampere									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2052	**	5	\$3,100	
Raceway									
	Conduit	40%			2052	**	1		
	Conduit	60%			2032	\$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		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Floors									
	Thermoplastic	50%			2052	**	1		
	Thermoplastic	20%			2042	**	1		
Motor Controllers									
	Locally Mounted	10%			2052	**	5	\$400	
Recent Installation, Extent : N/A, Area Affected : 10%									
Location : Throughout									
	Locally Mounted	10%			2045	**	5	\$400	
	Motor Control Center	40%			2045	**	5	\$6,500	
	Motor Control Center	40%	4+	\$476,800	2052	**	5	\$3,200	
On Extended Life, Extent : Light, Area Affected : 50%									
Location : Fourth Floor Mechanical Room									
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	50%			2037	**	10	\$272,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%									
Location : Offices									
	Fluorescent	40%			2037	**	10	\$218,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 40%									
Location : Basement And Floors Area									
	LED	10%			2040	**			
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Seventh And Eight Floor Courtrooms									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Exit, LED	80%			2060	* *	1		
	No Component	20%							
	Exterior Lighting								
	HID	20%			2032	\$503,300	10	\$400	
	LED	10%			2040	* *			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Building Exterior								
	Explanation : Lights On During Daytime								
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$66,600	
	Other Observation, Extent : N/A, Area Affected : 30%								
	Location : Building Exterior And Lobby								
	Explanation : CCTV System								
	Fire/Smoke Detection								
	No Component	65%							
	Generic, Analog	35%			2027	\$2,415,400	1-3	\$132,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : 48,000 Gallon Fuel Tank							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	2%			2035	* *	1	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units Also Serves Borough Hall							
	Steam Boiler	64%			2030	\$2,585,000	1	\$376,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units - 2 Old Units And One Newer							
	Steam Boiler	34%			2045	* *	1	\$200,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	30%			2040	* *	4	\$13,200	
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : Hot Water Is Pumped To Borough Hall							
	Steam Piping/Pump	70%	0-2	\$386,400	2042	* *			
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Condensate Return Piping Is Failing, Facility Patches Leaks As They Occur							
Terminal Devices									
	Air Handler	60%			2027	\$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	
		On Extended Life, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Air Conditioning									
Energy Source									
	Electricity	100%			2048	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2035	* *	1	\$610,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3 Units - Sub-basement							
	Split Unit	5%	0-2	\$66,600	2042	* *			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$15,200	2042	* *	4	\$29,300	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Sub-basement							
		Explanation : One Pump Upgraded The Other Two Are Currently Being Upgraded							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$6,999,600	1	\$367,400	
		On Extended Life, Extent : Moderate, Area Affected : 2%							
		Location : Basement And Upper Floors							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Multiple Floors							
		Explanation : About 60 Units							
Heat Rejection									
	Water Cooling Tower	100%			2030	\$2,368,500	2	\$598,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	98%			2027	\$2,176,000	2	\$17,800	
	Roof	2%	Now	\$20,700	2042	**	2	\$300	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	**	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Serves Fire Sprinkler And Stand Pipe							
	Water Heater								
	Electric	100%			2030	\$549,800	4	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 400 Gallon Installed For Summer Hot Water							
	HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$58,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Units, 1500 Gallon Each							
	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	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2037	**	1	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Serves Boilers Only							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Units From Basement To 1st Floor, 3 Units From 3rd To 12th Floor, 10 Units From 1st To 12th Floor							
		Explanation : 15 Units							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Escalators									
Under 20' Rise		100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 2nd Floor, 2nd To 3rd Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
Generic		100%			2052		* *	1-5	\$299,600
Sprinkler									
No Component		95%							
Generic		5%			2052		* *	1-2	\$8,300
Other Observation, Extent : N/A, Area Affected : 6%									
Location : Basement									
Explanation : Shop Rooms									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Granite	15%			LIFE	**	5	\$9,800	
	Masonry: Limestone	82%			LIFE	**	5	\$53,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
	Metal Panel	3%			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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Sub-basement							
		Explanation : Recent Construction							
	Ceramic Tile	5%			2038	**	5	\$4,300	
	Mosaic Tile	10%	Now	\$124,600	2034	**	5	\$10,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Basement Corridor							
	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	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : New Sub-basement							
	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		
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	**			
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : New Sub-basement							
	Exposed Struc: Wood	10%			LIFE	**			
		Recent Repair Evident, Extent : N/A, Area Affected : 25%							
		Location : Attic							
	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	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Pavers/Stone	20%	Now	\$145,000	2038	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Front Steps							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Front Steps							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Front Steps							
		Explanation : Water Infiltration Into Crawl Space Below							
	Parking/Driveway								
	Pavers/Stone	82%	Now	\$135,500	2038	**			
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Explanation : Open Joints Throughout							
	Pavers/Stone	18%			2038	**			

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

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			
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room And Roof And Rear Of Building							
		Explanation : One Main Service Switch Rated At 4,000 Amperes							
		. There Are Solar And Fuel Cell Systems Installed							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Automatic Transfer Switch Room In Sub-basement							
		Explanation : Automatic Transfer Switches							
	Lighting								
	Interior Lighting								
	Fluorescent	9%			2037	**	10	\$4,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement Offices							
	Fluorescent	80%			2037	**	10	\$42,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2037	**	10	\$5,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
	LED	1%			2037	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Bullpen Room							
		Explanation : LED Lighting							
	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		
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	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Perimeter Lamp Posts							
LED	10%			2037	* *			
Alarm								
Security System								
Generic	100%			2037	* *	1	\$21,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : CCTV Surveillance Cameras. Managed By NYPD							
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	\$35,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance		
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		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Steam Provided By Con Edison							
HTHW/HW	20%			2039	* *	1		
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : 52 Chambers Street							
	Explanation : Provided From Adjacent Building - Tweed Court Building							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	80%			2038	* *	5	\$2,700	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Basement							
	Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices							
No Component	20%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Sub-basement							
	Explanation : One Reserve Gas Fired Hot Water Boiler Is Undergoing Installation							
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			
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		
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 52 Chambers Street							
		Explanation : Provided From Adjacent Tweed Building							
	Electricity	70%			2045	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	65%			2037	**	1	\$17,300	
		R-134a Refrigerant, Extent : Light, Area Affected : 65%							
		Location : 2 Sets, Basement							
	Split Unit	5%			2034	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Basement Communication Room							
		Explanation : 3 Sets							
	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	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 52 Chambers Street							
		Explanation : Located In Adjacent Tweed Building							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	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	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Sub-basement To 2nd Floor						
		Explanation : 1 Unit						
	Hydraulic	30%		LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 30%						
		Location : 2nd To 3rd Floor						
		Explanation : 1 Unit						
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		
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	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : North And East Facades									
	Glass Block	5%			LIFE	**	5	\$4,200	
	Masonry: Brick	50%	0-2	\$228,400	LIFE	**	5	\$67,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And East Facades, Partial South									
Sidewalk Shed in Use, Extent : Light, Area Affected : 60%									
Location : South And East Facades									
	Masonry: Limestone	30%	0-2	\$551,000	LIFE	**	5	\$30,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Above Windows, South Facade									
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : South And East Facades									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Stucco Cement	10%	Now	\$43,900	2035	**	5	\$16,900	
Diagonal Cracks, Extent : Light, Area Affected : 10%									
Location : South And East Facades									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : South And East Facades									
Windows									
	Aluminum	10%	Now	\$6,600	2038	**	5	\$1,400	
Air Infiltration, Extent : Light, Area Affected : 10%									
Location : 1st Floor At Sills									
	Metal Louvers	3%			2033	**	10	\$5,300	
	Wood	87%	Now	\$768,500	2055	**	5	\$122,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	30%	Now	\$42,900	LIFE	**	5	\$9,500	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Explanation : Cornice Removed - Middle Building							
Masonry: Brick	15%	0-2	\$2,000	LIFE	**	5	\$600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Shared Party Walls							
Masonry: Limestone	5%	Now	\$4,800	LIFE	**	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Coping - South Facade							
Metal Rail	40%	Now	\$4,900	2035	**	5	\$11,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Part Of Railing							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Stucco Cement	10%	Now	\$1,200	2035	**	5	\$500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Roof								
Built-Up (BUR)	100%	Now	\$503,000	2040	**			
	Blisters, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Debris Present, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Drains Clogged, Extent : Severe, Area Affected : 10%							
	Location : South West Corner							
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Insul Deter/Miss, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 25%							
	Location : East And North Buildings							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Various Roof Penetrations							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%							
		Location : Basement							
		Staining/Discoloring, Extent : Light, Area Affected : 90%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Cast in Place Concrete	11%			LIFE	**	5	\$37,500	
	Ceramic Tile	5%	Now	\$8,500	2033	**	5	\$3,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Toilets Throughout							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
	Raised Access Floor	4%	0-2	\$8,600	2039	**	5	\$11,700	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
		Location : 5th Floor Data Room							
	Vinyl Tile	15%	Now	\$22,300	2030	\$222,700	3	\$8,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
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	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Corners At Corridors Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 6th Floor Office Area, South Side								
	Masonry: Brick	5%	Now	\$18,200	LIFE	**			
	Diagonal Cracks, Extent : Severe, Area Affected : 5%								
	Location : Basement And Sub-basement								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Basement And Sub-basement								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Basement And Sub-basement								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Basement And Sub-basement								
	Plaster	7%	Now	\$2,600	LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement Storage South Side								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Storage South Side								
Ceilings									
	AcousTileSusp.Lay-In	20%			2043	**	5	\$31,100	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Various Locations								
	Exposed Concrete	40%	Now	\$44,900	LIFE	**	5	\$9,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Gypsum Board	35%	Now	\$61,800	LIFE	**	5	\$68,100	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Second And Sixth Floor Offices								
	Plaster	5%	Now	\$5,700	LIFE	**	5	\$4,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement Electrical Room								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Basement Electrical Room								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$900	2043	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 2,000 Ampere Main Disconnect Switches							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Basement							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	\$10,000	1	\$23,700	
	Generators								
	Diesel	100%	0-2	\$82,100	2045	**	1	\$26,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof - Generator Room							
		Explanation : One 62 Kilovolt-ampere Generator. It Is Old And Obsolete. It Is For Fire Pump Use Only.							
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$2,900	
	Fuel Storage								
	Day Tank	100%			2029	\$6,300	5	\$14,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof - Generator Room							
		Explanation : The Capacity Of The Tank Is 30 Gallons.							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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

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

Location : Throughout The Building

Explanation : Using T-8 Lamps

Incandescent
LED

2% 2025 \$21,800 2
 10% 2040 * *
Other Observation, Extent : Light, Area Affected : 100%
Location : First Floor
Explanation : New LED Fixtures Installed On The First Floor This Year.

Egress Lighting

Emergency, Service
Emergency, Battery
Exit, Service

35% 2030 \$14,900 1
 15% 2030 \$17,500 10 \$2,800
 50% 2030 \$14,400 1

Exterior Lighting

HID
Incandescent
No Component

18% 2030 \$58,700 10
 7% 2025 \$19,400 2
 75%

Alarm**Security System**

No Component
Generic

80%
 20% 2035 * * 1 \$5,800

Fire/Smoke Detection

No Component
Generic, Analog

80%
 20% 2035 * * 1-3 \$9,800

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**

Utility Steam

100% 2050 * * 1

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

Location : Throughout

Explanation : Steam From Con Edison

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

Insul. Deteriorating, Extent : Moderate, Area Affected : 20%

Location : Various

Central Plant Steam
Piping/Pmp

30% Now \$8,200 2030 \$410,700 4 \$1,100

Insul. Deteriorating, Extent : Moderate, Area Affected : 20%

Location : Various

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	75%	0-2	\$853,000	2040	**	1	\$32,100	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Bottom Of Units - Extensive Corrosion							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Bottom Of The Units, Roof							
		On Extended Life, Extent : Severe, Area Affected : 75%							
		Location : Roof							
	Convactor/Radiator	25%	Now	\$10,800	2043	**	1	\$5,600	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : All Floors							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%	Now	\$91,500	2039	**	1	\$75,000	
		Malfunctioning, Extent : Severe, Area Affected : 40%							
		Location : 7 Compressors, Sub-basement							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
	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	
		Malfunctioning, Extent : Severe, Area Affected : 70%							
		Location : Auto Control System, Throughout							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
Vertical Transport	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From Sub-basement To 6th Floor, One Unit From Basement To 6th Floor							
		Explanation : 2 Units, 1 Unit Not Operatting							
Fire Suppression	Standpipe								
	Generic	100%			2040		* *	1-5	\$38,800
	Sprinkler								
	Generic	100%			2040		* *	1-2	\$21,600
	Fire Pump								
	Generic	100%			2033		* *	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		
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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Stucco Cement Over Concrete Masonry Unit							
	Metal Panel	80%	Now	\$88,900	2050	**	5	\$381,900	
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 2%							
		Location : 8th Floor South East Facade Facing Parking Lot, Other Locations							
Windows									
	Aluminum	100%	Now	\$743,600	2046	**	5	\$36,500	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%							
		Location : 8th Floor Office							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Windows							
Parapets									
	Metal Panel	100%	Now	\$246,800	2050	**	5	\$17,000	1
		Caulking Deteriorated, Extent : Severe, Area Affected : 30%							
		Location : Parapet Wall Metal Coping							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Parapet Wall Metal Coping							
Roof									
	Built-Up (BUR)	60%	Now	\$636,900	2040	**			
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
		Location : Over 10th Floor							
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : Over 10th Floor							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Over 10th Floor, Office 1070							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : 10th Floor							
	Built-Up (BUR)	40%	Now	\$84,900	2035	**			
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Over First Floor							
Soffits									
	Cement - Fiber Panel	100%	0-2	\$2,000	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Entrance Soffit							

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%	Now	\$1,204,400	2032	\$1,204,400	3	\$116,600	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	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	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 10th Floor									
	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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	**	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,600 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2035	**	5	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
Explanation : One 112.5 Kilovolt-ampere, 480 Volts Primary - 208/120 Volts Secondary									
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		
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	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : One 300 Kilowatt								
Batteries									
	Lead/Acid	100%			2023	\$1,800	5	\$9,300	
Fuel Storage									
	Day Tank	50%			2038	* *	5	\$23,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Penthouse								
	Explanation : One 75 Gallon Capacity								
	Main Tank	50%			2045	* *	5	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement								
	Explanation : 500 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	Fluorescent	90%			2030	\$1,555,900	10	\$206,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2030	\$172,900	10	\$22,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Offices And Corridors								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

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		
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%

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	80%	0-2	\$5,500	2040	**	4	\$9,900	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
	No Component	20%							
Heat Rejection									
	Water Cooling Tower	80%	Now	\$86,300	2028	\$862,900	2	\$161,000	
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : Bottom Of The Unit And Supporting Beams, Roof							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Bottom Of The Unit, Roof							
	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	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Four Units From 1st To 10th Floor, One Unit From Basement To 10th Floor							
		Explanation : 5 Units. No.5 Is Not In Service							
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2026	\$183,000	1	\$46,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fire Pump Located In The Mall									
Explanation : Unit Is Maintained And Operated From The Mall									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$235,800	
Masonry: Brick	88%	Now	\$1,797,800	LIFE	**	5	\$531,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : South Facade, Reade Street								
Explanation : Scaffolding In Place								
Masonry: Granite	3%			LIFE	**	5	\$13,600	
Masonry: Limestone	2%	Now	\$295,900	LIFE	**	5	\$9,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Lintels And Sills								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Window Sills And Lintels								
Windows								
Aluminum	100%			2045	**	5	\$122,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$8,300	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Main Roof								
Masonry: Brick	90%			LIFE	**	5	\$9,600	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Main Roof								
Roof								
Single Ply Membrane	97%			2037	**	10	\$46,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
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	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Stair Landing Between 23rd And 24th Floor								
Deflection Evident, Extent : Severe, Area Affected : 50%								
Location : Stair Landing Between 23rd And 24th Floor								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stair Landing Between 23rd And 24th Floor								
Explanation : Temporary Support In Place								
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	
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : 6th, 14th Floors								
Vinyl Tile 9" X 9"	10%	Now	\$139,200	2029	\$695,900	3	\$21,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 22, 23 And 24th Floors								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : First Floor								
Explanation : Retail Space								
Interior Walls								
Ceramic Tile	10%			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	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : 22, 23 And 24 Floors								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : 22, 23 And 24 Floors								
Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor								
Explanation : Retail Space								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Steam Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Gypsum Board	10%			LIFE	**	5	\$70,400		
Plaster	3%			LIFE	**	5	\$10,600		
Plaster	10%	Now	\$331,700	LIFE	**	5	\$35,200		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : 22, 23 And 24 Floors									
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : 22, 23 And 24 Floors									
Under Construction	5%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 1st Floor									
Explanation : Retail Space									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	95%	Now	\$3,100	2034	**				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Lafayette Street									
Pavers/Stone	5%	Now	\$1,700	2032	\$17,000				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Corner Of Lafayette And Reade Street									
On-Site Walkways									
Cast in Place Concrete	10%			2034	**				
Pavers/Stone	90%	Now	\$2,600	2032	\$26,200				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Front Entry To Retail Space									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : These Are Actually Pre-cast Concrete Panels									

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	20%			2049	**	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 4,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	40%			2029	\$94,200	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switches							
	Fused Disc Sw	20%			2029	\$47,100	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	20%			2029	\$47,100	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	50%			2034	* *	10	\$164,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	40%			2034	* *	10	\$131,500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	5%			2034	* *	10	\$16,400	
		Damaged Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	5%			2024	\$254,200	2	\$400	
Egress Lighting									
	Emergency, Battery	25%			2034	* *	10	\$21,600	
	Emergency, Battery	25%			2029	\$135,600	10	\$21,600	
	Exit, LED	25%			2057	* *	1		
	Exit, Service	25%			2034	* *	1		
Exterior Lighting									
	HID	15%			2029	\$227,800	10	\$200	
	Incandescent	5%			2024	\$64,400	2		
	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			
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%			2039	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2034	* *	1	\$355,000	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 4 Units								
Distribution									
Steam Piping/Pump		100%			2029	\$1,665,100			
	Terminal Devices								
Convector/Radiator		90%			2034	* *	1	\$104,200	
	Fan Coil Unit/Heat	10%			2024	\$564,000	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			
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%			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	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Basement									
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	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : One Unit From Basement To 23rd Floor, Three Units From Lobby To 22nd Floor, Four Units From Lobby To 12th Floor									
Explanation : 8 Units									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	92%	Now	\$696,000	LIFE	* *	5	\$19,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Canal Street Facades							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Loose Units, Extent : Severe, Area Affected : 10%							
		Location : Window Arch, Canal Street Side							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout, Especially At Ground Level							
	Masonry: Brownstone	2%	Now	\$38,000	LIFE	* *	5	\$300	
		Worn/Eroded, Extent : Severe, Area Affected : 60%							
		Location : Exterior Facades							
	Masonry: Fieldstone	2%			LIFE	* *	5	\$600	
	Masonry: Limestone	4%			LIFE	* *	5	\$1,200	
Windows									
	Wood	100%	Now	\$41,000	2057	* *	5	\$9,000	1
		Air Infiltration, Extent : Severe, Area Affected : 30%							
		Location : Throughout First And Second Floor							
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : At Window Arches							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : At Window Arches							
		Vandalism, Extent : Moderate, Area Affected : 40%							
		Location : First Floor Windows Various Locations							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor Canal Street Windows							
Parapets									
	Metal Cornice	100%	Now	\$76,800	2072	* *			1
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Painted Surface Peeling Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Canal Street Side							
		Explanation : Birds Nesting Inside Corroded Sections							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Roof							
	Modified Bitumen	65%	Now	\$183,900	2042	**			1
		Blisters, Extent : Severe, Area Affected : 60%							
		Location : Upper Flat Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Upper Flat Roof							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%							
		Location : Upper Flat Roof							
	Skylight, Metal/Glass	5%			2032	\$154,000	10	\$2,900	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Stair To Attic							
	Slate	20%	Now	\$88,300	LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gray Color Tiles With Red Banding							
Soffits									
	Wood	100%	Now	\$135,100	2052	**	5	\$4,200	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Front And Rear Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior									
Floors									
	Ceramic Tile	10%	Now	\$36,300	2047	**	5	\$800	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : First Floor Various Locations							
		Water Penetration, Extent : Severe, Area Affected : 60%							
		Location : First Floor Throughout							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : First And Second Floor Various Locations							
		Explanation : Water Damage Throughout							
	Quarry Tile	5%	Now	\$8,100	2037	**	5	\$600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Lobby And Rear Bathrooms							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Lobby							
	Slate	3%			LIFE	**	5	\$1,000	
	Vinyl Tile	80%	Now	\$127,300	2042	**	3	\$4,600	
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : First Floor Throughout							
	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			
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	
		Loose/Delam Surface, Extent : Severe, Area Affected : 40%							
		Location : Throughout First And Second Floors							
		Water Penetration, Extent : Severe, Area Affected : 60%							
		Location : First Floor And Second Floor Throughout							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Throughout Interior Of Building							
		Explanation : Water Damage							
	Masonry: Brick	10%	Now	\$20,800	LIFE	**			
		Efflorescence, Extent : Severe, Area Affected : 40%							
		Location : Gas Meter Room And Boiler Room							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%							
		Location : Throughout Basement							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Basement Throughout							
	Plaster	30%	Now	\$42,700	LIFE	**	5	\$1,300	
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Perimeter Walls							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Entire Building							
		Explanation : Water Damage Throughout Interior Of Building Walls							
Ceilings									
	AcousTileConcealSpLn	30%	Now	\$45,400	2052	**	5	\$2,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%							
		Location : First Floor Rear Office Area.							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : First And Second Floor Throughout							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Various Locations							
		Explanation : Water Damage Throughout Building Interior							
	Gypsum Board	70%	Now	\$132,500	LIFE	**	5	\$13,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Throughout Interior Of Building							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : First And Second Floor Ceiling							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$14,100	2052	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Perimeter Fence							
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Not Accessible

100%

*Other Observation, Extent : N/A, Area Affected : 0%**Location :**Explanation : Snow Covered*

On-Site Walkways

Not Accessible

98%

*Other Observation, Extent : N/A, Area Affected : 0%**Location :**Explanation : Snow Covered*

Not Accessible

2%

*Other Observation, Extent : N/A, Area Affected : 0%**Location :**Explanation : Snow Covered*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : 400 Ampere Main Switch*

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

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

Incandescent

2%

2027

\$1,000

2

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

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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting
Incandescent

20% Now \$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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2032

\$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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,500	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit Capacity 50 Gallons. Installed 2011.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$300	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
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	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	50%	Now	\$584,200	LIFE	* *	5	\$52,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Facade And Foundation							
	Masonry: Brick	15%	Now	\$115,300	LIFE	* *	5	\$15,700	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
		Location : Chimney							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Chimney							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Chimney							
	Masonry: Brownstone	10%	Now	\$241,600	LIFE	* *	5	\$7,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : North Facade							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : North Facade							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : North Facade And Tower Over Main Entrance Arch							
	Masonry: Granite	10%	Now	\$307,300	LIFE	* *	5	\$7,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : North Facade							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Lobby							
Windows									
	Wood	50%	Now	\$37,900	2038	* *	5	\$20,700	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Severe, Area Affected : 40%							
		Location : Auditorium At Arch Windows							
	Wood	50%			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		
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	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
		Location : East Facade							
	Modified Bitumen	30%			2035	**	10	\$9,500	
	Modified Bitumen	5%	Now	\$26,200	2040	**			1
		Drains Inad/Misposn, Extent : Severe, Area Affected : 50%							
		Location : Roof Adjacent To Bulkhead And Over Main Entrance							
		Ponding, Extent : Severe, Area Affected : 75%							
		Location : Roof Adjacent To Bulkhead And Over Main Entrance							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof Adjacent To Bulkhead							
		Explanation : Deflection Evident							
Interior									
Floors									
	Carpet	15%			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	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Old Caretakers Apartment							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Old Caretakers Apartment							
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$6,100	
	Gypsum Board	15%			LIFE	**	5	\$10,900	
	Masonry: Brick	10%	Now	\$114,700	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
	Plaster	20%	Now	\$70,800	LIFE	**	5	\$7,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Old Caretakers Apartment And Main Stair							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Old Caretakers Apartment And Main Stair							
	Plaster	35%			LIFE	**	5	\$12,700	
	Wood	15%			LIFE	**	5	\$72,700	

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Old Caretakers Apartment								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Old Caretakers Apartment								
	Plaster	15%			LIFE	* *	5	\$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	* *			
	Misaligned/Bulging, Extent : Severe, Area Affected : 60%								
	Location : South Wall Along Back Of Building Is Severely Leaning								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$18,000	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Sidewalks At Main Entrance								
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$34,300	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Interior Courtyards Have Cracking Pavements								
Parking/Driveway									
	Asphalt	100%			2033	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Switch Rated At 800 Amperes							
	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			
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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Connected To Metal Water Pipe.									
Lighting									
Interior Lighting									
	Fluorescent	15%			2035	* *	10	\$3,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	5%			2030	\$25,600	10	\$1,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
	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		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : Operated Via Timer									
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2030	\$28,300	1	\$2,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2030	\$96,900	1-3	\$4,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Smoke Detector, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights									

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	40%			2040	**	5	\$3,200	
	Natural Gas	60%			2040	**	1		
	Conversion Equipment								
	Steam Boiler	60%	2-4	\$22,700	2035	**	1	\$13,700	
		Not Energy Efficient, Extent : Moderate, Area Affected : 60%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Basement							
		Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended For Gas Fired Modular Boilers							
	Steam Boiler	40%	0-2	\$15,100	2035	**	1	\$9,200	
		Not Energy Efficient, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		Explanation : 1 Unit. Outdated Heating System In The Building, System Upgrade Is Recommended For Oil Fired							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	2-4	\$98,900	2040	**	4	\$1,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.							
	Terminal Devices								
	Convactor/Radiator	95%	2-4	\$14,900	2035	**	1	\$7,100	
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : 2nd And 3rd Floor Court Rooms							
		Explanation : Lack Of Heating Devices In 2nd And 3rd Floor And Court Rooms							
	Unit Heater - Steam	5%			2025	\$5,200	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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	**			
Masonry: Brick	10%	Now	\$144,100	LIFE	**	5	\$21,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Interior Courtyard At 3rd Floor And Window Lintels Throughout								
Masonry: Granite	69%	Now	\$389,900	LIFE	**	5	\$110,200	
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Building Perimeter								
Explanation : Sidewalk Shed In Use								
Masonry: Granite	20%			LIFE	**	5	\$31,900	
Windows								
Aluminum	95%	Now	\$1,158,600	2047	**	5	\$123,300	
Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Street Level Windows								
Explanation : Protective Metal Grilles								
Bronze/Brass	3%			2039	**	5	\$48,700	
Metal Louvers	2%			2040	**	10	\$32,400	
Parapets								
Masonry: Brick	25%	Now	\$74,600	LIFE	**	5	\$5,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Southwest Corner Of Main Roof								
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Interior Face								
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : Interior Parapet Face								
Explanation : Repointing Failure								
Masonry: Granite	60%			LIFE	**	5	\$17,400	
Masonry: Granite	15%			LIFE	**	5	\$4,400	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	5%			2059	**	10	\$12,200	
Modified Bitumen	28%	Now	\$41,600	2031	\$416,000			
	Debris Present, Extent : Moderate, Area Affected : 20%							
	Location : Courtyard Area							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Curbs In Courtyard Area							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : At Fan Curbs							
Modified Bitumen	65%	Now	\$96,600	2036	**			
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location : Various Areas On The South Side Of Main Roof							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : North West Corner, Main Roof							
Skylight, Metal/Glass	2%			2031	\$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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Stairs To Ninth Floor							
Quarry Tile	5%			2036	**	5	\$46,600	
Raised Access Floor	5%			2040	**	5	\$116,600	
Terrazzo	20%			LIFE	**	5	\$97,100	
Vinyl Tile	25%			2036	**	3	\$58,300	
Wood	5%			2066	**	5	\$58,300	
Interior Walls								
Ceramic Tile	2%			2034	**	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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Electrical Room Foundation Wall							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Electrical Room Foundation Wall							
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$83,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	10%			2036	* *	5	\$62,200	
	AcousTileSusp.Lay-In	40%	Now	\$45,100	2036	* *	5	\$124,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Room 1020 On The 10th Floor									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Room 1020 On The 10th Floor									
	Exposed Concrete	5%			LIFE	* *	5	\$4,900	
	Masonry: Marble	3%			LIFE	* *	1		
	Masonry: Vault Struct	5%			LIFE	* *			
	Mosaic Tile	2%			LIFE	* *	1		
	Plaster	35%			LIFE	* *	5	\$136,000	
Site Enclosure									
Retaining Walls									
	Masonry: Brick	90%			2041	* *			
	Masonry: Fieldstone	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Areaway Copings									
Explanation : This Is Actually Granite									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$30,700	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Various Sidewalks Adjacent To Lafayette, Hester And Worth Streets									
On-Site Walkways									
	Masonry: Granite	100%			LIFE	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2051	* *	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.									
Transformers									
Dry Type		100%			2044	* *	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 1,500 Kilovolt-ampere, 480/208/120volts									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2051	* *	5	\$10,900	
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			
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Of 3rd Floor, Access Through Window									
Explanation : Two 1,500 Kilowatt Emergency Generators									
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$15,400	
Fuel Storage									
	Day Tank	50%			2047	**	5	\$38,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : No Available Nameplate Rating Capacity									
	Main Tank	50%			2059	**	5	\$6,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 14,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	10%			2036	**	10	\$38,100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways									
	Fluorescent	80%			2036	**	10	\$304,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2036	**	10	\$19,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices At 10th Floor									
	LED	5%			2036	**			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2036	* *	1		
	Exit, LED	50%			2059	* *	1		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$46,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Other Public Spaces								
	Explanation : Surveillance Cameras								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$76,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Alarm Bells,horns, Smoke Detectors And Manual Pull Stations								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2041	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Steam Room								
	Explanation : Steam From Con Edison								
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$24,700	
	Distribution								
	Steam Piping/Pump	100%	0-2	\$38,600	2031	\$1,929,400			
	Leak Evident, Extent : Severe, Area Affected : 50%								
	Location : Leaking Riser Evident In Rooms 331 And 415.								
	Malfunctioning, Extent : Severe, Area Affected : 50%								
	Location : Faulty Vacuum Pump Bearings. Basement								
	Terminal Devices								
	Convector/Radiator	100%			2029	\$2,336,000	1	\$134,200	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	10%			2034	* *	1	\$45,000	
	Interior Pkg Unit - Cooling	5%			2032	\$815,700	2	\$1,300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 5th Floor									
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : 5th Floor									
	Exterior Pkg Unit - Cooling	5%			2031	\$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	
Corroded, Extent : Severe, Area Affected : 10%									
Location : Switchgear Room									
	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		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
HW Heat Exchanger									
	HTHW/HW	100%			2031	\$761,400			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2023	\$14,800	4	\$13,200	
	Sewage Ejector(s)								
	Electric	100%	Now	\$62,800	2031	\$125,700	4	\$16,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 1 Of 2 Pump Sets In Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Units							
	Backflow Preventer								
	Generic	100%	4+	\$2,200	2031	\$110,900	1	\$22,900	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Rusting Occuring At Piping							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 10th Floor							
		Explanation : 10 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$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.*

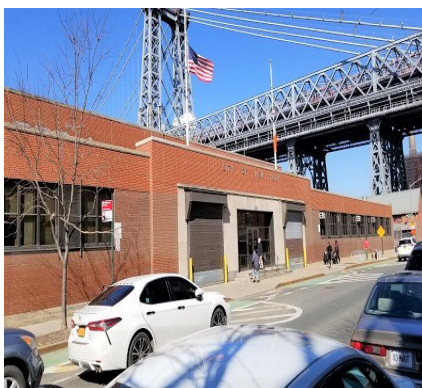
Print Date : 01-Sep-2021

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$5,300	LIFE	**	5	\$21,100	
Exposed Reinforcement, Extent : Light, Area Affected : 1%									
Location : South Side Of Building									
	Masonry: Brick	75%			LIFE	**	5	\$63,400	
	Masonry: Granite	2%			LIFE	**	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Entrance									
Explanation : Located On Kent Avenue									
	Masonry: Limestone	3%			LIFE	**	5	\$1,900	
	Metal Coiling Doors	10%	Now	\$13,400	2037	**	5	\$6,600	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Coiling Door At Rear									
Windows									
	Aluminum	100%			2054	**	5	\$12,300	
Parapets									
	Masonry: Brick	80%			LIFE	**	5-10	\$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	**			
Blisters, Extent : Light, Area Affected : 2%									
Location : Main Roof									
Ridging, Extent : Moderate, Area Affected : 15%									
Location : Main Roof									
	Built-Up (BUR)	79%			2040	**	10	\$80,700	
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$14,900	LIFE	**	5	\$55,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Boiler Room									
	Mosaic Tile	5%			2037	**	5	\$16,000	
	Vinyl Tile	25%	Now	\$61,000	2037	**	3	\$12,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout Offices And Shop Areas									
	Vinyl Tile 9" X 9"	10%	4+	\$3,200	2032	\$158,000	3	\$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Lockers									
	Wood	5%	Now	\$11,800	2047	**	5	\$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Truck Garage At Basement Level									
Loose Units, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Wood	35%			2067	**	5	\$83,900	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	25%	0-2	\$22,700	LIFE	**			
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Concrete Masonry Unit	25%	4+	\$8,000	LIFE	**	5	\$6,400	
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Freight Elevator Room In Basement								
Gypsum Board	25%	4+	\$1,500	LIFE	**	5	\$9,600	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout								
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	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 2nd Floor								
AcousTileConcealSpLn	5%	Now	\$13,300	2037	**	5	\$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Lockers And Corridors								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Spaces								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Spaces								
AcousTileConcealSpLn	15%			2037	**	5	\$24,000	
Exposed Concrete	70%	4+	\$64,600	LIFE	**	5	\$14,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Paint Shop On 1st Floor								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Paint Shop On 1st Floor								
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	\$85,800	2062	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : West Side Of Building And Gates								
Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building And Gates								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : West Side Of Building								
Explanation : Concrete Post Bases Are Eroding At River Edge								
Iron Picket	5%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			

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

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

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2042 * * 5 \$2,300

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.

Transformers

Dry Type

100% 2045 * * 5 \$300

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

Location : Electrical Room

Explanation : 150 Kilovolt Amperes, 208 Volts Primary , 480/ 277 Volts Secondary

Switchgear / Switchboard

Molded Case Bkrs

100% 2042 * * 5 \$2,300

Raceway

Conduit

50% 2032 \$5,300 1

Conduit

50% 2042 * * 1

Panelboards

Molded Case Bkrs

85% 2040 * * 5 \$1,900

Molded Case Bkrs

15% 2031 \$5,000 5 \$300

Wiring

Thermoplastic

50% 2042 * * 1

Thermoplastic

50% 2032 \$11,500 1

Motor Controllers

Locally Mounted

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

Locally Mounted

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

Lighting

Interior Lighting
Fluorescent

50%
 2032 \$104,900 10 \$39,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : 2nd Floor
Explanation : T-8 Lamps

LED

50% 2040 * *

Egress Lighting

Emergency, Battery
Exit, Service

50% 2027 \$64,600 10 \$10,300
 50% 2027 \$12,900 1

Exterior Lighting

LED
No Component

30% 2040 * *
 70%

Alarm**Security System**

No Component
Generic

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

Fire/Smoke Detection

No Component
Generic, Analog

80%
 20% Now \$198,500 2042 * * 1-3 \$9,600
Other Observation, Extent : Severe, Area Affected : 100%
Location : Hallways
Explanation : Obsolete Fire Alarm System. Not Functioning. Alarm Bells And Manual Pull Stations Only.

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

Heating**Energy Source**

Fuel Oil No 2

100% 2032 \$174,800 5 \$26,500

Conversion Equipment

Steam Boiler

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

Distribution

Steam Piping/Pump

100% 2032 \$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	15%	0-2	\$37,900	2042	**	1	\$7,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 2 Inefficient Old Units In Machine Shop.							
	Convector/Radiator	25%			2030	\$120,100	1	\$6,900	
	Fan Coil Unit/Heat	60%	0-2	\$403,200	2042	**	1	\$14,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Inefficient Units, Machine Shop And 1st Floor.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%	0-2	\$7,500	2027	\$37,400	1		
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
	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	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement Boiler Room							
	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	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement Boiler Room							
	Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$16,700	2062	**	4	\$900	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement Boiler Room							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	\$22,800	1	\$5,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To First Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$43,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
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	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Roof Penthouse							
Masonry: Brick	70%	2-4	\$904,600	LIFE	**	5	\$81,200	
	Efflorescence, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$83,300	LIFE	**	5	\$4,400	
	Caulking Deteriorated, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	15%	Now	\$768,900	LIFE	**	5	\$13,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Windows								
Wood	100%	4+	\$209,500	2048	**	5	\$114,700	
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Throughout. Some Windows Do Not Fully Close							
	Dry Rot/Decay, Extent : Severe, Area Affected : 10%							
	Location : Street Level							
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$117,500	
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	15%			LIFE	**	5-10	\$37,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Clay Tile	25%			2042	**	10	\$18,800	
Copper/Terne	5%			2047	**	10	\$9,400	
Metal Panel	10%			2037	**	10	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Cupola							
	Explanation : Painted Surface							
Modified Bitumen	50%	Now	\$371,000	2040	**			1
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Above Ceremonial Courtroom 304 Low Roof. Evidence Of Expensive Leak And Patch Repair							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Upper Roof Above Ceremonial Courtroom. Air Pockets Throughout							
Skylight, Metal/Glass	10%			2042	**	10	\$25,000	

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Recent Repair Evident, Extent : N/A, Area Affected : 50%									
Location : Basement Boiler Room									
	Mosaic Tile	10%			2037	**	5	\$25,300	
	Terrazzo	7%			LIFE	**	5	\$11,100	
	Vinyl Tile	38%	0-2	\$198,400	2040	**	3	\$14,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%									
Location : 2nd Floor Courtrooms									
	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	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Throughout. Leak Damage In Ceremonial Courtroom 304									
Deteriorated Finish, Extent : Severe, Area Affected : 10%									
Location : Throughout									
	SGFT/Glazed Masonry	5%			LIFE	**	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	
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : Basement									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Basement									
Misaligned/Bulging, Extent : Severe, Area Affected : 15%									
Location : Basement									
	Glass: Susp Panels	5%			LIFE	**	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	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Rear Of Buiding									
	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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	Type								

Site Pavements

Public Sidewalk

Cast in Place Concrete

85% Now \$159,000 2045 * *

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

Pavers/Stone

15% Now \$58,900 2041 * *

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

Parking/Driveway

Asphalt

100% 0-2 \$37,200 2045 * *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$25,200 5 \$300

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

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

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

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	**	10	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Court Reporter Offices							
		Explanation : T-8 Lamp							
	Fluorescent	40%			2032	\$539,500	10	\$24,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	10%			2027	\$134,900	2	\$200	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 3rd Floor Court Room							
		Explanation : Around Perimeter Of Skylight							
	LED	40%			2040	**			
Egress Lighting									
	Emergency, Battery	50%			2032	\$55,300	10	\$8,200	
	Exit, Service	50%			2032	\$13,700	1		
Exterior Lighting									
	HID	20%			2037	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Perimeter							
		Explanation : T-3 Halogen Lamps							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$24,800	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$24,800	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2027	\$254,900	1-3	\$12,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Mechanical Rooms							
		Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors, Fire Alarm Panel And Alarm Bells							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2042	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	**	1	\$66,900	
	<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	60%			2042	**	4	\$2,000	
	Pipe/Pump								
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2027	\$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	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : The Brand New Unit Is In Place Ready To Replace The Existent.								
	HW Heat Exchanger								
	Steam Fired	100%			2032	\$122,400	4	\$10,000	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 250 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$2,600	4	\$2,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 4th Floor								
	Explanation : 2 New Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$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.

Estimates are rounded to the nearest hundred dollars.

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

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

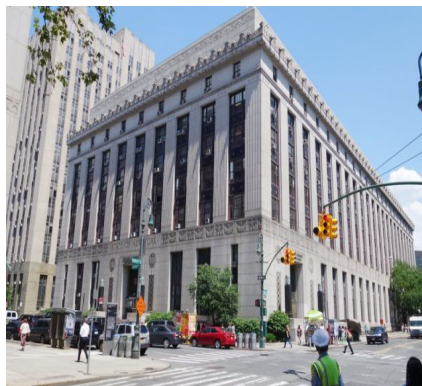
Print Date : 01-Sep-2021

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Copper/Terne	3%			2051	**	10	\$36,900	
Masonry: Brick	45%			LIFE	**	5	\$236,100	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Interior Courtyards								
Masonry: Granite	40%			LIFE	**	5	\$157,400	
Masonry: Granite	10%	Now	\$695,900	LIFE	**	5	\$39,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Penthouse And Window Sills								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Window Sills In Courtyard And Penthouse								
Windows								
Bronze/Brass	60%	4+	\$817,700	2039	**	5	\$130,500	
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	2%	Now	\$46,600	2046	**			
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : North Elevation At Grade Level								
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Elevation At Grade Level								
Explanation : Louvers Are Missing								
Steel	38%	Now	\$1,549,800	2056	**	5	\$165,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Courtyards								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Courtyards								
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
Location : Courtyard Windows								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Courtyard Windows								
Parapets								
Copper/Terne	10%	Now	\$5,400	2051	**	5	\$6,800	
Open Joints, Extent : Moderate, Area Affected : 2%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Covered With Tar								
Masonry: Brick	45%			LIFE	**	5	\$12,700	
Masonry: Granite	35%			LIFE	**	5	\$12,400	
Masonry: Granite	10%			LIFE	**	5	\$3,500	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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		**		
				Blisters, Extent : Moderate, Area Affected : 25%					
				Location : Over 9th Floor					
				Debris Present, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 30%					
				Location : Over 9th Floor					
				Worn/Eroded, Extent : Moderate, Area Affected : 50%					
				Location : Over 9th Floor					
	Single Ply Membrane	20%	Now	\$64,400	2031	\$644,500			
				Adhesion Failure, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Seams Open/Split, Extent : Moderate, Area Affected : 10%					
				Location : Lower Roof On West Side Of Building					
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE		**	5	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Car Ramp Ceiling Soffit					
				Explanation : This Is Actually Guastavino Terracotta Tile					
Interior									
Floors									
	Carpet	7%	0-2	\$16,900	2032	\$844,800	3	\$88,500	
				Staining/Discoloring, Extent : Moderate, Area Affected : 1%					
				Location : Second Floor					
				Worn/Eroded, Extent : Moderate, Area Affected : 2%					
				Location : Second Floor					
	Cast in Place Concrete	20%			LIFE		**	5	\$368,800
	Ceramic Tile	5%			2040		**	5	\$42,200
	Mosaic Tile	2%			2036		**	5	\$42,200
	Marble Panels	6%			LIFE		**	5	\$37,900
	Vinyl Tile	40%			2031	\$3,215,500	3	\$126,500	
	Vinyl Tile 9" X 9"	20%	Now	\$208,300	2041		**	3	\$63,200
				Worn/Eroded, Extent : Moderate, Area Affected : 50%					
				Location : Throughout Corridors					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Glass: Single Pane	5%			LIFE	**	5	\$37,100	
	Gypsum Board	30%			LIFE	**	5	\$178,300	
	Masonry: Brick	8%			LIFE	**			
	Metal Panel	7%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	10%	Now	\$267,400	LIFE	**	5	\$29,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 9th Floor							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : 9th Floor							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
		Location : 9th Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 100%							
		Location : 9th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room On 9th Floor							
	Plaster	30%			LIFE	**	5	\$89,200	
Ceilings									
	AcousTile,Adhered	20%			2036	**	5	\$168,600	
	AcousTileSusp.Lay-In	20%			2044	**	5	\$168,600	
	Gypsum Board	15%			LIFE	**	5	\$158,100	
	Plaster	32%			LIFE	**	5	\$168,600	
	Plaster	8%	Now	\$99,300	LIFE	**	5	\$42,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 9th Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : 9th Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : 9th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : 9th Floor Electrical Room							
	Plaster	5%			LIFE	**	5	\$26,300	
Site Enclosure									
Retaining Walls									
	Masonry: Brick	90%			2041	**			
	Masonry: Fieldstone	10%			2041	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Areaway Coping Stones							
		Explanation : This Is Actually Granite							
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%	0-2	\$63,700	2036		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Baxter Street									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Baxter Street									
Tripping Hazard, Extent : Moderate, Area Affected : 10%									
Location : Baxter Street									
	Under Construction	25%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Worth Street									
Explanation : Impacted Sidewalks From Ongoing Adjacent Road Work									
On-Site Walkways									
	Cast in Place Concrete	50%			2036		* *		
	Masonry: Granite	50%	Now	\$9,300	LIFE		* *		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Entry Stairs									
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$5,300	2036		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Courtyard Parking									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2051	* *	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 3 Main Services (Low Voltage Power Breakers) Rated At 4,000 Amperes Each</i>									
Transformers									
	Dry Type	100%			2048	* *	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Six 75 Kilovolt-ampere, 208/120 Volts</i>									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2051	* *	5	\$2,600	
Raceway									
	Conduit	70%			2031	\$742,400	1		
	Conduit	30%			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
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2053	**	5	\$600	
	Molded Case Bkrs	95%			2053	**	5	\$12,500	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 9th Floor Electrical Room									
Explanation : The 9th Floor Electrical Closet Has A Water Leak That May Cause Severe Problems To The Building Electrical System.									
Wiring									
	Braided Cloth	60%	2-4	\$983,300	2056	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : New Grounding System Was Installed In 2019.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$153,800	
Generators									
	Diesel	100%			2040	**	1	\$193,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Emergency Generator Rated At 1,500 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$18,500	
Fuel Storage									
	Day Tank	50%			2053	**	5	\$46,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Enclosure									
Explanation : 330 Gallons Rated Capacity									
	Main Tank	50%			2059	**	5	\$7,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 10,000 Gallons Rated Capacity									
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
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	4%			2026	\$127,800	10	\$18,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	90%			2036	* *	10	\$412,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent		5%			2031	\$159,700	10	\$22,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Staircase And Lobby							
LED		1%			2039	* *			
Egress Lighting									
Emergency, Service		25%			2036	* *	1		
	Emergency, Battery	25%			2036	* *	10	\$30,200	
	Exit, Battery	50%			2036	* *	10	\$16,900	
Exterior Lighting									
Fluorescent		80%			2026	\$1,437,900	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Other Public Spaces							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital		100%			2039	* *	1-3	\$308,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Alarm Bells, Smoke Detectors, Strobe Lights, Horns And Manual Pull Stations								

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
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	
	Controller Not Working, Extent : Severe, Area Affected : 100% Location : Pressure Reducing Valves In Basement Other Observation, Extent : Light, Area Affected : 5% Location : Sub-basement Pressure Reducing Valve Room Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau Room								
Distribution									
	Hot Wtr Piping/Pump	5%			2039	* *	4	\$1,800	
	Steam Piping/Pump	95%	Now	\$110,300	2031	\$2,206,200			
	Not in Service, Extent : Severe, Area Affected : 20% Location : Vacuum Pump								
Terminal Devices									
	Air Handler	5%			2036	* *	1	\$15,500	
	Convactor/Radiator	90%	Now	\$50,600	2029	\$2,530,500	1	\$130,800	
	On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout, Newly Installed Steam Traps And Danfoss Valves Other Observation, Extent : Light, Area Affected : 30% Location : Sub-basement Explanation : Controls Not Working								
	Fan Coil Unit/Heat	5%			2036	* *	1	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	5%			2026	\$222,900	1	\$11,600	
	R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : Lower Roof, For Marriage Bureau								
	Reciprocating Compr/Chiller	5%			2031	\$222,900	1	\$11,600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves Print Shop.								
	Exterior Pkg Unit - Cooling	10%			2036	* *	2	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves 8th Floor								
	Split Unit	10%			2036	* *			
	Window/Wall Unit	70%			2026	\$766,100	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
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2051	**	4	\$1,800	
	No Component	95%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2036	**	1	\$15,500	
			Other Observation, Extent : Light, Area Affected : 5% Location : Marriage Bureau Explanation : For Marriage Bureau						
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2036	**	2	\$52,200	
	No Component	85%							
			Other Observation, Extent : Light, Area Affected : 0% Location : Roof Explanation : Cooling Tower Abandon In Place						
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$111,500	
	No Component	60%							
Exhaust Fans									
	Roof	10%	Now	\$17,400	2026	\$87,200	2	\$1,200	
			Other Observation, Extent : Severe, Area Affected : 20% Location : Roof Explanation : Fans Not Connected To Power Or Motors.						
	No Component	15%							
			Other Observation, Extent : Light, Area Affected : 0% Location : Basement Print Shop And Basement Electrical Equipment Rooms Explanation : Component Accounted For Under The Cooling Section Of This Report						
	No Component	75%							
			Other Observation, Extent : Light, Area Affected : 0% Location : Throughout Explanation : No Mechanical Ventilation						
Plumbing									
H/C Water Piping									
	Brass/Copper	10%			2051	**	1		
	Galvanized Steel	90%	Now	\$1,244,400	2036	**	1		
			On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout Pump(s) Malfunctioning, Extent : Severe, Area Affected : 20% Location : 1 Of 2 Pumps Is Not Operational In The Sub-basement. Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Explanation : House Tank Serving Domestic And Stand Pipe Needs To Be Replaced						
HW Heat Exchanger									
	Steam Fired	100%			2031	\$836,400	4	\$74,200	

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
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	2-4	\$1,153,100	LIFE	**	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 30%					
				Location : Bathrooms Throughout					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Storm Drain Piping									
	Cast Iron	100%	Now	\$109,400	LIFE	**	1		
				Leak Evident, Extent : Severe, Area Affected : 10%					
				Location : Balconies Causing Flooding In Basement					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Sump Pump(s)									
	Non-Submersible	100%	Now	\$24,000	2026	\$80,100	4	\$10,600	
				Broken, Extent : Severe, Area Affected : 20%					
				Location : 1 Of 3 Pumps In Sub-basement					
Backflow Preventer									
	Generic	100%			2031	\$133,500	1	\$30,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 9th Floor					
				Explanation : 10 Units - 2 Freight, 8 Passenger					
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$261,400	
Sprinkler									
	No Component	90%							
	Generic	10%			2041	**	1-2	\$14,000	

*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 : 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		
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	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	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	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Ground Floor Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Perimeter At Ground Level								
	Window Wall	5%	Now	\$185,000	2052	**	5	\$32,200	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Ground Floor Lobby								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Ground Floor Lobby								
	Weather Strip Missing, Extent : Moderate, Area Affected : 10%								
	Location : Ground Floor Lobby								
Windows									
	Aluminum	95%			2040	**	5	\$79,600	
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : 9th Floor Office 933b								
	Metal Louvers	5%	4+	\$7,000	2035	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Penthouse								
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			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Penthouse								
	Patching Evident, Extent : Moderate, Area Affected : 5%								
	Location : At Corners								
Soffits									
	Stucco Cement	100%	0-2	\$20,800	2037	**	5	\$16,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Outside Of Main Lobby								

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		
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	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Garage							
	Ceramic Tile	5%	0-2	\$14,700	2035	**	5	\$16,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Toilets At 9th Floor Office							
	Terrazzo	25%			LIFE	**	5	\$263,900	
	Vinyl Tile	30%	4+	\$96,600	2027	\$1,932,300	3	\$76,000	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	35%	4+	\$292,100	2027	\$2,920,600	3	\$88,700	
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	4%	0-2	\$21,500	2035	**	5	\$17,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : 9th Floor Toilet							
	Mosaic Tile	1%			LIFE	**	10	\$5,400	
	Marble Panels	20%			LIFE	**	10	\$69,600	
	Plaster	40%	Now	\$156,500	LIFE	**	5	\$104,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Back Corridor							
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$43,500	
	Wood	25%	4+	\$542,700	LIFE	**	5	\$869,800	
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Court Rooms Throughout							
Ceilings									
	AcousTileConcealSpLn	40%	0-2	\$245,100	2030	\$2,451,100	5	\$168,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Rooms 1121, 1127							
	AcousTileSusp.Lay-In	15%			2037	**	5	\$101,300	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 12th Floor Court Room And Office And Throughout							
	Exposed Concrete	10%	Now	\$48,800	LIFE	**	5	\$10,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Parking Garage							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Fence/Gates

Chain Link

25%

2052

* *

Iron Picket

75%

2052

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

* *

On-Site Walkways

Masonry: Granite

100%

LIFE

* *

Parking/Driveway

Cast in Place Concrete

100%

2045

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

* *

5

\$1,900

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

Transformers

Dry Type

100%

2037

* *

5

\$1,700

Switchgear / Switchboard

Air Circuit Breaker

100%

2042

* *

5

\$2,300

Raceway

Conduit

20%

2032

\$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

5%

2030

\$59,600

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$13,300

Stand-by Power

Transfer Switches

Automatic

100%

2037

* *

1

\$138,900

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 CIVIL COURT
Asset # : 2049

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2035	* *	1	\$174,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1250 Kilowatt Rating							
	Batteries								
	Lead/Acid	100%			2025	\$1,700	5	\$16,700	
Fuel Storage									
	Day Tank	50%			2040	* *	5	\$41,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2047	* *	5	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	\$7,488,300	10	\$372,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2032	\$832,000	10	\$41,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior Spaces							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	No Component	30%							
	Generic, Digital	70%			2032	\$3,669,400	1-3	\$200,600	

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Con Edison							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$94,200	2035	**	5	\$13,400	
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
		Explanation : Some Valves Need Replacement As They Are No Longer Holding							
	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	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Basement One Remaining Operable Unit Is Over 30 Years Old And Requires Frequent Repair							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Basement- 1 Unit Of 2 Is Broken Beyond Repair							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : R123 Refrigerant							
	Split Unit	10%			2032	\$1,011,900			
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Rooftop							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%	Now	\$57,800	2042	**	4	\$22,200	
		Malfunctioning, Extent : Moderate, Area Affected : 15%							
		Location : Valves At Condenser Water Pumps Not Holding							
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Basement Variable Speed Drives For Pumps							
	Terminal Devices								
	Air Handler/Cool/Ht	80%	Now	\$212,700	2027	\$4,253,300	1	\$200,900	
		Controller Not Working, Extent : Severe, Area Affected : 5%							
		Location : Controls Not Operational							
	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$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		
Other Observation, Extent : N/A, Area Affected : 1%									
Location : Sub-basement									
Explanation : 40 Gallons									
	No Component	99%							
HW Heat Exchanger									
	Steam Fired	100%			2042	**	4	\$44,600	
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Basement									
Explanation : Original Steam To Hot Water Heat Exchanger Abandoned For A New Instantaneous Hot Water Heater Which Uses Steam.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2032	\$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	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6 Units From 1st To 12th Floor, 4 Units From Basement To 12th Floor, 1 Freight Unit From Basement To 12th Floor									
Explanation : 11 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$227,600	
Sprinkler									
	Generic	100%			2032	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$3,893,400	LIFE	**	5	\$476,600	
	Staining/Discoloring, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Foundation							
Metal Panel	15%	Now	\$37,100	2039	**	5	\$255,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Central Cooling Tower Roof Areaway Walls							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Central Cooling Tower Roof Areaway Walls							
	Explanation : This Actually Lead Coated Copper Cladding							
Granite Panels	15%			LIFE	**	5	\$102,100	
Windows								
Aluminum	97%			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	\$2,052,500	10	\$134,900	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Various Rooftop Locations							
Interior								
Floors								
Carpet	14%			2025	\$2,881,500	3	\$301,900	
Cast in Place Concrete	10%			LIFE	**	5	\$314,500	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Boiler Room							
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	\$5,483,900	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		
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	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	Gypsum Board	5%			LIFE	**	5	\$43,800	
	Masonry: Brick	15%			LIFE	**			
	Marble Panels	15%			LIFE	**			
	Plaster	23%	Now	\$151,000	LIFE	**	5	\$100,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairs E, F At Penthouse							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stairs E, F At Penthouse							
	Plaster	22%			LIFE	**	5	\$96,300	
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	10%			LIFE	**	5	\$583,600	
Ceilings									
	AcousTile,Adhered	25%			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	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Stairs E, F At Penthouse							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stairs E, F At Penthouse							
	Plaster	55%			LIFE	**	5	\$494,200	
	Plaster	8%			LIFE	**	5	\$71,900	
Site Enclosure									
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	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Corner Of Hogan Place And Baxter Street By Hydrant							
	Under Construction	15%							
On-Site Walkways									
	Masonry: Granite	25%	Now	\$5,400	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : All Stairs At Entry							
	Masonry: Granite	75%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : ADA Ramps							
		Explanation : Under Construction							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2049	**	5	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4- Main Service Switches Rated At 4,000 Amperes Each							
	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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Emergency Generator Rated At 1250 Kilowatts							
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$35,600	
	Fuel Storage								
	Day Tank	50%			2037	**	5	\$89,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2032	\$65,200	5	\$14,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 75,000 Gallon Capacity							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	97%			2034	* *	10	\$854,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	HID	1%			2029	\$26,400	10	\$300	
	Incandescent	1%			2029	\$177,100	2	\$200	
	LED	1%			2034	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : LED Lighting Observed								
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	25%			2034	* *	1-3	\$148,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells									
	Generic, Digital	5%	0-2	\$27,900	2034	* *	1-3	\$26,900	
	Malfunctioning, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout									
Explanation : False Alarms And Trouble Alarms									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	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
MANHATTAN CRIMINAL COURTS BLDG.
Asset # : 2072

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	Now	\$1,306,000	2034	* *	1	\$856,200	
	Not Energy Efficient, Extent : Moderate, Area Affected : 50%								
	Location : No. 1 And No. 2 Burners								
	Not in Service, Extent : Severe, Area Affected : 25%								
	Location : 1 Of 4 Boilers In Sub-basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement								
	Explanation : 4 Units								
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$1,707,700	2039	* *	4	\$47,300	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Condensate Drain Pipe, Sub-basement								
	Damaged, Extent : Severe, Area Affected : 10%								
	Location : Condensate Surge Tank Needs Replacement								
	Steam Traps Faulty, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
Terminal Devices									
	Air Handler	5%	Now	\$709,400	2039	* *	1	\$26,700	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : 18th Floor Fan Room								
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : 18th Floor Fan Room								
	Air Handler	20%	0-2	\$2,837,700	2039	* *	1	\$106,900	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Fan Rooms								
	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	
	R-134a Refrigerant, Extent : Light, Area Affected : 35%								
	Location : Basement								
	Exterior Pkg Unit - Cooling	5%			2024	\$408,600	2	\$2,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : 18th Floor Roof								
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	35%	Now	\$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-basementt 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			
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	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Non-Submersible	12%			2039	* *	4	\$3,700	
Sewage Ejector(s)									
	Electric	94%	0-2	\$54,600	2039	* *	4	\$35,900	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 3 Duplex Units							
	Electric	6%			2039	* *	4	\$3,400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 19 Units From 1st To 17th Floor, 1 Unit From Basement To 17th Floor, 2 Units From Basement To 16th Floor							
		Explanation : 22 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$484,300	
Sprinkler									
	No Component	50%							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	8%	Now	\$107,800	LIFE	**	5	\$170,400	
		Water Penetration, Extent : Moderate, Area Affected : 2% Location : Foundation At B Level, Garage, Judges Exit							
	Cast in Place Concrete	2%			LIFE	**	5	\$42,600	
	Metal Panel	27%			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	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Balcony Areas Explanation : Cast Stone Paver Ballasted							
	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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Loading Dock Water Penetration, Extent : Moderate, Area Affected : 15% Location : Loading Dock Other Observation, Extent : Severe, Area Affected : 100% Location : Loading Dock Explanation : Floor Slab Is Pitched In The Wrong Direction.							
	Cast in Place Concrete	10%			LIFE	**	5	\$142,200	
	Ceramic Tile	13%			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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Offices And Waiting Areas Throughout							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	\$322,500	LIFE	**			
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : West Wall In Basements							
Ceramic Tile	5%			2038	**	5	\$22,700	
Concrete Masonry Unit	15%	Now	\$84,900	LIFE	**	5	\$27,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Various Basement Locations, 11th Floor Mechanical. Penthouse							
	Loose Units, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Parking Area In Basement							
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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Basement							
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	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Entrance Lobby Area							
	Explanation : Staining From Water Leak							
Plaster	10%			LIFE	**	5	\$40,600	
Wood	5%			LIFE	**	5	\$284,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,800	2034	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Southeast Corner On Lafayette Street							
On-Site Walkways								
Cast in Place Concrete	20%			2042	**			
Masonry: Granite	80%			LIFE	**			
Parking/Driveway								
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
MANHATTAN FAMILY COURT
Asset # : 2048

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	30%			2049	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 3,000 Amperes									
	Fused Disc Sw	70%			2029	\$92,500	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Switches Rated At 3,000 Amperes Each									
Transformers									
	Dry Type	100%			2034	**	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 30 Kilovolt-ampere, 480/208/120 Volts									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 250 Kilowatt									
Batteries									
	Nickel Cadmium	100%			2023	\$1,700	5	\$109,400	

*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
MANHATTAN FAMILY COURT
Asset # : 2048

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
	Day Tank	50%		2028	\$20,000	5	\$45,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallon Capacity								
	Main Tank	50%		2032	\$33,300	5	\$7,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Capacity								
Lighting								
Interior Lighting								
	Fluorescent	2%		2029	\$181,000	10	\$9,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallways								
	Fluorescent	94%		2029	\$8,509,000	10	\$423,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
	HID	2%		2034	* *	10	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : In Chiller Room								
Explanation : HID Lighting Observed								
	LED	2%		2034	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lobby								
Explanation : LED Lighting Observed								
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Digital	30%		2034	* *	1-3	\$90,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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%			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		
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	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Coil Connections							
	No Component	20%							
	Sanitary Piping								
	Cast Iron	51%	Now	\$38,500	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Kitchen Sink Drain Leaks							
	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	* *			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Seven Units - Basement To 11th Floor, One Unit - 1st To 11th Floor, One Unit - 1st To 7th Floor							
		Explanation : 9 Units							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$127,300	
	Masonry: Brick	30%			LIFE	**	5	\$244,400	
	Masonry: Granite	65%	Now	\$1,551,100	LIFE	**	5	\$397,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Upper Floors, Pediment									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Pediment, Cornice, Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Ground Level East Side									
	Metal Panel	3%			2040	**	5-10	\$168,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Intermittent Panels Between Windows - Street Facades									
Explanation : Lead Panels									
Windows									
	Bronze/Brass	25%	4+	\$486,200	2038	**	5	\$143,400	
Deteriorated Finish, Extent : Light, Area Affected : 2%									
Location : Main Entrance									
	Metal Louvers	5%			2039	**	10	\$57,400	
	Steel	70%	4+	\$407,300	2038	**	5	\$803,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Corridor, Basement Toilet									
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$6,600	
	Masonry: Granite	53%	Now	\$209,100	LIFE	**	5	\$12,600	
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Coping									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Coping									
	Metal Panel	2%			2050	**	5	\$1,500	
	Metal Rail	5%	0-2	\$3,100	2043	**	5	\$6,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	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	**			
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Areaways								
	Copper/Terne	35%	Now	\$48,600	2045	**			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
	Location : Portico								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Rotunda								
	Modified Bitumen	45%	Now	\$1,264,100	2040	**			1
	Blisters, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, 2nd Floor Corridors								
	Other Observation, Extent : Moderate, Area Affected : 35%								
	Location : 6th Floor Roof								
	Explanation : Water Penetration At Bracing Anchors For Parapet Walls								
	Skylight, Metal/Glass	5%	Now	\$527,600	2040	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : Various Areas								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout 6th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Sloped Glazing	10%	Now	\$1,211,400	LIFE	**	5	\$227,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Steel Supports For Glazing								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Area Above Portico								
Soffits									
	Masonry: Granite	100%			LIFE	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
Interior								
Floors								
Carpet	15%	0-2	\$200,100	2023	\$2,001,000	3	\$193,700	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Offices Throughout 5th And 6th Floors								
Cast in Place Concrete	10%	0-2	\$108,700	LIFE	**	5	\$188,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Sub-basement								
Ceramic Tile	3%	0-2	\$30,400	2039	**	5	\$12,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets Throughout 5th And 6th Floor								
Cork Tile	10%			2040	**	5	\$75,300	
Marble Panels	13%			LIFE	**	5	\$83,900	
Terrazzo	14%	2-4	\$136,000	LIFE	**	5	\$94,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Vinyl Tile	35%	4+	\$62,200	2030	\$3,110,100	3	\$113,000	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Offices At Basement Level								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Basement And Sub-basement								
Masonry: Brick	5%			LIFE	**			
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Basement And Sub-basement								
Marble Panels	10%			LIFE	**			
Plaster	65%	Now	\$428,600	LIFE	**	5	\$132,000	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Stairs, Various Offices And Lobbies								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Stairs, Various Offices And Lobbies								
Wood	15%			LIFE	**	5	\$406,200	

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 SUPREME COURT
Asset # : 2051

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%	Now	\$336,300	LIFE	**	5	\$13,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Sub-basement Boiler Room							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Sub-basement Mechanical Rooms							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Sub-basement Mechanical Rooms							
Masonry: Infill Arch	3%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Entrance							
	Explanation : Underside Of Portico							
Masonry: Marble	10%			LIFE	**	1		
Plaster	15%			LIFE	**	5	\$80,700	
Plaster	62%	Now	\$425,200	LIFE	**	5	\$333,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Corridors Throughout							
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, Basement Level Offices							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Free Standing Walls								
Masonry: Fieldstone	100%			2040	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Material Is Granite							
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Material Is Granite							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2043	**			
Pavers/Stone	10%	Now	\$6,100	2033	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : West Side Of Building							

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

50%

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		
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

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	10%	2-4	\$109,400	2055	**	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	90%			2050	**	1		
Motor Controllers									
	Locally Mounted	20%			2043	**	5	\$800	
	Locally Mounted	50%			2035	**	5	\$1,900	
	Locally Mounted	5%			2028		5	\$200	
	Motor Control Center	25%			2035	**	5	\$3,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$8,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2043	**	1	\$177,000	
Generators									
	Diesel	100%			2039	**	1	\$222,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Genset Rated At 600 Kilowatts. It Is In Good Condition.							
Batteries									
	Nickel Cadmium	100%			2023	\$1,800	5	\$128,200	
Fuel Storage									
	Main Tank	100%			2058	**	5	\$16,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Tank Rate Capacity Is 500 Gallons.							
Lighting									
Interior Lighting									
	Fluorescent	78%			2035	**	10	\$411,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 And Compact Lamps							
	Fluorescent	2%	2-4	\$229,600	2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : There Are T-12 Fixtures Which Are Obsolete.							
	Incandescent	5%			2030	\$573,900	2	\$600	
	LED	15%			2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : New LED Fixtures Installed This Year.							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Heating

Energy Source

Utility Steam

100%

2040

* *

1

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

Conversion Equipment

Pres. Reducing

100%

2033

* *

5

\$34,200

Valve/LP Steam

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Heating Exchangers For Hot Water Heating Devices*

Distribution

Central Plant Steam

100%

2050

* *

4

\$28,400

Piping/Pmp

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%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Mechanical Rooms - Penthouse**Explanation : Covered Under Air Conditioning Section***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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2043	* *	1	\$435,800	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : Refrigerant R-13a							
	Exterior Pkg Unit - Cooling	5%			2030	\$264,800	2	\$1,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							
	Window/Wall Unit	10%			2025	\$136,300	1		
	No Component	15%							
Distribution									
	CW & CHW Wtr	70%			2056	* *	4	\$29,800	
	Pipe/Pump								
	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		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement And Sub-basement							
HW Heat Exchanger									
	Steam Fired	100%			2040	* *	4	\$85,300	
Sanitary Piping									
	Cast Iron	100%	Now	\$95,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Storm Drain Piping									
	Cast Iron	100%	Now	\$68,100	LIFE	* *	1		
		Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Sub-basement							
		Damaged, Extent : Light, Area Affected : 10%							
		Location : Basement And Sub-basement							
Sump Pump(s)									
	Non-Submersible	100%			2025	\$99,700	4	\$12,200	

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 SUPREME COURT
Asset # : 2051

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%	0-2	\$94,200	2035	* *	4	\$22,900	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Sub-basement							
		Explanation : 1 Of 2 Pumps Broken							
	Backflow Preventer								
	Generic	100%			2030	\$166,200	1	\$35,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ten Units From Basement To 4th Floor, One Unit From Basement To 7th Floor, One Unit From Mezzanine To 6th Floor							
		Explanation : 12 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	3%			2051	**	10	\$51,300		
Masonry: Brick	30%			LIFE	**	5	\$218,800		
Recent Repair Evident, Extent : N/A, Area Affected : 2%									
Location : Inner Courtyard									
Masonry: Granite	10%	Now	\$209,400	LIFE	**	5	\$54,700		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Masonry: Limestone	11%	Now	\$531,900	LIFE	**	5	\$60,200		
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	44%			LIFE	**	5	\$240,600		
Metal Coiling Doors	2%			2036	**	5	\$45,600		
Windows									
Aluminum	45%			2047	**	5	\$45,500		
Bronze/Brass	50%			2047	**	5	\$316,200		
Steel	5%	Now	\$320,800	2056	**	5	\$31,600		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Chiller Room									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Chiller Room									
Parapets									
Masonry: Brick	40%	Now	\$256,900	LIFE	**	5	\$36,700		
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Interior Face									
Masonry: Granite	10%			LIFE	**	5	\$11,500		
Masonry: Limestone	45%			LIFE	**	5	\$51,900		
Metal Panel	5%			2051	**	5	\$17,700		
Roof									
Asphalt Shingle	5%			2040	**	10	\$1,700		
IRMA/Protected Membrane	10%			2036	**	10	\$20,300		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : East Side									
Explanation : Green Roof									
Modified Bitumen	65%	Now	\$2,178,400	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plaza Roof: Stone Panels	20%	Now	\$433,500	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Over Chiller Room									
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		
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	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	5%	Now	\$555,300	2041	**	3	\$15,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	3%	Now	\$755,500	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cast in Place Concrete	2%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$196,800	
	Masonry: Brick	5%			LIFE	**			
	Metal Panel	5%			LIFE	**			
	Marble Panels	20%			LIFE	**			
	Plaster	35%	0-2	\$279,500	LIFE	**	5	\$172,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Wood	10%			LIFE	**	5	\$655,900	
Ceilings									
	AcousTileConcealSpLn	5%			2036	**	5	\$51,900	
	AcousTileSusp.Lay-In	35%			2036	**	5	\$290,700	
	AcousTileSusp.Lay-In	5%			2048	**	5	\$41,500	
	Exposed Concrete	5%			LIFE	**	5	\$6,500	
	Plaster	50%	Now	\$661,600	LIFE	**	5	\$259,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Enclosure									
Free Standing Walls									
	Masonry: Fieldstone	100%			2041	**			
Retaining Walls									
	Masonry: Fieldstone	100%	Now	\$28,300	2041	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Stone Walls Along Perimeter								
	Misaligned/Bulging, Extent : Light, Area Affected : 10%								
	Location : Throughout								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 0-2 \$110,600 2036 * *

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

Location : Throughout

On-Site Walkways

Masonry: Granite 10% Now \$572,800 LIFE * *

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

Location : Throughout

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

Location : Throughout

Masonry: Granite 90% LIFE * *

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

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

Disconnect Switches

Transformers

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

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

Location : Electrical Room

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

Dry Type 40% 2029 \$7,700 5 \$800

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

Location : Mechanical Room - Penthouse

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

Switchgear / Switchboard

Air Circuit Breaker 10% 2031 \$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%			2030	\$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	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room - Roof Explanation : One 275 Gallons							
	Main Tank	50%			2059	* *	5	\$8,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 20,000 Gallon							
Lighting									
Interior Lighting									
	Fluorescent	85%			2036	* *	10	\$433,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	Fluorescent	5%			2036	* *	10	\$25,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Ground Floor And Hallways Explanation : Compact Fluorescent Lamps							
	LED	10%			2039	* *			
Egress Lighting									
	Emergency, Service	40%			2039	* *	1		
	Emergency, Battery	15%			2036	* *	10	\$20,100	
	Exit, Service	10%			2036	* *	1		
	Exit, Battery	35%			2036	* *	10	\$13,100	
Exterior Lighting									
	Incandescent	100%			2026	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Security System
Generic

100%

2036

* *

1

\$207,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$342,400

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

Heating

Energy Source

Fuel Oil No 2

100%

2051

* *

5

\$172,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 2 Oil Tanks Each 20,000 Gallons*

Conversion Equipment

Steam Boiler

100%

Now

\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	Now	\$269,700	2061	**	4	\$13,700	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
	No Component	50%							
Terminal Devices									
	Fan Coil - 2 Pipe	50%	Now	\$84,100	2031	\$4,206,300	1	\$80,700	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks							
	No Component	50%							
Heat Rejection									
	Water Cooling Tower	50%	Now	\$83,900	2025	\$839,000	2	\$223,700	
		Damaged, Extent : Severe, Area Affected : 25%							
		Location : Inside The Unit On Roof							
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$116,400	LIFE	**	2-5	\$309,800	
		Leak Evident, Extent : Light, Area Affected : 15%							
		Location : Dampers And Throughout							
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		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Water Main Valve In Basement							
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		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Ceiling Of Refrigeration Room On Ground Floor							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 8 Units From Basement To 9th Floor, 11 Units From 1st To 8th Floor, 1 Unit From 1st Floor To 4m To 6m</i>									
<i>Explanation : 20 Units</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2041		* *	1-5	\$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	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout - Front Facade								
Explanation : Painted Landmark Windows Of Which Substantial Amount Are Peeling.								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$1,700	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$5,100	
Copper/Terne	10%			2066	**	5	\$2,100	
Masonry: Brick	30%			LIFE	**	5	\$1,300	
Masonry: Brick	25%			LIFE	**	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 20%								
Location : North And East Walls								
Explanation : Stucco Finish								
Metal Rail	10%			2048	**	5-10	\$8,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
Roof								
Copper/Terne	10%			2059	**	10	\$4,500	
Modified Bitumen	70%			2039	**	10	\$12,600	
Single Ply Membrane	10%			2036	**	10	\$1,800	
Skylight, Metal/Glass	10%			2041	**	10	\$6,000	
Soffits								
Cement - Fiber Panel	50%			2036	**	10		
Granite Panels	50%			LIFE	**	5		

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$27,000	2027	\$134,900	3	\$13,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Cast in Place Concrete	5%			LIFE	**	5	\$6,300	
	Paint Peeling, Extent : Light, Area Affected : 25%							
	Location : Basement And Sub-basement							
Ceramic Tile	5%			2034	**	5	\$2,900	
Marble Panels	5%	Now	\$31,900	LIFE	**	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Main Stair							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Main Stair							
Quarry Tile	10%	Now	\$20,300	2036	**	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Ground Floor Lobby							
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Main Stair And Toilets							
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Gypsum Board	40%			LIFE	**	5	\$35,400	
Masonry: Brick	10%			LIFE	**			
Plaster	35%	Now	\$50,300	LIFE	**	5	\$15,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Main Stair							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Main Stair							
Ceilings								
AcousTileSusp.Lay-In	60%			2044	**	5	\$34,200	
	Staining/Discoloring, Extent : Light, Area Affected : 2%							
	Location : Throughout 5th And 6th Floors							
Glass: Susp Panels	2%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Over Main Stair							
	Explanation : Decorative Infill Panels At Skylight							
Masonry: Vault Struct	10%			LIFE	**			
Plaster	28%			LIFE	**	5	\$10,000	
	Paint Peeling, Extent : Light, Area Affected : 2%							
	Location : Main Stair							
Site Enclosure								

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

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

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

Site Enclosure

Fence/Gates

Iron Picket

85%

2066

* *

Masonry: Brick

15%

2051

* *

Free Standing Walls

Masonry: Brick

100%

2051

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2044

* *

On-Site Walkways

Cast in Place Concrete

90%

2044

* *

Masonry: Granite

10%

LIFE

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2057

* *

5

\$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2057

* *

5

\$900

Raceway

Conduit

100%

2057

* *

1

Panelboards

Fused Disc Sw

2%

2053

* *

5

Molded Case Bkrs

98%

2053

* *

5

\$900

Wiring

Thermoplastic

100%

2057

* *

1

Motor Controllers

Locally Mounted

20%

2048

* *

5

Variable Frequency

80%

2048

* *

Drive

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$500

Lighting

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	96%			2039	* *	10	\$31,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent	Fluorescent	2%			2039	* *	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
Fluorescent	Fluorescent	2%			2026	\$14,400	10	\$700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Theatre							
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2039	* *	10	\$4,300	
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
Fluorescent	Fluorescent	5%			2039	* *	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Front							
HID	HID	10%			2039	* *	10		
	No Component	85%							
Alarm									
Security System	No Component	70%							
	Generic	30%			2039	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
	Location : Courtyard, 1st, 5th And 6th Floors								
	Explanation : CCTV Surveillance System.								
Fire/Smoke Detection									
No Component	No Component	70%							
	Generic, Analog	30%			2039	* *	1-3	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout Building								
	Explanation : Fire Alarm System Was Completed Two Years Ago.								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Energy Source								
	Natural Gas	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
MIDTOWN COMMUNITY COURT
Asset # : 13880

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	15%			2036	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	85%			2044	* *	1	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	85%			2047	* *	4	\$2,300	
	No Component	15%							
Terminal Devices									
	Convactor/Radiator	10%			2044	* *	1	\$1,200	
	Fan Coil Unit/Heat	70%			2036	* *	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various							
		Explanation : See 4-pipe Units Under Cooling Terminal Units							
	Unit Heater - Hot Water	5%			2036	* *			
	No Component	15%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	70%			2036	* *	1	\$11,700	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 1 New Unit. R-410a.							
	Ext Pkg Unit - Heating/Cooling	20%			2036	* *	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units. R-410a Refrigerant							
	Split Unit	5%			2036	* *			
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Various							
	Window/Wall Unit	5%			2029	\$4,300	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Theaters							
		Explanation : Tenant Provided							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2031	\$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		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Sidewalk Vault In Basement								
	Water Heater								
	Electric	20%			2026	\$7,200	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 25 Gallons								
	Gas Fired	80%			2026	\$20,000	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 100 Gallons								
	Sanitary Piping								
	Cast Iron	100%	4+	\$59,900	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Sidewalk Vault In Basement								
	Storm Drain Piping								
	Cast Iron	100%	2-4	\$8,500	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Sidewalk Vault In Basement								
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$6,200	4	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 Unit From Basement To 6th Floor, 1 Unit From Ground To 6th Floor								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$18,100	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
	Sprinkler							
	Generic	100%		2051	* *	1-2	\$10,100	
	Fire Pump							
	Generic	100%		2040	* *	1	\$6,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 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		
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : West Facade At Window Lintels, Floors 2, 3, 6 And Breezeway.									
Vertical Cracks, Extent : Moderate, Area Affected : 1%									
Location : Tower Walls Between 36th And 38th Floors									
Water Penetration, Extent : Moderate, Area Affected : 1%									
Location : 5th Floor Cornice On East Elevation									
Windows									
Aluminum	95%	Now	\$541,300	2039	**	5	\$106,400		
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : 25th Floor At Renovation Area									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Various Locations Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
Bronze/Brass	5%	0-2	\$47,500	2039	**	5	\$35,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Entry Vestibule									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%									
Location : 1st Floor On North Elevation									
Parapets									
Masonry: Brick Cavity	35%			LIFE	**	5	\$14,600		
Masonry: Granite	65%			LIFE	**	5	\$34,000		
Roof									
Metal Panel	15%			2036	**	10	\$29,800		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 26th Floor									
Explanation : Painted Surface									
Modified Bitumen	65%	Now	\$58,100	2031	\$1,161,700				
Blisters, Extent : Moderate, Area Affected : 5%									
Location : 36th Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 36th Floor									
Other Observation, Extent : Light, Area Affected : 5%									
Location : 36th Floor									
Explanation : Water Was Present Inside Blisters									
Panel/Paver: Cer/Brk	20%	Now	\$59,600	2041	**				
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Chiller Room In Sub-basement - From Con Edison Vault									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Efflorescence - East Plaza At Grade									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast Stone/Terra Cotta	1%	4+	\$99,800	LIFE	**	5	\$13,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Tower Soffit On 38th Floor									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Various Soffits									
Explanation : This Is Actually A Guastavino Terracotta Tile									
	Cast Stone/Terra Cotta	44%			LIFE	**	5	\$578,900	
	Masonry: Granite	15%			LIFE	**	5	\$18,900	
	Pre-Cast Concrete	40%			LIFE	**	5	\$218,900	
Interior									
Floors									
	Carpet	30%			2027	\$6,852,600	3	\$663,400	
	Cast in Place Concrete	10%	4+	\$37,200	LIFE	**	5	\$322,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Sub-basement And 38th Floor									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Pump Room, Old Subway Station									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Sub-basement At Generator Room									
Explanation : Staining/discoloring									
	Ceramic Tile	2%			2040	**	5	\$29,500	
	Mosaic Tile	15%			2036	**	5	\$552,800	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Marble Panels	3%			LIFE	**	5	\$33,200	
	Terrazzo	10%			LIFE	**	5	\$115,200	
	Vinyl Tile	28%			2031	\$4,260,300	3	\$154,800	
	No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : South Wing Of 25th Floor									
Explanation : Under Construction									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	3%	Now	\$444,700	LIFE	**				
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Pump Room, Old Subway Station									
Spalling, Extent : Severe, Area Affected : 15%									
Location : Sub-basement At Refrigeration Emergency Generator Room									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Sub-basement At Refrigeration Emergency Generator Room									
Ceramic Tile	3%			2040	**	5	\$29,000		
Concrete Masonry Unit	5%			LIFE	**	5	\$19,300		
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Basement, Electircal Room									
Glass: Single Pane	3%			LIFE	**	5	\$21,700		
Gypsum Board	29%			LIFE	**	5	\$167,900		
Masonry: Brick	5%	Now	\$456,800	LIFE	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : 36th To 38th Floor Tower									
Diagonal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Pump Room									
Efflorescence, Extent : Moderate, Area Affected : 2%									
Location : 36th To 38th Floor Tower									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement									
Water Penetration, Extent : Moderate, Area Affected : 1%									
Location : 36th To 38th Floor Tower									
Metal: Cage/Fence	2%			LIFE	**				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Elevator Lobbies									
Explanation : Decorative Metal Grilles									
Marble Panels	10%			LIFE	**				
Diagonal Cracks, Extent : Moderate, Area Affected : 1%									
Location : 25th Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 3%									
Location : 25th Floor									
Plaster	38%	Now	\$71,400	LIFE	**	5	\$110,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : 38th Floor									
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Stair To 26 And 38th Floor									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 38th Floor									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
No Component		2%						
Other Observation, Extent : N/A, Area Affected : 0%								
Location : South Wing On 25th Floor								
Explanation : Under Construction								
Ceilings								
AcousTileConcealSpLn	14%			2036	**	5	\$258,000	
AcousTileSusp.Lay-In	35%			2044	**	5	\$516,000	
Exposed Concrete	5%	Now	\$863,700	LIFE	**	5	\$11,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Areas In Sub-basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Various Areas In Sub-basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Various Areas In Sub-basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Areas In Sub-basement								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Sub-basement Corridor Adjacent To Oil Tank Room								
Explanation : Spalling Concrete								
Gypsum Board	2%			LIFE	**	5	\$36,900	
Masonry: Marble	2%			LIFE	**	1		
Plaster	40%	Now	\$187,900	LIFE	**	5	\$368,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : 38th Floor								
Loose/Delam Surface, Extent : Moderate, Area Affected : 1%								
Location : 38th Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 1%								
Location : 38th Floor								
No Component		2%						
Other Observation, Extent : N/A, Area Affected : 0%								
Location : South Wing Of 25th Floor								
Explanation : Under Construction								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2051	**			
Free Standing Walls								
Cast in Place Concrete	15%			2051	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Colonnade At Entrance								
Explanation : This Is Actually Pre-cast Concrete At Column Capitals								
Masonry: Fieldstone	85%			2041	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Colonnade At Entrance								
Explanation : This Is Actually Granite								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		* *		
On-Site Walkways									
	Cast in Place Concrete	40%	Now	\$50,400	2036		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : South Side Of Building By Subway Entrance					
	Masonry: Granite	20%	Now	\$32,700	LIFE		* *		
				Broken/Missing Elements, Extent : Moderate, Area Affected : 2%					
				Location : Entrance Steps On East Elevation					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : West Entry					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%					
				Location : Entrance Steps On East Elevation					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 2%					
				Location : West Entry					
	Pavers/Stone	40%	Now	\$21,200	2034		* *		
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Southwest Corner Of Building					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$4,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 6,000 Ampere Bolted Pressure Switch Main Disconnects; Four 4,000 Ampere Bolted Pressure Main Disconnects.							
	Transformers								
	Dry Type	50%			2029	\$9,600	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 1,000 Kilovolt-ampere, 480/208/120 Volts							
	Dry Type	50%			2044	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 500 Kilovolt-ampere, 480/277/208 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	10%			2031	\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Busway	5%			2036	**	1		
	Conduit	40%			2031	\$765,300	1		
	Conduit	50%			2051	**	1		
	Conduit	5%	0-2	\$95,700	2061	**	1		
Corroded, Extent : Severe, Area Affected : 100%									
Location : Sub-basement Corridor (Diesel Tank Area)									
Panelboards									
	Fused Disc Sw	5%			2047	**	5	\$1,100	
	Molded Case Bkrs	45%			2030	\$677,700	5	\$11,700	
	Molded Case Bkrs	50%			2047	**	5	\$13,000	
Wiring									
	Braided Cloth	15%	2-4	\$443,500	2056	**	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Busway	5%			2036	**	1		
	Thermoplastic	25%			2041	**	1		
	Thermoplastic	55%			2051	**	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$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	**			
Not Functioning, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Variable Frequency Drive	5%			2029	\$1,800			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$14,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Grounding System Installed In 2019.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$303,000	
Generators									
	Diesel	100%			2040	**	1	\$381,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated At 1352 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2047	* *	5	\$91,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room In Basement							
		Explanation : 550 Gallon Capacity							
	Main Tank	50%			2059	* *	5	\$14,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 15,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2031	\$4,767,600	10	\$632,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2026	\$681,100	10	\$90,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	\$681,100	10	\$90,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors And Basement							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	5%			2036	* *	10	\$45,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
	LED	5%			2039	* *			
Egress Lighting									
	Emergency, Battery	40%			2031	\$645,000	10	\$95,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Some Lighting Fixtures Are Equipped With Battery Pack							
	Emergency, Battery	10%			2036	* *	10	\$23,800	
	Exit, Battery	50%			2036	* *	10	\$33,200	
Exterior Lighting									
	HID	20%			2031	\$903,100	10	\$600	
	LED	10%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$110,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Corridors							
		Explanation : CCTV Surveillance Camera System							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2039

* *

1-3

\$607,000

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

Location : Throughout The Building

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

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

Heating

Energy Source
Utility Steam

100%

2041

* *

1

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

Location : Sub-basement Steam Room

Explanation : From Con Edison

Conversion Equipment
Pres. Reducing
Valve/LP Steam

100%

0-2

\$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.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	5%			2034	**	1	\$53,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 3 Units							
	Centrifugal, Elec Chiller	20%			2034	**	1	\$213,200	
	Interior Pkg Unit - Cooling	10%	0-2	\$837,400	2025	\$4,187,100	2	\$4,800	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Various Locations Explanation : End Of Useful Life							
	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	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Chilled And Condenser Water Pumps And Piping							
	No Component	55%							
Terminal Devices									
	Fan Coil - 2 Pipe	30%			2031	\$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	
		Leak Evident, Extent : Severe, Area Affected : 100% Location : Induced Draft Cell Number At Roof Other Observation, Extent : Light, Area Affected : 100% Location : 26th Floor Of Roof Explanation : 2 Units. 1 Forced Draft Unit Serves Dual Temperature System For Adjacent Building. 1 Induced Draft Unit Serves Centre Street.							
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$494,300	
	No Component	10%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	20%			2031	\$796,800	2	\$6,000	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout Mechanical Rooms							
		Explanation : Component Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$834,800	2041	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Mains Rotting At North End Of Basement.							
	Water Heater								
	Electric	35%			2026	\$345,300	4	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Bathrooms Throughout							
		Explanation : Pipe Mounted Water Heater At Sinks And Lavatories							
	No Component	65%							
	HW Heat Exchanger								
	Steam Fired	30%			2031	\$535,000	4	\$43,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement And 27th Floor							
		Explanation : Three 900 Gallon Storage Units Serving Low And Intermediate Zones In Basement Not In Use.							
	Steam Fired	35%			2041	* *	4	\$34,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Plate Heat Exchanger Using Steam Condensate With Low Pressure Steam As Back Up Replaces Steam Fired Shell And Tube Heat Exchangers To Serve Low And Intermediate Zones							
	No Component	35%							
	Sanitary Piping								
	Cast Iron	100%	4+	\$1,639,200	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$46,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 2%							
		Location : 5th Floor Ledge							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2031	\$284,600	1	\$60,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : In Basement							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 16 Units From 1st To 15th Floor, 8 Units From 15th To 24th Floor, 4 Units From 16th To 25th Floor, 2 Service Units From 1st To 25th Floor, 1 Tower Unit From 24th To 36th Floor							
		Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator. 1 Service Elevator Is In Bad Condition							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$515,000	
Sprinkler									
	No Component	40%							
	Generic	10%	0-2	\$109,700	2031	\$1,096,600	1-2	\$23,900	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Piping Rusting Near Filter Room In Basement							
	Generic	50%			2041	**	1-2	\$137,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal, Corrugated	10%			2051	**	1		
	Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,800	
	Metal Panel	5%			2051	**	5-10	\$17,700	
	Panel: Limestone	80%	Now	\$100,700	LIFE	**	5	\$30,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Dock								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : South Facade, East Facade								
Windows									
	Aluminum	97%			2047	**	5	\$15,700	
	Metal Louvers	3%			2040	**	10	\$3,000	
Parapets									
	Metal/Glass Curt Wall	5%			2051	**	5	\$4,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Balconies - South Facade								
	Explanation : Actually Single Pane Glass								
	Metal Panel	60%			2051	**	5	\$53,400	
	Metal Rail	25%			2044	**	5-10	\$103,900	
	Panel: Limestone	10%			LIFE	**	5	\$2,500	
Roof									
	IRMA/Protected Membrane	100%	Now	\$10,700	2031	\$532,700			
	Patching Evident, Extent : Moderate, Area Affected : 5%								
	Location : Under Cooling Fans								
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : At Downspouts And Within Paver Joints								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Under Cooling Fans								
Soffits									
	Metal Panel	60%			2051	**	5-10		
	Stucco Cement	40%			2044	**	5		
Interior									
Floors									
	Carpet	30%			2030	\$434,100	3	\$45,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$22,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Epoxy Coating								
	Ceramic Tile	3%			2040	**	5	\$3,000	
	Raised Access Floor	5%			2040	**	5	\$19,000	
	Sheet Vinyl/Rubber	20%			2036	**	5	\$30,300	
	Vinyl Tile	32%			2036	**	3	\$12,100	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$3,400	
Glass: Single Pane	10%			LIFE	**	5	\$5,100	
Gypsum Board	75%			LIFE	**	5	\$30,700	
Granite Panels	5%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor, Lobby								
Explanation : This Component Is Actually Slate Panels								
Wood	5%			LIFE	**	5	\$13,700	
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$11,000	2044	**	5	\$30,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Entrance To Command Center - 3rd Floor								
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	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Area At Rear								
Explanation : This Is Actually A Limestone Clad Wall								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	75%			2034	**			
Cast in Place Concrete	25%			2044	**			

Electrical		Current Repair		Future Replacement		Maintenance		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		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switch Rated At 4,000 Amperes									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2051	**	5	\$300	
	Molded Case Bkrs	10%			2051	**	5	\$200	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	**	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	20%			2044	**	5	\$100	
	Motor Control Center	70%			2044	**	5	\$1,300	
	Variable Frequency Drive	10%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$20,800	
	Generators								
	Diesel	100%			2040	**	1	\$26,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room								
	Explanation : Emergency Generator Rated At 1,400 Kilowatts Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis								
	Batteries								
	Nickel Cadmium	100%			2026	\$1,700	5	\$15,100	
	Fuel Storage								
	Main Tank	100%			2059	**	5	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 8,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2036	**	10	\$43,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2036	**	10	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors								
	Explanation : T-5 Lamps								
	Fluorescent	10%			2036	**	10	\$6,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Corridors And Stair Case								
	LED	10%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2036	**	1		
	Exit, LED	50%			2059	**	1		
	Exterior Lighting								
	HID	20%			2036	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Timer							
	No Component	80%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	**	1	\$17,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	**	1-3	\$12,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual 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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2032	\$132,600	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Computer Room Explanation : 2 Units							
	Ext Pkg Unit - Heating/Cooling	90%			2036	**	2	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 3 Units							
	Split Unit	5%			2031	\$75,700			
		Other Observation, Extent : Light, Area Affected : 100% Location : Audio Visual Rooms And Roof Explanation : 2 Units Serve Audio Visual Rooms							
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2051	**	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Glycol Water Pumps Associated With Dry Cooler							
	No Component	95%							
Heat Rejection									
	Dry Cooler	5%			2031	\$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	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Two 150-gallon Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$4,100	

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

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

Asset # : 14126

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%							
		Low Consumption Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : Two Units							
Fire Suppression	Standpipe								
	Generic	100%			2051		**	1-5	\$34,000
	Sprinkler								
	Generic	100%			2051		**	1-2	\$18,900
	Fire Pump								
	Generic	100%			2040		**	1	\$12,600

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$470,900	LIFE	**	5	\$46,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 30%							
	Location : West Elevation							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : North And South Elevations Of Penthouse							
Metal/Glass Curt Wall	73%			LIFE	**	5	\$317,400	
Metal Panel	2%			2051	**	5-10	\$31,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : Metal Panel Cladding On East Elevation							
Marble Panels	5%			LIFE	**	5	\$8,700	
Windows								
Aluminum	100%			2039	**	5	\$18,000	
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$2,400	
Metal/Glass Curt Wall	30%			2051	**	5	\$9,200	
Metal Panel	40%			2041	**	5	\$12,300	
Roof								
Modified Bitumen	100%			2026	\$1,124,200	10	\$73,900	
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Main Roof							
Soffits								
Glass: Special Gauge	10%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : East Elevation							
	Explanation : Awning Over Entry Area							
Stucco Cement	90%			2036	**	5		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : West Elevation							
	Explanation : Exterior Balcony Soffits							
Interior								
Floors								
Carpet	30%			2027	\$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		
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	\$41,200	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2% Location : West Wall In Boiler Room								
Ceramic Tile	5%			2040	* *	5	\$14,500	
Concrete Masonry Unit	15%			LIFE	* *	5	\$17,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Stairwells, Basement								
Gypsum Board	50%			LIFE	* *	5	\$87,200	
Plaster	20%			LIFE	* *	5	\$17,400	
Ceilings								
AcousTileSusp.Lay-In	85%			2036	* *	5	\$193,200	
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$14,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2031				
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,000	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various Walls At Parking Area And Adjacent To Generator								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$26,800	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : East Elevation At Entry								
Parking/Driveway								
Asphalt	100%	Now	\$393,800	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : Rear Parking Area And Ramp Potholes, Extent : Moderate, Area Affected : 30% Location : Rear Parking Area And Ramp Sinking/Subsiding, Extent : Moderate, Area Affected : 20% Location : Rear Parking Area And Ramp								

Electrical		Current Repair		Future Replacement		Maintenance		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
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2041	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 3,000 Amperes Main Disconnect Switch									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Automatic Transfer Switch									
Generators									
	Diesel	100%			2040	**	1	\$58,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : One 275 Kilowatts									
Batteries									
	Lead/Acid	100%			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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

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

Lighting

Interior Lighting

Fluorescent

75%

2036

* *

10

\$103,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

5%

2036

* *

10

\$6,900

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Lobby And Some Areas*

LED

20%

2039

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lobby, 8th And 7th Floor**Explanation : New LED Lighting*

Egress Lighting

Emergency, Service

48%

2036

* *

1

Emergency, Battery

2%

2036

* *

10

\$700

Exit, LED

50%

2059

* *

1

Exterior Lighting

LED

100%

2039

* *

Alarm

Security System

No Component

60%

Generic

40%

2036

* *

1

\$22,400

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2036

* *

1-3

\$37,000

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Distribution

Hot Wtr Piping/Pump

100%

2-4

\$12,300

2047

* *

4

\$7,400

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Air Handling System Pump P-2. Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Pump Sets For Air Handling Units And 3 Pump Sets For Perimeter Heat.*

Terminal Devices

Air Handler

40%

2026

\$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

*Other Observation, Extent : Light, Area Affected : 60%**Location : Serves Perimeter Of Building**Explanation : Dual Temperature Fan Coil Units*

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	10%			2039	**	1		
	Natural Gas	90%			2041	**	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	90%	0-2	\$58,700	2031	\$2,935,700	1	\$131,500	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Chilled And Hot Water Flanged Connections To Piping At Units. Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Double Effect Chiller - Heaters. Unit No 1 Of 3 In Repair							
	Interior Pkg Unit - Cooling	10%			2025	\$589,100	2	\$900	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2031	\$192,200	4	\$11,100	
	Terminal Devices								
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : See Heating Units							
	No Component	10%							
	Heat Rejection								
	Dry Cooler	10%			2026	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 100- Gallon And 1 125- Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2026	\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit From Basement To 9th Floor, 2 Units From 1st To 9th Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041		* *	1-5	\$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		
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	
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Main Entrance								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Main Entrance								
	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	
	Horizontal Cracks, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Painted Surfaces, Extent : Light, Area Affected : 50%								
	Location : Interior Face								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face								
	Masonry: Limestone	10%	Now	\$15,800	LIFE	**	5	\$3,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Metal Rail	5%			2037	**	5-10	\$24,300	
	Granite Panels	2%			LIFE	**	5-10	\$6,400	
Roof									
	Metal Panel	15%			2045	**	10	\$42,800	
	Modified Bitumen	75%	Now	\$88,800	2032	\$1,776,300			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Single Ply Membrane	5%			2037	**	10	\$7,800	
	Skylight, Metal/Glass	5%			2052	**	10	\$25,900	
Soffits									
	Glass: Special Gauge	25%			LIFE	**	1		
	Masonry: Limestone	75%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2028	\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$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	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Enclosure									
Explanation : Gates									
	Iron Picket	98%	4+	\$2,400	2052	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Northwest Corner Of Building									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Free Standing Walls									
	Cast in Place Concrete	50%			2067	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Of Building									
Explanation : Generator Enclosure									
	Masonry: Brick	50%			2052	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Of Building									
Explanation : Generator Enclosure									
Retaining Walls									
	Cast in Place Concrete	10%			2052	**			
	Masonry: Brick	65%	Now	\$9,200	2042	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Cheek Walls At Various Ramps And Exterior Steps									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Cheek Walls At Various Ramps And Exterior Steps									
	Masonry: Fieldstone	25%	2-4	\$900	2042	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Cheek Walls At Various Ramps And Exterior Steps									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Cheek Walls At Various Ramps And Exterior Steps									
Explanation : This Is Actually Limestone									

Site Pavements

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2037		* *			
------------------------	------	--	--	------	--	-----	--	--	--

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

Under 600 Volts

Service Equipment

Fused Disc Sw	30%			2032	\$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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	10%	2-4	\$109,300	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Section							
	Thermoplastic	50%			2052	**	1		
	Thermoplastic	40%			2042	**	1		
Motor Controllers									
	Locally Mounted	30%			2030	\$9,900	5	\$500	
	Locally Mounted	70%			2045	**	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$7,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Sub-basement In The Boiler Room							
		Explanation : Metal Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	**	1	\$80,300	
Generators									
	Diesel	100%			2041	**	1	\$101,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : 810 Kilowatts Diesel Generator							
Batteries									
	Nickel Cadmium	100%			2027	\$1,700	5	\$58,200	
Fuel Storage									
	Main Tank	100%			2060	**	5	\$7,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 4800 Gallon Capacity							
Lighting									
Interior Lighting									
	Fluorescent	55%			2032	\$917,100	10	\$131,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2037	**	10	\$95,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways And New Additions							
	Fluorescent	5%			2037	**	10	\$12,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Exterior Lighting

HID

30% Now \$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2042

* *

1

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$258,500

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

Location : Queens Criminal Court, District Attorney Office, And Queens House Of Detention

Explanation : 3 Large High Pressure Steam Units And 1 Small Unit For Summer Use.

Boilers Also Supply Other Nearby City Buildings

Distribution

Hot Wtr Piping/Pump

10%

2040

* *

4

\$1,900

Central Plant Steam

90%

2042

* *

4

\$11,600

Piping/Pmp

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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	10%			2035	* *	1	\$28,200	
	Reciprocating Compr/Chiller	30%	Now	\$139,600	2032	\$698,100	1	\$32,700	
Broken, Extent : Severe, Area Affected : 20%									
Location : 1 Of 4 Units In Penthouse									
R-22 Refrigerant, Extent : Light, Area Affected : 40%									
Location : Basement									
Other Observation, Extent : N/A, Area Affected : 40%									
Location : Basement									
Explanation : Rotary Screw Compressors									
	Ext Pkg Unit - Heating/Cooling	20%	0-2	\$686,500	2042	* *	2	\$2,600	
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Lower Roof									
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Lower Roof									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lower Roof									
Explanation : Two 40 Ton Units									
	Split Unit	15%			2032	\$877,800			
R-22 Refrigerant, Extent : Light, Area Affected : 15%									
Location : Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Units In Rear Yard And Rooftop									
Explanation : 1 Unit On Rooftop, 2 Units In Rear Yard									
	Window/Wall Unit	25%			2027	\$142,800	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	75%			2042	* *	4	\$9,600	
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht No Component	75%			2032	\$2,306,000	1	\$121,100	
		25%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2032	\$82,900	2	\$27,300	
	Water Cooling Tower No Component	60%			2033	* *	2	\$157,600	
		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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2042	* *	4	\$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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Serving Cooling Equipment								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Freight Unit								
	Hydraulic	50%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Passenger Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$131,600	
	Sprinkler								
	No Component	50%							
	Generic	50%			2042	* *	1-2	\$36,600	

*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 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	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : South And West Side									
Recent Repair Evident, Extent : N/A, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Lower Level 1 Garage At Storm Drain Line									
	Metal/Glass Curt Wall	12%	Now	\$253,600	LIFE	**	5	\$53,400	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Main Lobby									
	Metal/Glass Curt Wall	13%			LIFE	**	5	\$57,900	
	Metal Panel	10%			2051	**	5-10	\$163,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Penthouse									
Explanation : Metal Louvers									
	Metal Coiling Doors	5%			2036	**	5	\$37,100	
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : South Side Along 90th Avenue									
	Panel: Limestone	9%	Now	\$523,800	LIFE	**	5	\$16,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair G - Grade Level And Lower Level 1									
	Panel: Limestone	36%			LIFE	**	5	\$64,100	
Windows									
	Aluminum	80%	Now	\$14,200	2047	**	5	\$7,500	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor, Room 506									
	Glass Block	10%			LIFE	**	5	\$1,200	
	Metal Louvers	10%			2040	**	10	\$11,800	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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									
Parapets									
Masonry: Granite	10%			LIFE	**	5	\$1,400		
Metal Panel	10%	Now	\$5,000	2041	**	5	\$2,200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Penthouse Roof									
Metal Rail	10%	4+	\$3,400	2044	**	5	\$8,200		
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Panel: Limestone	30%	Now	\$259,200	LIFE	**	5	\$3,800		
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 35%									
Location : Coping Stone									
Panel: Limestone	35%			LIFE	**	5	\$4,400		
Weathering Steel	5%	4+	\$8,500	LIFE	**	1			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Steel Supports - Mechanical Screens									
Explanation : Corrosion Of Non-weathering Steel									
Roof									
IRMA/Protected Membrane	27%	Now	\$159,000	2031	\$318,000				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Penthouse Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Penthouse									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair B									
IRMA/Protected Membrane	33%			2031	\$388,600	10	\$43,500		
Plaza Roof: Stone Panels	25%	Now	\$486,100	2061	**				
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Over Basement Parking Garage - West And South Facades, Main Entrance And Interior Courtyard									
Sloped Glazing	15%	Now	\$778,000	LIFE	**	5	\$263,400		
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%									
Location : Atrium									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Atrium									
Soffits									
Masonry: Limestone	75%			LIFE	**	5	\$3,600		
Metal Panel	25%			2051	**	5-10	\$10,900		

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	15%	Now	\$101,900	2030	\$1,018,600	3	\$106,700		
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor Offices And Throughout								
Cast in Place Concrete	20%	Now	\$221,300	LIFE	**	5	\$207,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Boiler Room								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : North East Corner At Sub-basement								
Ceramic Tile	5%			2040	**	5	\$23,700		
Cork Tile	10%	0-2	\$132,500	2051	**	5	\$20,800		
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Courtroom 301								
Terrazzo	15%			LIFE	**	5	\$55,600		
Vinyl Tile	35%	Now	\$158,300	2036	**	3	\$62,300		
	Worn/Eroded, Extent : Severe, Area Affected : 40%								
	Location : Lower Levels 1 And 2 And Court Rooms Behind Bench								
Interior Walls									
Concrete Masonry Unit	20%	Now	\$76,400	LIFE	**	5	\$12,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Basement And Sub-basement								
Fabric on Framing	15%			2032	\$3,942,500	5	\$11,500		
Glass: Single Pane	5%			LIFE	**	5	\$5,800		
Gypsum Board	40%	Now	\$14,300	LIFE	**	5	\$36,800		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 1st And 3rd Floor Offices								
Granite Panels	5%			LIFE	**				
Marble Panels	10%			LIFE	**				
Wood	5%			LIFE	**	5	\$30,700		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Courtroom Ceilings And Throughout							
	AcousTileSusp.Lay-In	35%	Now	\$75,300	2044	**	5	\$83,000	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 5th Floor Offices							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 5th Floor Offices							
	Exposed Concrete	20%	Now	\$342,300	LIFE	**	5	\$14,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Basement And Sub-basement, Garages							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Basement And Sub-basement, Garages							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	15%	Now	\$161,400	LIFE	**	5	\$88,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Atrium, Lobby							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Atrium, Lobby							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$2,400	2066	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Retaining Walls								
	Cast in Place Concrete	100%	Now	\$300	2066	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Ramp To Lower Garage							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Ramp To Lower Garage							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$8,000	2044	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	25%	Now	\$3,700	2044		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stair At 90th Avenue Exit									
	Masonry: Granite	75%	Now	\$145,000	LIFE		* *		
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Along Sutphin Boulevard									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Along Sutphin Boulevard									
Sinking/Subsiding, Extent : Light, Area Affected : 5%									
Location : Along Sutphin Boulevard									
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$84,600	2044		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Garage Entrance									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Thre Electrical Services Rated At 4,000 Amperes Each. Personnel Stated That Indicated That The Switchgear Is Having Ground Fault Issues. A Service Company Should Evaluate This Issue.								
Transformers								
Dry Type	100%			2036	* *	5	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room, Generator Room, Boiler Room								
Explanation : Three 45 Kilovolt-ampere, Two 30 Kilovolt-ampere, 480/208/120 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2041	* *	5	\$1,700	
Raceway								
Conduit	100%			2041	* *	1		
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$700	
Molded Case Bkrs	90%			2039	* *	5	\$7,600	
Wiring								
Thermoplastic	100%			2041	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	5%			2036	**	5	\$100	
	Motor Control Center	80%			2036	**	5	\$7,000	
	Variable Frequency Drive	10%	Now	\$79,500	2051	**			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Rooms							
	Variable Frequency Drive	5%			2029	\$39,700			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Five- Water Mains With Five- Separate Ground Connections.							
Stand-by Power									
	Transfer Switches								
	Automatic	90%			2036	**	1	\$88,400	
	Automatic	10%	Now	\$10,100	2051	**	1	\$8,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Automatic Transfer Switch 3 , Northside 5th Floor Mechanical Room							
		Explanation : Automatic Transfer Switch No.3 Is Not Functioning.							
	Generators								
	Diesel	100%			2034	**	1	\$123,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 1400 Kilowatts							
	Batteries								
	Lead/Acid	100%			2024	\$1,700	5	\$11,800	
	Fuel Storage								
	Day Tank	50%			2039	**	5	\$29,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 250 Gallons Rated Capacity							
	Main Tank	50%			2046	**	5	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 4,500 Gallon Capacity							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2031	\$4,118,500	10	\$204,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$588,400	10	\$29,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lamps							
	LED	20%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage, 1st, 2nd, 5th Floor Corridor							
		Explanation : LED Fixtures Installed 2 Years Ago.							
Egress Lighting									
	Emergency, Service	50%			2031	\$88,000	1		
	Exit, LED	50%			2046	* *	1		
Exterior Lighting									
	LED	20%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : LED Fixtures Installed 3 Years Ago.							
	No Component	80%							
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2031	\$433,100	1	\$47,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Public Spaces And Outside							
		Explanation : CCTV Surveillance Camera Systems							
Fire/Smoke Detection									
	Generic, Digital	100%			2026	\$3,706,800	1-3	\$202,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns.							
		System Is Being Assessed To Be Replaced.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Level 2							
		Explanation : One 5,000 Gallon Oil Tank							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	90%			2029	\$2,325,600	1	\$142,000	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Sub-basement Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
	HTHW/HW Exchanger	10%			2027	\$9,700	2	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Fifth Floor Penthouse							
		Explanation : Hot Water To Glycol Unit Serving 2 Rooftop Air Conditioning Units.							
Distribution									
	Hot Wtr Piping/Pump	95%	0-2	\$49,600	2039	* *	4	\$14,900	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Damage From Leaks Above. Sub-basement							
	No Component	5%							
Terminal Devices									
	Convactor/Radiator	49%			2036	* *	1	\$50,500	
	Convactor/Radiator	1%	Now	\$17,900	2051	* *	1	\$900	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : First Floor, Ruptured Base Board Radiator Piping							
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : See Air Conditioning Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2027	\$2,655,600	1	\$241,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room, Basement							
		Explanation : 3 Scroll Compressor Chillers							
	Interior Pkg Unit - Cooling	5%	0-2	\$626,700	2036	* *	2	\$800	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5							
	Interior Pkg Unit - Cooling	5%			2025	\$626,700	2	\$1,000	
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$209,800	2	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Penthouse Roof							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Penthouse Roof							
		Explanation : 1 Rooftop Package Unit							
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$209,800	2	\$1,000	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	1%	0-2	\$300	2024	\$7,000	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : AC - 3 Serving Elevator Car 11 Equipment Room. Unit Freezes; Appears Not To Be Suited For Year Round Cooling							
	No Component	9%							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2031	\$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	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Roof, Damaged Duct Insulation On Air Handler No.4							
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Various Location, Supply Or Return Fans With Defective Variable Frequency Drives							
	Fan Coil - 4 Pipe	10%			2026	\$714,200	1	\$10,300	
	No Component	40%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	60%	0-2	\$694,600	2036	**	2	\$154,200	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		Explanation : Deteriorating Baffles							
	Water Cooling Tower	10%	0-2	\$115,800	2036	**	2	\$25,700	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		Explanation : Deteriorating Baffles							
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$308,900	LIFE	**	2-5	\$178,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Damage Due To Weather. Basement							
	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		
		Corroded, Extent : Severe, Area Affected : 70%							
		Location : Basement, Corroded 5 Inch Main Valve Train							
		Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Faulty Regulating Valve At House Pump. Basement							
	Water Heater								
	Gas Fired	100%			2030	\$204,400	2	\$4,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 200-gallon Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$69,900	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Sub-basement							

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CIVIL/HOUSING COURT
Asset # : 4375

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$51,100	2041	* *	4	\$6,700	
				Broken, Extent : Severe, Area Affected : 50%					
				Location : One Pump Failed. Sub-basement					
				Corroded, Extent : Severe, Area Affected : 50%					
				Location : Tank Basin. Sub-basement					
	Sewage Ejector(s)								
	Electric	100%	Now	\$96,500	2041	* *	4	\$12,700	
				Broken, Extent : Severe, Area Affected : 50%					
				Location : One Pump Failed. Sub-basement					
				Corroded, Extent : Severe, Area Affected : 50%					
				Location : Tank Basin. Sub-basement					
	Backflow Preventer								
	Generic	100%			2031	\$85,200	1	\$19,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 75%					
				Location : 1st To 5th Floor					
				Explanation : 8 Units					
	Hydraulic	25%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 25%					
				Location : 1 Unit From 1st To 3rd Floor, 2 Units From Basement To 1st Floor					
				Explanation : 3 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$166,900	
	Sprinkler								
	Generic	100%	2-4	\$328,300	2041	* *	1-2	\$77,500	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Dry Pipe System Piping In Parking Garage. Sub-basement					
	Fire Pump								
	Generic	100%			2040	* *	1	\$59,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$1,565,800	LIFE	**	5	\$231,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Masonry: Granite	2%	Now	\$204,600	LIFE	**	5	\$11,600	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	55%			LIFE	**	5	\$318,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : 1961 Wing							
Metal Panel	5%			2051	**	5-10	\$265,100	
Metal Coiling Doors	2%			2029	\$981,600	5	\$48,200	
Window Wall	6%			2051	**	5	\$173,500	
Windows								
Aluminum	95%	Now	\$2,302,800	2047	**	5	\$81,700	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Glass Block	3%	Now	\$28,900	LIFE	**	5	\$3,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	2%			2040	**	10	\$21,500	
Parapets								
Concrete Masonry Unit	20%	2-4	\$4,900	LIFE	**	5	\$9,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	40%	Now	\$215,800	LIFE	**	5	\$16,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	30%			LIFE	**	5	\$15,700	
Metal Rail	10%			2044	**	5-10	\$75,300	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of 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			
				Embedded Gravel Surface, Extent : Light, Area Affected : 15%					
				Location : 3rd Floor Roof					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
	Modified Bitumen	65%	2-4	\$147,600	2031	\$2,952,900			
				Ponding, Extent : Light, Area Affected : 15%					
				Location : 3rd Floor Roof					
	Plaza Roof: Stone Panels	20%	Now	\$146,900	2041	* *			
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Annex					
	Skylight, Metal/Glass	5%	Now	\$123,700	2051	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : 3rd Floor Roof					
Soffits									
	Metal Panel	100%			2051	* *	5-10	\$89,000	

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** 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		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Cast in Place Concrete	7%	0-2	\$41,000	LIFE	* *	5	\$153,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement									
Paint Peeling, Extent : Light, Area Affected : 15%									
Location : Throughout Basement									
Ceramic Tile	3%	Now	\$65,500	2040	* *	5	\$15,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Toilets Throughout									
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Toilets Throughout									
Granite Panels	5%	0-2	\$239,600	LIFE	* *	5	\$37,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Terrazzo	5%	Now	\$131,000	LIFE	* *	5	\$39,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vinyl Tile	45%	Now	\$431,300	2031	\$4,313,400	3	\$169,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout Corridors, 5th And 8th Floors									
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Throughout Corridors, 5th And 8th Floors									
Vinyl Tile 9" X 9"	20%	Now	\$496,700	2026	\$2,483,600	3	\$75,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : 3rd, 5th, 8th Floor Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$114,200	2040	**	5	\$18,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
Gypsum Board	15%			LIFE	**	5	\$66,400	
Masonry: Brick	5%			LIFE	**			
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	52%	Now	\$172,600	LIFE	**	5	\$115,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 8th Floor Room 812 And Throughout								
SGFT/Glazed Masonry	5%	2-4	\$80,100	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	5%			LIFE	**	5	\$147,600	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	3%	0-2	\$188,700	2036	**	5	\$15,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
AcousTile,Adhered	2%			2036	**	5	\$20,100	
AcousTileConcealSpLn	47%			2044	**	5	\$590,600	
Exposed Struc: Steel	3%	Now	\$356,200	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room Penthouse - 1994 Wing								
Exposed Struc: Steel	2%			LIFE	**			
Glass: Susp Panels	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$62,800	
Plaster	17%			LIFE	**	5	\$106,800	
Plaster	18%	0-2	\$799,000	LIFE	**	5	\$113,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Room 190, 825, 856, 812 And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 190, 825, 856, 812								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2051	**			
Iron Picket	90%			2051	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	70%			2066		* *		
Masonry: Brick	30%	Now	\$2,100	2041		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Parking Lot								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : South Side Parking Lot								
Retaining Walls								
Cast in Place Concrete	100%			2066		* *		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$8,400	2044		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%	0-2	\$7,100	2044		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Entrance And Throughout								
Masonry: Granite	10%	4+	\$12,800	LIFE		* *		
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Main Entrance Stair								
Parking/Driveway								
Asphalt	100%			2034		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	50%			2031	\$88,100	5	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 1									
Explanation : Two 4,000 Ampere Main Disconnect Switches.									
	Fused Disc Sw	50%			2051	* *	5	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : Two 3,000 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2044	* *	5	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : 150 Kilovolt-ampere, 480/208/120 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 CRIMINAL COURTS
Asset # : 2764

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	65%			2031	\$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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Sections							
	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	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 5th Floor							
		Explanation : Five Variable Frequency Drive Are Not Operational							
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$4,500	
	Generic	50%			LIFE	**	5	\$4,500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$190,400	
Generators									
	Diesel	100%			2040	**	1	\$239,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Penthouse							
		Explanation : One 400 Kilowatts							
Batteries									
	Nickel Cadmium	100%			2026	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2047	**	5	\$57,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Penthouse							
		Explanation : One 300 Gallon							
	Main Tank	50%			2059	**	5	\$9,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 10,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2026	\$3,423,600	10	\$170,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2036	**	10	\$28,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Sections							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	10%			2039	**	10	\$56,800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2036	**	10	\$2,000	
	Incandescent	10%			2036	**	2	\$1,400	
	LED	35%			2039	**			
Egress Lighting									
	Emergency, Service	10%			2039	**	1		
	Emergency, Battery	20%			2031	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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)	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2034	**	1	\$535,900	
Other Observation, Extent : Light, Area Affected : 80%									
Location : Main Building Refrigeration Room And Q1 Refrigeration Room									
Explanation : Refrigerant No.123. Two 325 Ton Units For Main Building And Two 280 Ton Units For Q1 Annex.									
	Exterior Pkg Unit - Cooling	10%			2026	\$526,500	2	\$3,800	
R-22 Refrigerant, Extent : Light, Area Affected : 10%									
Location : Various									
	Exterior Pkg Unit - Cooling	10%	Now	\$158,000	2031	\$526,500	2	\$3,000	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Roof									
Explanation : Glycol Air Cooled Chiller With Pump Serving Lobby Rooftop Unit.									
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 3rd Floor Roof									
Explanation : Rooftop Cooling Only Unit Serving Lobby									
	No Component	10%							
Heat Rejection									
	Dry Cooler	20%			2031	\$707,200	2	\$86,200	
	Water Cooling Tower	80%	Now	\$592,200	2025	\$1,973,900	2	\$398,700	
Corroded, Extent : Severe, Area Affected : 60%									
Location : Shell Badly Corroded									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units. One At Main Building And One At Q1 Annex.									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$345,200	
Exhaust Fans									
	Interior	90%			2031	\$2,081,900	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2029	\$396,600	2	\$9,000	
				Recent Replace Evident, Extent : N/A, Area Affected : 100%					
				Location : Q1 Annex Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Q1 Annex Basement					
				Explanation : Two 150 Gallon Units					
	HW Heat Exchanger								
	Steam Fired	80%			2041	* *	4	\$49,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2,000 Gallon Storage Tank.					
	No Component	20%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$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	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : 19 Units					
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	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Located In Q1 Annex.					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	6%	0-2	\$37,700	LIFE	* *	5	\$11,100		
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Cooling Tower									
Masonry: Brick	79%			LIFE	* *	5	\$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		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Entrances North And South									
Windows									
Aluminum	97%	Now	\$29,500	2048	* *	5	\$15,700		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Offices									
Metal Louvers	3%			2041	* *	10	\$6,100		
Parapets									
Masonry: Brick	50%			LIFE	* *	5-10	\$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	* *				
Drains Clogged, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Balconies									
IRMA/Protected Membrane	75%	Now	\$43,500	2037	* *				
Vegetation Growth, Extent : Light, Area Affected : 1%									
Location : Upper Roof Cooling Tower									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Offices 5th Floor, 4th Floor Waiting And Connecting Bridges									
Metal Panel	3%	Now	\$9,800	2037	* *				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Entry Lobby									
Skylight, Metal/Glass	5%	Now	\$53,700	2052	* *				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Main Lobby									
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Parking Garage									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parking Garage									
Explanation : Polished Concrete									
	Mosaic Tile	5%			2045	* *	5	\$42,200	
	Terrazzo	15%	4+	\$132,100	LIFE	* *	5	\$39,600	
Uneven Surface, Extent : Light, Area Affected : 25%									
Location : Lobby									
	Vinyl Tile	60%	Now	\$38,600	2037	* *	3	\$76,000	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Basement									
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Basement									
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$14,900	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$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	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 5th Floor Offices									
	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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Ceilings									
	AcousTileSusp.Lay-In	4%	Now	\$24,500	2045	* *	5	\$6,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Basement							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : 5th Floor Throughout							
	AcousTileSusp.Lay-In	76%			2045	* *	5	\$256,700	
	Exposed Struc: Steel	10%	Now	\$159,500	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Basement, Below Exterior Plaza							
		Water Penetration, Extent : Moderate, Area Affected : 1%							
		Location : Basement, Below Exterior Plaza							
	Gypsum Board	10%	Now	\$19,200	LIFE	* *	5	\$42,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Basement Below Exterior Plaza							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Basement Below Exterior Plaza, Lobby Entries And Skylights							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$400	2067	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	25%			2045	* *			
	Pavers/Stone	75%			2041	* *			
	On-Site Walkways								
	Pavers/Stone	100%	Now	\$46,000	2041	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Throuhgout Base Of Building							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Front Exterior Lobby							
		Explanation : Water Penetration Into Basement							

Electrical		Current Repair		Future Replacement		Maintenance		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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2052	**	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Main Service Switch Rated At 2,000 Amperes, Two Main Service Switches Rated At 1200 Amperes And One Main Service Switch Rated At 800 Amperes.									
Transformers									
	Dry Type	100%			2045	**	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room And Penthouse									
Explanation : 45 Kilovolt-ampere, 2- 30 Kilovolt-ampere 480/208/120v And 10- 51 Kilovolt-ampere 460/230v									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2052	**	5	\$800	
Raceway									
	Conduit	100%			2052	**	1		
Panelboards									
	Fused Disc Sw	10%			2048	**	5	\$400	
	Molded Case Bkrs	90%			2048	**	5	\$4,100	
Wiring									
	Busway	10%			2045	**	1		
	Thermoplastic	90%			2052	**	1		
Motor Controllers									
	Locally Mounted	10%			2045	**	5	\$100	
	Motor Control Center	90%			2045	**	5	\$4,300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	**	1	\$53,800	
Generators									
	Diesel	100%			2041	**	1	\$67,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse									
Explanation : Emergency Generator Rated At 1100 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$1,700	5	\$6,500	
Fuel Storage									
	Day Tank	5%			2048	**	5	\$1,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse									
Explanation : 275 Gallon Capacity									
	Main Tank	95%			2060	**	5	\$4,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 5,000 Gallon Capacity									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	55%			2037	* *	10	\$88,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	5%			2037	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Atrium							
		Explanation : Artwork Floodlighting							
	LED	40%			2040	* *			
	Egress Lighting								
Emergency, Service		50%			2037	* *	1		
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
HID		30%			2037	* *	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Halogen Lamps							
No Component		70%							
Lightning Protection									
Arresters/Cabling	Generic	100%			2060	* *	5	\$5,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Copper							
Alarm									
Security System	No Component	70%							
	Generic	30%			2037	* *	1	\$19,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Lobby And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Analog		100%			2037	* *	1-3	\$107,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	30%	0-2	\$8,500	2045	**	1	\$23,400	
		Controller Not Working, Extent : Moderate, Area Affected : 5%							
		Location : Both Control Boards							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Hot Water Boiler	70%			2045	**	1	\$60,600	
Distribution									
	Hot Wtr Piping/Pump	100%			2048	**	4	\$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	54%	0-2	\$41,100	2037	**	1	\$92,000	
	Chiller/Direct Fire								
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Inefficient Units. No.1 Unit Has Multiple Defects.							
	Absorption	36%			2037	**	1	\$68,200	
	Chiller/Direct Fire								
	Reciprocating	10%	0-2	\$15,600	2037	**	1	\$7,300	
	Compr/Chiller								
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Air Conditioning Room							
Distribution									
	CW & CHW Wtr	100%			2052	**	4	\$12,900	
	Pipe/Pump								
Terminal Devices									
	Air Handler/Cool/Ht	100%			2037	**	1	\$108,200	
Heat Rejection									
	Air Cooled Condenser	10%			2037	**	2	\$12,200	
	Unit								
	Water Cooling Tower	63%	0-2	\$43,900	2033	**	2	\$88,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Valves. Roof							
	Water Cooling Tower	27%			2033	**	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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	98%			2037	**	2	\$5,300	
	Roof	2%			2032	\$6,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	2%	0-2	\$1,400	2052	**	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 5% Location : Defective Control Board. Basement							
	Brass/Copper	98%			2052	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$112,100	2	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : Two 250 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$6,200	4	\$5,500	
	Sewage Ejector(s)								
	Electric	100%	Now	\$2,600	2037	**	4	\$7,000	
		Not in Service, Extent : Moderate, Area Affected : 10% Location : 2 Holding Tank Pumps And 1 Sewage Pump Are Out Of Service.							
	Backflow Preventer								
	Generic	100%			2037	**	1	\$10,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1 Unit From Basement To 5th Floor, Penthouse, 8 Units From Basement To 5th Floor, 3 Units From Basement To 4th Floor Explanation : 12 Units							
	Escalators								
	Over 20' Rise	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100% Location : First To Second, Second To Third And Third To Fourth Floors Explanation : 6 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$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		
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	**	10	\$131,800	
	Masonry: Brick	3%			LIFE	**	5	\$25,300	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Penthouse							
	Masonry: Granite	8%	4+	\$223,800	LIFE	**	5	\$25,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	87%	Now	\$899,400	LIFE	**	5	\$275,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 6%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout At Doors, Exterior Balcony, Spandrels							
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Around Building							
		Explanation : Sidewalk Bridge Erected							
Windows									
	Aluminum	98%	4+	\$66,600	2040	**	5	\$35,400	
		Air Infiltration, Extent : Moderate, Area Affected : 10%							
		Location : Around Window Units							
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	2%			2035	**	10	\$9,000	
Parapets									
	Masonry: Limestone	75%	Now	\$340,300	LIFE	**	5	\$24,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Southeast Corner							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Rail	25%			2037	**	5-10	\$116,400	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
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	**			
	Drains Clogged, Extent : Moderate, Area Affected : 25%								
	Location : Balconies								
	IRMA/Protected Membrane Metal Panel	2%			2032	\$24,600	10	\$2,800	
		57%	Now	\$19,900	2045	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
	Location : Gutter Above Room 735 And 718a								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Gutter Above Room 735 And 718a								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Painted Surfaces								
	Modified Bitumen	35%	2-4	\$14,700	2037	**			
	Blisters, Extent : Light, Area Affected : 5%								
	Location : In Front Of Penthouse Doors								
	Skylight, Metal/Glass	5%			2058	**	10	\$22,900	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	5%			2031	\$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	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Basement								
	SGFT/Glazed Masonry	5%	Now	\$41,500	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Stairs In Front Of Custodial Office To Sub-basement								
	Diagonal Cracks, Extent : Light, Area Affected : 2%								
	Location : Chiller Room								
	Wood	15%			LIFE	**	5	\$1,145,500	

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 SUPREME COURT
Asset # : 2038

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%			2037	**	5	\$94,000	
	Exposed Concrete	5%	Now	\$17,000	LIFE	**	5	\$3,700	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Parking Lot Hatch To Water Tank Room							
	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	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 90%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	95%			2045	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 88th Avenue							
		Tripping Hazard, Extent : Severe, Area Affected : 5%							
		Location : 88th Avenue							
	Pavers/Stone	5%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	77%	Now	\$43,500	2037	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Granite	23%	Now	\$84,300	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Entry Stairs							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Front Plaza							
		Tripping Hazard, Extent : Moderate, Area Affected : 2%							
		Location : Front Plaza							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Asphalt

100% 4+ \$63,400 2035 * *

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw

60% 2042 * * 5 \$800

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

Location : Electrical Room 2

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

Fused Disc Sw

40% 2042 * * 5 \$500

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

Location : Electrical Room 1

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

Transformers

Dry Type

100% 2037 * * 5 \$1,100

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

Location : Chiller Room, Elevator Machinery Rooms

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

Switchgear / Switchboard

Fused Disc Sw

100% 2042 * * 5 \$1,300

Raceway

Conduit

50% 2032 \$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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	**	1	\$94,800	
	Generators								
	Diesel	100%			2035	**	1	\$119,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : No Available Nameplate Rating Capacity							
	Batteries								
	Lead/Acid	100%			2027	\$1,700	5	\$11,400	
	Fuel Storage								
	Day Tank	12%			2040	**	5	\$6,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	88%			2047	**	5	\$8,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 2000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	63%			2032	\$3,579,600	10	\$178,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	15%			2032	\$852,300	10	\$42,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Courtrooms							
		Explanation : Compact Fluorescent Lights							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2032

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2052

* *

1

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$305,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-basement Boiler Room**Explanation : 2 Low Pressure Steam Units*

Distribution

Hot Wtr Piping/Pump

5%

0-2

\$1,300

2048

* *

4

\$800

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Throughout**Explanation : Defective Building Management System*

Hot Wtr Piping/Pump

65%

2048

* *

4

\$14,800

Steam Piping/Pump

30%

2052

* *

Terminal Devices

Air Handler

70%

2037

* *

1

\$133,400

Convactor/Radiator

30%

2037

* *

1

\$29,900

Air Conditioning

Energy Source

Plant Campus Steam / PRV

20%

2042

* *

1

Electricity

80%

2040

* *

1

Conversion Equipment

Absorption

15%

2035

* *

1

\$50,000

Chiller/Steam/HW

*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%

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	85%			2052	* *	4	\$19,400	
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2037	* *	1	\$162,000	
	Fan Coil - 2 Pipe	5%			2032	\$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%			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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : One 50 Gallon Unit								
HW Heat Exchanger									
	Steam Fired	100%			2032	\$515,500	4	\$45,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : One 300 Gallon Unit								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	10%	0-2	\$3,400	LIFE	* *	1		
	Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Cast Iron	90%			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
QUEENS SUPREME COURT
Asset # : 2038

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	25%	0-2	\$12,300	2042	* *	4	\$1,600	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Sub-basement Boiler Room							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement Boiler Room							
	Non-Submersible	75%			2042	* *	4	\$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	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Basement Room B-37							
		Explanation : Leaking							
Fixtures									
	Generic	100%							
		Leaking Connections, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 5 Units From Sub-basement To 7th Floor, 5 Units From 1st To 7th Floor							
		Explanation : 10 New Units.							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$155,400	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$86,300	
	Fire Pump								
	Generic	100%			2035	* *	1	\$57,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 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		
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Throughout									
Sidewalk Shed in Use, Extent : Light, Area Affected : 100%									
Location : Throughout									
Masonry: Granite	5%			LIFE	**	5	\$1,200		
Pre-Cast Concrete	25%	Now	\$59,300	LIFE	**	5	\$26,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Window Lintels And Sills									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Window Lintels									
Windows									
Steel	100%	Now	\$925,100	2054	**	5	\$98,700		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 90%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Unit Inoperable, Extent : Severe, Area Affected : 75%									
Location : Throughout									
Parapets									
Masonry: Brick	85%	4+	\$25,000	LIFE	**	5	\$3,900		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 15%									
Location : Throughout									
Pre-Cast Concrete	15%			LIFE	**	5	\$4,300		
Roof									
Modified Bitumen	100%	4+	\$19,000	2029	\$379,700				
Alligatoring, Extent : Moderate, Area Affected : 100%									
Location : At Seams									
Vegetation Growth, Extent : Light, Area Affected : 2%									
Location : Pitch Cups At Base Of Antenna									

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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 : Shuyvesant 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		
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		\$4,000	1		

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		\$7,500	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2027	\$58,700	5	\$200	
	Locally Mounted	30%	0-2	\$25,200	2049	* *	5		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	88%			2034	* *	10	\$28,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Using T-12 Lamps								
	Fluorescent	10%			2034	* *	10	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Using T-8 Lamps								
	Incandescent	2%	0-2	\$13,200	2039	* *	2		
	Obsolete Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Egress Lighting								
	Emergency, Battery	50%			2024	\$27,100	10	\$4,300	
	Exit, Service	50%			2024	\$6,700	1		
	Exterior Lighting								
	Incandescent	100%	0-2	\$128,700	2039	* *	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Temporary Incandescent Fixtures On Building Back.								
	Explanation : Temporary Incandescent Fixtures Installed Under Canopy								
Alarm									
	Fire/Smoke Detection								
	No Component	65%							
	Generic, Analog	35%			2024	\$145,600	1-3	\$7,700	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	50%	Now	\$121,700	2049	* *	1	\$16,000	
		Abandoned in Place, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Natural Gas Steam Boilers							
	Steam Boiler	50%			2034	* *	1	\$17,700	
Distribution									
	Central Plant Steam	20%			2049	* *	4	\$400	
	Piping/Pmp								
	Steam Piping/Pump	80%			2029	\$133,100			
Terminal Devices									
	Convactor/Radiator	100%			2027	\$201,400	1	\$11,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout, The Radiators Are Approaching Their Useful Life Cycle Limit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Split Unit	15%			2029	\$120,500			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Communications Room							
		Explanation : Recent Installation							
	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	
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2034	* *	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From Basement To 4th Floor, One Unit From Basement To 3rd Floor							
		Explanation : 2 Units							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$73,800	LIFE	* *	5	\$64,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : D Mechanical Area And South Side.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Vacated								
Explanation : Facility Condemned In 2014								
Masonry: Brick	85%	Now	\$1,677,700	LIFE	* *	5	\$137,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Facade And Various Locations Throughout.								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Outside Kitchen And Outside-Emergency Generator Courtyard Facades.								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout.								
Masonry: Limestone	2%	Now	\$35,700	LIFE	* *	5	\$2,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Various Window Sills And Other Locations Throughout.								
Metal/Glass Curt Wall	5%	Now	\$259,500	LIFE	* *	5	\$15,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At Day Room Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : At Day Room Stairs								
Windows								
Metal/Detention Type	60%			2036	* *	5	\$20,000	
Metal/Detention Type	40%	0-2	\$879,300	2046	* *	5	\$6,700	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Administration Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Visitors Area And Kitchen								
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			
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	30%	Now	\$379,900	LIFE	* *	5	\$396,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Auditorium, Commissary, 7th Block Area								
	Uneven Substrate, Extent : Severe, Area Affected : 20%								
	Location : Auditorium, Commissary, 7th Block Area								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
	Explanation : Ground Water								
	Cast in Place Concrete	5%	Now	\$31,700	LIFE	* *	5	\$66,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Kitchen And Storage Areas								
	Uneven Surface, Extent : Severe, Area Affected : 10%								
	Location : D Mechanical Area								
	Ceramic Tile	5%	Now	\$118,000	2029	\$1,179,700	5	\$15,100	
	Worn/Eroded, Extent : Light, Area Affected : 10%								
	Location : Toilet Rooms.								
	Quarry Tile	2%	Now	\$699,800	2046	* *	5	\$9,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Kitchen Area								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Kitchen Area								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Kitchen Area								
	Terrazzo	10%	Now	\$566,000	LIFE	* *	5	\$47,200	
	Horizontal Cracks, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations Throughout.								
	Traffic Topping	5%			2026	\$755,100	5	\$37,700	
	Vinyl Tile	43%	Now	\$445,100	2026	\$4,451,300	3	\$97,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Auditorium, Corridors And Various Locations Throughout Building.								
	Uneven Substrate, Extent : Severe, Area Affected : 15%								
	Location : Corridors, Return Search Area In 7th Block, Auditorium								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Diagonal Cracks, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Misaligned/Bulging, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout Block 1a.									
Glass: Special Gauge	5%			LIFE	**	1			
Plaster	10%	Now	\$302,000	LIFE	**	5	\$28,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Auditorium And First Floor Gun Arsenal.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium And First Floor Gun Arsenal.									
SGFT/Glazed Masonry	20%			LIFE	**				
SGFT/Glazed Masonry	15%	4+	\$218,600	LIFE	**				
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : 7th Block									
Ceilings									
AcousTileConcealSpLn	5%			2031	\$463,000	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		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Visitors Corridor And Mechanical Area Block 7									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Visitors Corridor									
Exposed Struc: Steel	5%			LIFE	**				
Metal Panel	20%	Now	\$764,600	LIFE	**	5	\$141,900		
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Kitchen.									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Kitchen And Throughout Corridors.									
Plaster	10%			LIFE	**	5	\$35,500		
Plaster	20%	Now	\$901,500	LIFE	**	5	\$71,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : 7th Block And Visitors Area									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$237,600	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 3,000 Ampere Main Disconnect Switches. The Building Is Vacant.							
Transformers									
	Dry Type	100%			2024	\$31,900	5	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Ratings Available							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2026	\$985,300	5	\$1,700	
Raceway									
	Conduit	100%			2026	\$1,180,000	1		
Panelboards									
	Fused Disc Sw	10%			2025	\$108,500	5	\$900	
	Molded Case Bkrs	90%			2025	\$976,500	5	\$9,600	
Wiring									
	Braided Cloth	70%	2-4	\$1,272,400	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2026	\$545,300	1		
Motor Controllers									
	Locally Mounted	30%			2024		5	\$800	
	Motor Control Center	70%			2024	\$1,500,100	5	\$7,700	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$19,200	LIFE	* *	5	\$6,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2024	\$272,100	1	\$124,900	
Generators									
	Diesel	100%			2023	\$837,800	1	\$157,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Outside							
		Explanation : Two 720 Kilowatt							
Batteries									
	Lead/Acid	100%			2023	\$3,000	5	\$15,000	
Fuel Storage									
	Main Tank	100%			2029	\$99,100	5	\$11,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 2,500 Gallon							

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

Lighting

Interior Lighting
Fluorescent

97%
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Using T-12 Lamps

2026 \$13,048,400 10 \$361,100

HID 3% 2023 \$60,100 10 \$400

Egress Lighting

Emergency, Service
Exit, Service

60%
40%
 2023 \$241,500 1
 2023 \$109,100 1

Exterior Lighting

HID 100% 2023 \$3,090,300 10 \$1,200

Alarm**Security System**

No Component
Generic

50%
50%
 2023 \$1,237,800 1 \$75,800

Fire/Smoke Detection

No Component
Generic, Analog

30%
70%
 2023 \$5,932,500 1-3 \$180,400
Not in Service, Extent : Severe, Area Affected : 100%
Location : Throughout The Building

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

Heating**Energy Source**

Plant Campus Steam /
PRV

100%
Other Observation, Extent : Severe, Area Affected : 100%
Location : Throughout
Explanation : No Access For Survey

2036 * * 1

Conversion Equipment

Pres. Reducing
Valve/LP Steam

100%
Other Observation, Extent : Severe, Area Affected : 100%
Location : Throughout
Explanation : Entire Building Is Unoccupied With Unsafe Conditions Inside - Mechanical Systems May Have Deteriorated Further

2029 \$507,600 5 \$24,100

Distribution

Central Plant Steam
Piping/Pmp

100% Now \$3,891,400
Corroded, Extent : Severe, Area Affected : 100%
Location : Throughout
Leak Evident, Extent : Severe, Area Affected : 60%
Location : Throughout

2036 * * 4 \$20,000

*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
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			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		
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Rooms								
	Explanation : Duplex Units								
	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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$117,300	LIFE	* *	5	\$64,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$38,300	LIFE	* *	5	\$4,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	32%	Now	\$251,400	LIFE	* *	5	\$25,600	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	3%			2039	* *	5-10	\$22,000	
Windows								
Wood	100%	Now	\$50,500	2045	* *	5	\$110,600	
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
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	* *			
	Water Penetration, Extent : Light, Area Affected : 1%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2028	\$287,400	3	\$27,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$27,100	
Ceramic Tile	5%	Now	\$14,500	2038	* *	5	\$3,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Marble Panels	15%			LIFE	* *	5	\$13,900	
Terrazzo	25%	0-2	\$87,200	LIFE	* *	5	\$24,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Corridors							
Vinyl Tile	30%			2029	\$382,900	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	13%			LIFE	**	5	\$8,500	
	Masonry: Brick	10%			LIFE	**			
	Marble Panels	20%			LIFE	**			
	Plaster	10%	Now	\$10,700	LIFE	**	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Tower, Room 218, Basement								
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Tower								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Tower								
	Plaster	45%			LIFE	**	5	\$14,800	
	Wood	2%			LIFE	**	5	\$8,800	
Ceilings									
	AcousTile,Adhered	5%	Now	\$69,800	2049	**	5	\$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	AcousTileSusp.Lay-In	20%	0-2	\$12,100	2042	**	5	\$12,400	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Plaster	10%			LIFE	**	5	\$7,700	
	Plaster	50%			LIFE	**	5	\$38,600	
	Plaster	15%	Now	\$29,600	LIFE	**	5	\$11,600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Tower And Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Tower And Throughout								
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2049	**			
Free Standing Walls									
	Concrete Masonry Unit	100%	0-2	\$49,600	2049	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Retaining Walls									
	Concrete Masonry Unit	100%	Now	\$55,900	2049	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	50%	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		
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%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2038	**	1	\$29,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : 1- 450 Kilowatts									
Batteries									
	Lead/Acid	100%			2023	\$1,800	5	\$2,800	
Fuel Storage									
	Day Tank	50%			2045	**	5	\$7,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 23 Gallons									
	Main Tank	50%			2069	**	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 10,000 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	85%			2034	**	10	\$59,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	10%			2039	**	10	\$7,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	5%			2024	\$58,600	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Borough President Area									
Explanation : Chandeliers									
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	50%							
	Generic	50%			2034	**	1	\$14,300	
Fire/Smoke Detection									
	No Component	70%							
	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			
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%			2049	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2034	**	1	\$75,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2039	**	4	\$5,600	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Steam Serves Building 18 The Supreme Court								
	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	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Basement, 1st Floor, 2nd Floor								
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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ground Floor								
	Explanation : Located On Ground Floor								
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : One Unit From Basement To 4th Floor, One Unit From Basement To Ground Floor									
Explanation : Two Units									
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	0-2	\$27,000	LIFE	**	5	\$39,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : North Facade Adjacent To Windows									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Rear Courtyard Above Courtroom Windows									
	Masonry: Limestone	15%	4+	\$50,900	LIFE	**	5	\$5,600	
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Limestone Horizontal Banding									
	Wood	5%	Now	\$18,600	2036	**	5	\$6,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Courtroom Windows Surrounds In Rear Courtyard									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Courtroom Windows Surrounds In Rear Courtyard									
Windows									
	Aluminum	100%			2047	**	5	\$4,500	
Roof									
	Asphalt Shingle	100%	Now	\$2,300	2040	**			
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Courtroom Ceiling									
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	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Lobby									
	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	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Courtrooms									
	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	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Courtrooms									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2051		**		
	Retaining Walls								
	Cast in Place Concrete	95%	0-2	\$500	2051		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Retaining Wall Located At Rear Property Line							
	Masonry: Fieldstone	5%	Now	\$400	2041		**		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Front Entry Stair Cheek Walls							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Entry Stair Cheek Walls							
		Explanation : This Is Actually Limestone							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		**		
	On-Site Walkways								
	Cast in Place Concrete	40%			2036		**		
	Pavers/Stone	50%			2034		**		
	Pavers/Stone	10%	Now	\$1,800	2034		**		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Front Entry Stair							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Entry Stair							
		Explanation : This Is Actually Limestone							
	Parking/Driveway								
	Cast in Place Concrete	100%	2-4	\$13,100	2036		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Rear Yard							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Disconnect Switch Rated At 600 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	**	5	\$500	
	Raceway								
	Conduit	100%			2041	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2041	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2031	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Steam Boiler	100%			2036	* *	1	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	\$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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2029	\$424,200	2	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
		Explanation : Six Units Serving Courtrooms And Judges' Chambers. No Access To Check Refrigerant							
	Window/Wall Unit	35%			2026	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 50 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	25%			2067	**	10	\$161,700	
	Metal/Glass Curt Wall	5%	Now	\$122,800	LIFE	**	5	\$25,900	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 1st Floor Jury Section And 5th Floor By Elevators									
	Metal/Glass Curt Wall	33%			LIFE	**	5	\$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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entry									
Explanation : Canopy									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Ceilings

AcousTileConcealSpLn	20%			2045	**	5	\$71,400	
AcousTileSusp.Lay-In	50%			2045	**	5	\$142,700	
Exposed 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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Driveway On North Side Of Building</i>								
<i>Explanation : Generator Enclosure</i>								

Retaining Walls

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

Cast in Place Concrete	100%	Now	\$9,900	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Bottom Of Ramp Area Adjacent To Cemetery</i>								

Parking/Driveway

Asphalt	100%			2041	**			
---------	------	--	--	------	----	--	--	--

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
<i>Explanation : Two 5,000 Ampere Main Switches</i>								

Switchgear / Switchboard

Air Circuit Breaker	100%			2052	**	5	\$1,000	
---------------------	------	--	--	------	----	---	---------	--

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	80%			2045	**	5	\$1,100	
	Variable Frequency Drive	20%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Switchboard Room							
		Explanation : Ground Bus Observed							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$61,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Five 1,200 Amperes, One 600 Amperes, One 260 Amperes, One 60 Amperes							
Generators									
	Diesel	100%			2041	**	1	\$77,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside In Service Loading Dock Area							
		Explanation : 120 Volts 3 Phase 1250 Kilovolt-ampere							
Batteries									
	Lead/Acid	100%			2026	\$1,700	5	\$7,400	
Fuel Storage									
	Day Tank	50%			2048	**	5	\$18,500	
	Main Tank	50%			2060	**	5	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground In Service Loading Dock							
		Explanation : 8,000 Gallons Shared With Boilers							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2037	**	10	\$36,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 10%							
		Location : In Lobby							
		Motion Sensors in Use, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%							
		Location : Service Corridors							
	LED	80%			2037	**			
Egress Lighting									
	Emergency, Service	50%			2037	**	1		
	Exit, LED	50%			2060	**	1		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	LED	30%			2037	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Integral With Light Fixtures							
		Explanation : Operated Via Photocells							
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	**	5	\$5,900	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	**	1	\$37,300	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$37,000	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2052	**	1		
	Interruptible Gas/Dual Fuel	99%			2052	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside, Rear Of The Building							
		Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons							
	Conversion Equipment								
	Hot Water Boiler	99%			2045	**	1	\$97,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	Radiant Heater	1%			2037	**	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2048	**	4	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	50%			2045	**	1	\$32,300	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Throughout Peripheral Spaces Of The Building						
		Explanation : Serve Peripheral Spaces Of The Building. Under Floor Radiant Heating System Floors 4, 3 And 2 Hallway By Elevators.						
Unit Heater - Hot Water	10%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Basement And 6th Floor						
		Explanation : Serve Basement Mechanical And Electrical Rooms. 6th Floor Mechanical Room.						
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2041	**	1	\$205,500	
Split Unit	5%			2037	**			
Distribution								
CW & CHW Wtr	30%			2052	**	4	\$4,400	
Pipe/Pump								
Ductwork/Diffusers	70%			LIFE	**	2	\$227,500	
Terminal Devices								
Air Handler/Cool/Ht	95%			2037	**	1	\$117,400	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Mechanical Rooms Basement And 6th Floor						
		Explanation : 11 Units. Provide Cooling To Both Peripheral And Interior Zone Spaces. Heating Only To The Interior Zone Spaces.						
Fan Coil - 2 Pipe	5%			2037	**	1	\$3,200	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Throughout The Building						
		Explanation : 22 Units Serve Mainly Telecommunication, Control, Elevator Machine, Server, Radio, Electrical Room.						
Heat Rejection								
Water Cooling Tower	100%			2033	**	2	\$201,100	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : 6th Floor, Outside						
		Explanation : 2 Units						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater	Electric	10%			2030	\$18,500	4	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heater Is A Backup In Case Of Gas Shut Off							
Gas Fired		90%			2030	\$115,200	2	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units. Capacity 300 Gallons Each.							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2037	**	1	\$12,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room And Water Meter Room							
		Explanation : 3 Water Main Services Each With Backflow Preventer.							
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Unit From L L To 6th Floor, 4 Units From L L To 5th Floor, 1 Unit From L L To 4th Floor.							
		Explanation : 6 Units. 1 Unit Not Operational							
Fire Suppression									
Standpipe	Generic	100%			2052	**	1-5	\$100,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Staircases							
		Explanation : 2 Main Stair Cases Have Stand Pipe System.							
Sprinkler	Generic	100%			2052	**	1-2	\$56,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Floors							
		Explanation : Dry System For Garage Only. Wet For The Rest Of The Building.							
Fire Pump									
	Generic	100%			2041	**	1	\$37,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 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.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$303,800	LIFE	**	5	\$44,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor Level At South Facade, East Facade And West Facade								
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : East Facade At Entry								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Window Lintels At Southeast And West Sides								
Masonry: Limestone	10%	Now	\$67,800	LIFE	**	5	\$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Windows								
Aluminum	100%	Now	\$42,500	2047	**	5	\$2,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$71,700	LIFE	**	5	\$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Inside Face								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, South Facade, East Facade And West Facade								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : North Facade, South Facade, East Facade And West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 60%								
Location : Inside Face								
Masonry: Limestone	10%	Now	\$8,700	LIFE	**	5	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Built-Up (BUR)	80%	Now	\$362,100	2041	**			
Alligatoring, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Embedded Gravel Surface, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Above Courtrooms								
Copper/Terne	20%			2046	**	10	\$14,900	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
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	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Courtrooms									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Courtrooms									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Court Room And 2nd Floor Offices									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%			2034	**	5	\$2,000	
	Masonry: Brick	5%	Now	\$8,900	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 15%									
Location : Boiler Room									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Boiler Room									
	Marble Panels	5%			LIFE	**			
	Plaster	65%	Now	\$23,700	LIFE	**	5	\$7,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Courtrooms									
	Wood	10%			LIFE	**	5	\$16,200	
Ceilings									
	AcousTileSusp.Lay-In	10%			2036	**	5	\$3,600	
	Exposed Concrete	10%			LIFE	**	5	\$600	
	Plaster	80%	Now	\$84,100	LIFE	**	5	\$17,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Courtrooms									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Courtrooms									
Site Enclosure									
Fence/Gates									
	Chain Link	25%			2041	**			
	Iron Picket	70%			2051	**			
	Masonry: Brick	5%			2041	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	15%			2051		* *		
	Masonry: Brick	85%	0-2	\$1,000	2041		* *		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Planter Walls At Rear Yard								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036		* *		
On-Site Walkways									
	Cast in Place Concrete	40%	Now	\$10,400	2036		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Rear Yard								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Rear Yard								
	Pavers/Stone	50%	4+	\$13,700	2034		* *		
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Front Entry Yard								
	Pavers/Stone	10%	4+	\$2,700	2034		* *		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Front Entry Steps								
Parking/Driveway									
	Cast in Place Concrete	100%			2036		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$5,400	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : No Rating Information Available								
	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	* *	5	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting

Fluorescent	80%		2026	\$317,100	10	\$15,800
-------------	-----	--	------	-----------	----	----------

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	7%		2031	\$27,700	10	\$1,400
-------------	----	--	------	----------	----	---------

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	1%		2026	\$4,000	10	\$200
-------------	----	--	------	---------	----	-------

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Second Floor

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
---------	------	--	------	----------	---	---------

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

Location : Throughout The Building

Explanation : CCTV Surveillance Camera System

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

Heating

Energy Source

Natural Gas	100%		2041	* *	1	
-------------	------	--	------	-----	---	--

Conversion Equipment

Steam Boiler	100%		2044	* *	1	\$21,300
--------------	------	--	------	-----	---	----------

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

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Steam Piping/Pump	100%		2031	\$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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	40%		2031	\$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.

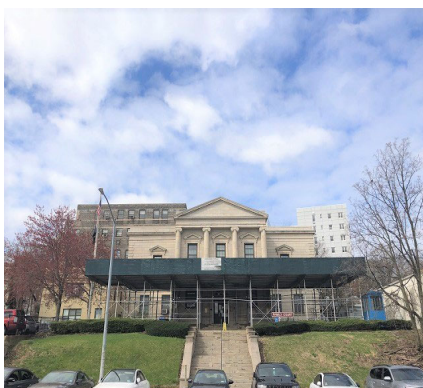
Print Date : 01-Sep-2021

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	100%	Now	\$1,971,300	LIFE	**	5	\$389,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Explanation : Sidewalk Shed In Place									
Windows									
	Aluminum	100%	4+	\$4,600	2048	**	5	\$2,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Bathroom Windows									
Parapets									
	Cast Stone/Terra Cotta	50%	Now	\$9,500	LIFE	**	5	\$9,500	
Open Joints, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 40%									
Location : Throughout									
	Not Accessible	50%							
Roof									
	Copper/Terne	85%			2047	**	10	\$63,200	
	Modified Bitumen	15%			2032	\$73,500	10	\$4,500	
Soffits									
	Exposed Struc: Steel	70%	4+	\$27,700	LIFE	**	5	\$7,600	
Corrosion/Rusting, Extent : Light, Area Affected : 30%									
Location : Throughout Covered Walkway At Rear Of Building									
	Metal, Corrugated	30%			2052	**	1		
Interior									
Floors									
	Carpet	5%			2028	\$20,900	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	\$161,300	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		
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	* *	10	\$5,100	
				Paint Peeling, Extent : Light, Area Affected : 20%					
				Location : Boiler Room					
	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	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Cheek Walls At Main Entry Stair					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2037	* *			
	On-Site Walkways								
	Cast in Place Concrete	40%	Now	\$3,700	2037	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
				Location : Main Entry Steps					
	Pavers/Stone	60%			2035	* *			
	Parking/Driveway								
	Asphalt	100%			2035	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$3,100	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 350 Amperes							
Raceway									
	Conduit	90%			2032	\$15,200	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Braided Cloth	25%	2-4	\$5,300	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Thermoplastic	75%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$45,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Janitor Closet							
		Explanation : Under Insulation							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	\$215,500	10	\$9,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$8,800	10	\$1,300	
	Exit, LED	50%			2060	* *	1		
	Exterior Lighting								
	HID	30%			2032	\$14,900	10		
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : Throughout							
		Explanation : Controlled Via Switch							
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	\$11,900	1	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby, Waiting Room And Outside							
		Explanation : CCTV Surveillance Cameras							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$10,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit.								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%			2032	\$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%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Attic, Roof								
	Explanation : Air Handlers Serves Basement Offices And Courtrooms.								
	Heat Rejection								
	Air Cooled Condenser Unit	5%			2032	\$600	2	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside, Rear Of The Building								
	Explanation : 1 Unit.								
	No Component	75%							
	Not Accessible	20%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Roof								
	Explanation : Condensing Units Associated With Air Handlers Serving Courtrooms.								
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,000	
	No Component	90%							
	Exhaust Fans								
	Wall Unit	10%			2027	\$400	2		
	No Component	80%							
	Not Accessible	10%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Roof								
	Explanation : Roof Exhausts Are Inaccessible.								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Limestone	100%	Now	\$380,600	LIFE	**	5	\$96,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Base Of Building On West Elevation									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Base Of Building At Various Elevations									
Windows									
	Aluminum	90%			2048	**	5	\$13,200	
	Wood	10%	Now	\$49,900	2057	**	5	\$7,300	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Has Original Wood Casement Windows									
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Casement Windows									
Parapets									
	Masonry: Limestone	100%			LIFE	**	5-10	\$95,800	
Roof									
	Metal Panel	85%			2037	**	10	\$92,100	
	Modified Bitumen	5%	Now	\$1,000	2032	\$48,700			
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Southwest Corner Adjacent To Courtyard									
	Skylight, Metal/Glass	10%			2052	**	10	\$19,700	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2031	\$358,000	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	\$59,600	3	\$2,900	
Interior Walls									
	Cast in Place Concrete	4%			LIFE	**	10	\$7,500	
	Cast in Place Concrete	1%	0-2	\$2,900	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Room B10-b S Water Infiltration At Heavy Rains									
	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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Room B10-b S								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Room B10-b S								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room B10-b S Water Infiltration At Heavy Rains								
Glass: Susp Panels	10%			LIFE	**	10	\$8,700	
Plaster	15%	Now	\$15,500	LIFE	**	5	\$10,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor Landing Above Main Stair								
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	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Missing Baluster On East Side Of Courtyard								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : This Is Actually A Precast Concrete Balustrade.								
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Courtyard								
Explanation : These Are Actually Precast Concrete Blocks								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	25%	Now	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%	4+	\$500	2052	* *	5	\$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 10%									
Location : Electrical Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2052	* *	5	\$1,700	
Raceway									
Conduit		100%			2052	* *	1		
Panelboards									
Molded Case Bkrs		100%			2048	* *	5	\$1,700	
Wiring									
Thermoplastic		100%			2052	* *	1		
Motor Controllers									
Locally Mounted		100%			2045	* *	5	\$400	
Ground									
Grounding Devices									
Generic		100%			LIFE	* *	5	\$1,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Floor Electrical Room									
Explanation : Ground Bar Observed									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$19,400	
Lighting								
Interior Lighting								
Fluorescent	85%			2032	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2042	**	1		
<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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	70%			2030	\$269,300	1	\$14,300	
	No Component	30%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : Basement, Mezzanine And Attic Explanation : See Air Conditioning Section For Air Handlers. Units Utilized Steam For Heating.								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Split Unit	5%			2040	**			
	Other Observation, Extent : N/A, Area Affected : 100% Location : Room 207 Explanation : Unit Installed In 2020.								
	Window/Wall Unit	70%			2027	\$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		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement, Mezzanine And Attic Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Basement.								
	No Component	70%							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2032	\$32,600	2	\$13,200	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Roof And Courtyard Explanation : 3 Units In Courtyard. 1 Unit On Mezzanine, 8 Units On The Roof.								
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$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		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Water Main Room Explanation : 1 Unit								
	No Component	69%							

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2032	\$374,900	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.							
	Galvanized Steel	30%			2030	\$94,600	1		
Water Heater									
	Electric	1%			2027	\$600	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Attic							
		Explanation : 1 Small Unit Serving One Bathroom Only.							
	No Component	99%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	99%			LIFE	* *	1		
	Cast Iron	1%	Now	\$1,500	LIFE	* *	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement Custodian Supply Room B10-b							
		Explanation : Cracked And Leaky Pipe							
Backflow Preventer									
	Generic	100%			2037	* *	1	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Water Main Service Room, Ladies Locker Room							
		Explanation : 2 Water Main Services Each With A Backflow Preventer.							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$31,900	
Sprinkler									
	No Component	75%							
	Generic	25%			2042	* *	1-2	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Sprinkler System Serves Basement.							

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

Print Date : 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			
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	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Storefront Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Storefront Facades							
	Copper/Terne	8%	Now	\$91,800	2050	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Courtyard Facade							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 6th And 7th Floors							
		Explanation : Located In Interior Courtyard							
	Fiberglass Panel	2%			2043	**	5	\$14,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations							
	Masonry: Brick	10%			LIFE	**	5	\$19,800	
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Sidewalk Shed in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Marble	71%			LIFE	**	5	\$105,600	
		Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%							
		Location : Above Storefront, All Facades							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations							
	Metal Panel	3%			2050	**	5-10	\$40,900	
		Deformed/Dented, Extent : Light, Area Affected : 15%							
		Location : Interior Courtyard							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reade Street Elevation							
		Explanation : Basement Windows							
	Metal Coiling Doors	3%			2035	**	5	\$18,600	
Windows									
	Aluminum	2%			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	
		Air Infiltration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 15%							
		Location : Window Casings - Exterior Facades							
		Paint Peeling, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	10%			LIFE	**	5	\$1,200	
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Sidewalk Shed Below, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations							
	Metal Cornice	15%			2065	**	10	\$5,900	
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations							
	Metal Panel	5%			2050	**	5	\$2,300	
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Metal Rail	60%			2043	**	5-10	\$131,300	
	Metal Rail	10%			2035	**	5-10	\$21,900	
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Roof									
	Copper/Terne	15%			2045	**	10	\$34,200	
		Repairs in Progress, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	75%			2030	\$1,125,800	10	\$68,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Repair In Progress							
	Skylight, Metal/Glass	10%	Now	\$81,700	2050	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stair On 7th Floor							
Soffits									
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Scaffolding Does Not Allow Observation							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : Offices At 3rd And 4th Floors									
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Offices At 3rd And 4th Floors									
Cast in Place Concrete	10%	Now	\$166,800	LIFE	**	5	\$96,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Sub-basement / Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Sub-basement / Basement									
Ceramic Tile	5%			2033	**	5	\$22,000		
Marble Panels	5%	0-2	\$242,100	LIFE	**	5	\$16,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Corridors And Lobby									
Terrazzo	15%			LIFE	**	5	\$51,600		
Vinyl Tile	40%	Now	\$363,600	2030	\$1,818,000	3	\$66,100		
Uneven Substrate, Extent : Moderate, Area Affected : 25%									
Location : Offices At 3rd And 4th Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Offices At 3rd And 4th Floor									
Wood	5%	2-4	\$44,100	2045	**	5	\$20,600		
Deteriorated Finish, Extent : Moderate, Area Affected : 5%									
Location : Office On 3rd Floor									
Interior Walls									
Cast in Place Concrete	2%	Now	\$240,900	LIFE	**				
Loose/Delam Surface, Extent : Severe, Area Affected : 10%									
Location : Chiller Room, Sublevel Garage									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Explanation : Corrosion On Steel Columns									
Glazed Ceramic Panel	20%			LIFE	**				
Gypsum Board	60%			LIFE	**	5	\$141,200		
Masonry: Brick	10%	Now	\$371,200	LIFE	**				
Spalling, Extent : Severe, Area Affected : 15%									
Location : Basement, Steam Room, Sidewalk Vault At Reade Street									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement, Steam Room, Sidewalk Vault At Reade Street									
Plaster	5%	Now	\$9,500	LIFE	**	5	\$5,900		
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Basement Corridor Outside Chief Engineer Office									
Plaster	3%			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
SUN BUILDING
Asset # : 2055

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

Interior**Ceilings**

AcousTile,Adhered	15%			2035	**	5	\$66,100	
AcousTileSusp.Lay-In	55%			2035	**	5	\$242,200	

*Staining/Discoloring, Extent : Light, Area Affected : 5%**Location : Offices At 3rd And 4th Floors*

Exposed Concrete	10%	Now	\$86,000	LIFE	**	5	\$6,900	
------------------	-----	-----	----------	------	----	---	---------	--

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Basement**Loose/Delam Surface, Extent : Severe, Area Affected : 10%**Location : Chiller Room*

Masonry: Vault Struct	5%	Now	\$97,900	LIFE	**			
-----------------------	----	-----	----------	------	----	--	--	--

*Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%**Location : Vault Under Sidewalk - Reade Street**Loose Units, Extent : Severe, Area Affected : 10%**Location : Vault Under Sidewalk - Reade Street**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Sidewalk Vault - Reade Street*

Plaster	15%	Now	\$21,000	LIFE	**	5	\$41,300	
---------	-----	-----	----------	------	----	---	----------	--

*Water Penetration, Extent : Severe, Area Affected : 5%**Location : Basement Corridor Leading To Loading Docks***Site Pavements****Public Sidewalk**

Cast in Place Concrete	100%	4+	\$12,300	2043	**			
------------------------	------	----	----------	------	----	--	--	--

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout***Parking/Driveway**

Cast in Place Concrete	100%			2043	**			
------------------------	------	--	--	------	----	--	--	--

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

Under 600 Volts**Service Equipment**

Fused Disc Sw	100%			2050	**	5	\$1,300	
---------------	------	--	--	------	----	---	---------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main**Disconnect Switch.***Transformers**

Dry Type	100%			2043	**	5	\$1,100	
----------	------	--	--	------	----	---	---------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Three 45 Kilovolt-ampere 208 High Voltage - 208/120 Low Voltage***Switchgear / Switchboard**

Fused Disc Sw	60%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Engineers Office									
Explanation : Most Of The Controllers Are Monitored By Building Management System									
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2043	**	1	\$90,500	
Generators									
	Diesel	100%			2039	**	1	\$113,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Sub-basement									
Explanation : One 450 Kilowatt									
Batteries									
	Lead/Acid	100%			2024	\$1,800	5	\$10,900	
Fuel Storage									
	Day Tank	50%			2046	**	5	\$27,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Sub-basement									
Explanation : The Tank Capacity Is 125 Gallons.									
	Main Tank	50%			2058	**	5	\$4,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sub-basement									
Explanation : The Tank Is Rated 550 Gallons.									
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting
Fluorescent

80%
 2035 * * 10 \$215,900
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : T-8 Lamps

Fluorescent

10%
 2035 * * 10 \$27,000
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Lobby And Hallways

LED

10%
 2038 * *
Other Observation, Extent : Light, Area Affected : 100%
Location : Garage
Explanation : New LED Lights Have Been Installed In The Garage Area.

Egress Lighting

Emergency, Service
Exit, LED

60%
 2035 * * 1
 40%
 2058 * * 1

Exterior Lighting

HID

100%
 2035 * * 10 \$900

Alarm**Security System**

No Component
Generic

95%
 5%
 2035 * * 1 \$5,500

Fire/Smoke Detection

No Component
Generic, Digital

70%
 30%
 2035 * * 1-3 \$56,000

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

Heating**Energy Source**

Utility Steam
Electricity

98%
 2%
 2050 * * 1
 2050 * * 1

Conversion Equipment

Heat Exchanger, Shell &
Tube
Pres. Reducing
Valve/LP Steam

60%
 40%
 2039 * *
 2033 * * 5 \$7,000

Distribution

Hot Wtr Piping/Pump
Hot Wtr Piping/Pump

80%
 10% Now \$5,200
 2046 * * 4 \$11,600
 2046 * * 4 \$1,500
Broken, Extent : Severe, Area Affected : 10%
Location : Sub-basement

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Unit Heater - Steam	2%			2035	* *	4	\$800	
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout The Building							
		Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under Air Conditioning							
	No Component	18%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Mechanical Rooms On Each Floor							
		Explanation : Air Handlers Are Covered Under Air Conditioning System							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2033	* *	1	\$318,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Multiple Units Range From 6 To 50 Gallons Each.							
	HW Heat Exchanger								
	No Component	80%							
	No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	90%			LIFE	**	1		
	Cast Iron	10%	Now	\$7,000	LIFE	**	1		
	Broken, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	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	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Freight Unit From Sub-basement to 8th Floor, Passenger Unit From 1st to 7th Floor								
	Explanation : One Freight Unit And 5 Passenger Units								
Fire Suppression									
	Standpipe								
	Generic	100%			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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At 7th Floor								
	Explanation : Copper Detailing Is At 7th Floor And Above								
	Masonry: Granite	72%	0-2	\$528,800	LIFE	**	5	\$135,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Decorative Elements - Interior Courtyard								
	Recent Repair Evident, Extent : N/A, Area Affected : 85%								
	Location : All Exterior Facades								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Interior Courtyard									
	Masonry: Granite	23%			LIFE	**	5	\$43,300	
Windows									
Wood		100%	Now	\$3,034,300	2055	**	5	\$332,300	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout.								
	Broken/Missing Elements, Extent : Light, Area Affected : 25%								
	Location : Various Locations								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Throughout.								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout.								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout.									
Parapets									
	Masonry: Granite	40%			LIFE	**	5	\$7,600	
	Metal Panel	60%			2040	**	5	\$34,900	
Roof									
Copper/Terne		5%	Now	\$2,300	2058	**			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%								
	Location : 6th Floor Cornice								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 5th Floor Courtrooms From 6th Floor Cornice								
		Metal Panel	3%	Now	\$1,900	2043	**		
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : 7th Floor Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 7th Floor Records Room								
Explanation : Dormer Windows									
	Modified Bitumen	30%	2-4	\$4,500	2025	\$223,900			
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Masonry: Granite	70%			LIFE	* *	5		
	Pre-Cast Concrete	30%			LIFE	* *	5		
Interior									
Floors									
	Carpet	5%	Now	\$46,900	2026	\$234,500	3	\$22,700	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Judges Chamber 510								
	Cast in Place Concrete	10%			LIFE	* *	5	\$66,200	
	Ceramic Tile	5%			2039	* *	5	\$15,100	
	Mosaic Tile	35%	0-2	\$576,900	2035	* *	5	\$132,400	
	Horizontal Cracks, Extent : Light, Area Affected : 100%								
	Location : 2nd - 5th Floor Lobbies								
	Marble Panels	15%	2-4	\$249,500	LIFE	* *	5	\$34,000	
	Horizontal Cracks, Extent : Light, Area Affected : 100%								
	Location : Stair Treads, Various Locations								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Stair Treads, Various Locations								
	Terrazzo	15%	2-4	\$128,100	LIFE	* *	5	\$35,500	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : 8th Floor Hallway.								
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	3%			2039	**	5	\$22,000		
Masonry: Brick	10%	Now	\$434,700	LIFE	**				
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Basement Wall Along Center Street									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Wall Along Center Street									
Metal Panel	5%			LIFE	**				
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%									
Location : Radiator Covers Throughout									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Radiator Covers Throughout									
Explanation : Radiator Covers Are Un-supported And Not Installed									
Marble Panels	13%	Now	\$1,109,300	LIFE	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Decorative Treatments At Doors - 1st Floor And Basement Level									
Plaster	17%	Now	\$102,800	LIFE	**	5	\$37,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive									
Plaster	52%			LIFE	**	5	\$114,600		
Ceilings									
AcousTile,Adhered	5%	4+	\$5,900	2035	**	5	\$13,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : 1st Floor Office									
AcousTileSusp.Lay-In	5%			2043	**	5	\$25,900		
Mosaic Tile	5%			LIFE	**	1			
Other Observation, Extent : Light, Area Affected : 5%									
Location : 1st Floor Elevator Lobby									
Explanation : Under Repair, Scaffolding In Place.									
Plaster	20%	Now	\$37,000	LIFE	**	5	\$64,800		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Court Room Ceiling									
Plaster	55%	Now	\$227,100	LIFE	**	5	\$178,200		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Sub-basement Ceiling									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : 7th Floor Storage And Toilets									
Under Construction	10%								

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
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2050

* *

*Deteriorated Finish, Extent : Light, Area Affected : 10%**Location : Throughout*

Retaining Walls

Masonry: Fieldstone

100%

2040

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Area Ways Throughout**Explanation : Material Is Granite*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

Now

\$28,700

2035

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Elk And Reade Streets*

On-Site Walkways

Masonry: Granite

100%

Now

\$3,700

LIFE

* *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Entrance Stairs*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2030

\$66,800

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Electrical Room**Explanation : There Are Two 2,000 Ampere Main Disconnect Switches In Satisfactory Condition.*

Fused Disc Sw

30%

2030

\$28,600

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Electrical Room**Explanation : There Is One 1,600 Ampere Main Disconnect Switch In Satisfactory Condition.*

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

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Obsolete Switchboard Equipment.*

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		
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%			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		
	Insulation Aged, Extent : Light, Area Affected : 90%								
	Location : Throughout								
	Thermoplastic	20%			2050	* *	1		
Motor Controllers									
	Locally Mounted	30%	4+	\$13,600	2028	\$272,400	5	\$200	
	Cracked Case, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
	Motor Control Center	65%			2028	\$559,100	5	\$3,600	
	Variable Frequency Drive	5%			2047	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Custodian Engineer Office								
	Explanation : All Controllers Monitored By Building Management System								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,000	
Lighting									
	Interior Lighting								
	Fluorescent	53%			2025	\$2,138,600	10	\$98,300	
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Throughout The Building								
	Explanation : Lamp T-12								
	Fluorescent	8%			2038	* *	10	\$14,800	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	7%			2030	\$282,500	10	\$13,000	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout Books Storage Area And Corridors.								
	Incandescent	30%			2035	* *	2	\$1,300	
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Court Rooms, Corridors And Lobby								
	Explanation : There Are Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors.								
	LED	2%			2035	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Room 105								
	Explanation : LED Observed								
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
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%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	5%			2035	* *	1	\$6,300	
	Air Handler	10%			2025	\$290,900	1	\$12,500	
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	Convactor/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		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From Centre Street Building							
		Explanation : Serves 2nd Floor Air Handling Unit Only And Chillers Cooling Towers Abandoned In Place							
	Electricity	80%			2046	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2025	\$1,170,800	1	\$56,300	
		Not in Service, Extent : Light, Area Affected : 5%							
		Location : Sub-basement, Chilled Water Is Presently Being Provided From One Centre Street							
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Sub-basement							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
	Exterior Pkg Unit - Cooling	2%			2030	\$37,200	2	\$300	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Roof							
		Explanation : Unit Feeding Partial 8th Floor							
	Window/Wall Unit	20%			2023	\$95,800	1		
		On Extended Life, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Throughout							
		Explanation : Equipment Serviced By Others							
	No Component	18%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2050	* *	4	\$3,000	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Sub-basement To Roof							
		Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps							
	No Component	70%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	12%			2028	\$85,900	2	\$24,400	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Explanation : The Cooling Tower Is Presently Not In Service							
	Water Cooling Tower	8%			2031	\$57,200	2	\$16,300	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : Cooling Tower Is Not In Service							
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$112,800	
Exhaust Fans									
	Roof	10%	0-2	\$38,200	2040	* *	2	\$500	
		On Extended Life, Extent : Severe, Area Affected : 20%							
		Location : Roof							
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
		No Water Meter, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
HW Heat Exchanger									
	Steam Fired	100%			2040	* *	4	\$30,000	
Sanitary Piping									
	Cast Iron	5%			LIFE	* *	1		
	Cast Iron	95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	5%	Now	\$24,000	LIFE	* *	1		
		Damaged, Extent : Severe, Area Affected : 5%							
		Location : Sixth Floor, Probable Defective Roof Drains							
Sump Pump(s)									
	Submersible	100%			2023	\$7,800	4	\$6,400	
Sewage Ejector(s)									
	Electric	100%			2030	\$66,200	4	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Duplex							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 8th Floor							
		Explanation : 4 Units							
	Hydraulic	10%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement To 1st Floor							
		Explanation : 1 Unit							
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Workshop							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
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	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100% Location : Rear Wall To Basement							
	Masonry: Limestone	85%	2-4	\$993,200	LIFE	**	5	\$101,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Metal, Corrugated	2%			2049	**	1		
	Metal Panel	1%			2049	**	5-10	\$10,900	
	Granite Panels	10%	2-4	\$511,000	LIFE	**	5	\$11,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : North Facade And Cheek Walls Of Main Stairs							
Windows									
	Steel	20%			2037	**	5	\$94,400	
	Wood	80%			2037	**	5	\$302,100	
Parapets									
	Masonry: Marble	95%			LIFE	**	5	\$27,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 10% Location : Throughout							
	Metal Rail	5%			2042	**	5-10	\$20,700	
Roof									
	Cast in Place Concrete	5%	Now	\$13,400	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 100% Location : Sidewalk Over Steam Room In Basement							
	Metal, Corrugated	75%			2042	**	1		
	Metal Panel	5%			2042	**	10	\$9,800	
	Skylight, Metal/Glass	15%	Now	\$165,900	2049	**			
		Water Penetration, Extent : Light, Area Affected : 10% Location : Over Rotunda							
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	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : 5th Floor Mechanical Room And Basement							
	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		
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	**			
Efflorescence, Extent : Light, Area Affected : 50%									
Location : 5th Floor Mechanical Room									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : 5th Floor Mechanical Room									
	Granite Panels	5%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$7,800	
	Plaster	35%			LIFE	**	5	\$27,200	
	Wood	5%			LIFE	**	5	\$51,800	
Ceilings									
	AcousTileSusp.Lay-In	15%			2042	**	5	\$33,700	
	Exposed Concrete	5%	Now	\$43,900	LIFE	**	5	\$1,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Below Steps At Main Entrance									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Below Steps At Main Entrance									
Explanation : Corroded Steel Angle									
	Exposed Struc: Steel	2%	Now	\$23,000	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Steam Room And Outside Trash Elevator									
	Exposed Struc: Steel	8%			LIFE	**			
	Glass: Susp Panels	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$14,000	
	Masonry: Infill Arch	5%	Now	\$50,000	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Steam Room And Adjacent To Trash Elevator									
	Metal Panel	2%	Now	\$68,300	LIFE	**	5	\$5,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : Beneath Main Stairs									
	Plaster	53%			LIFE	**	5	\$74,500	
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2049	**			
	Iron Picket	60%			2064	**			
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%	Now	\$40,500	2038	**			
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Sidewalk Along Chambers Street									
Explanation : Loose Stone Panels									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

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

Site Pavements

On-Site Walkways

Pavers/Stone	80%			2038	**			
Pavers/Stone	20%	Now	\$99,600	2038	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Stairs</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								

Switchgear / Switchboard

Air Circuit Breaker	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building</i>								

Generators

Diesel	100%			2038	**	1	\$60,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Generator Room</i>								
<i>Explanation : Two 400 Kilowatt Generators. One Of Them Is Serving The City Hall Building</i>								

Batteries

Lead/Acid	100%			2023	\$1,800	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2045	* *	5	\$14,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 100 Gallon Capacity							
	Main Tank	50%			2057	* *	5	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 10,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2034	* *	10	\$115,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices And Basement							
	Fluorescent	20%			2034	* *	10	\$28,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby, Staircases And Receiving Room							
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
	Exit, LED	50%			2057	* *	1		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$17,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$29,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells							

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	30%			2039	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Edison							
	HTHW/HW	70%			2049	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : From One Centre Street Municipal Building							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$9,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Steam Room							
		Explanation : 2 Heat Exchangers							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$5,600	2051	**	4	\$7,700	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Controls Malfunctioning							
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		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : From Adjacent One Centre Street - Municipal Building							
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	
		Damaged, Extent : Severe, Area Affected : 5%							
		Location : Basement Steam Room							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Explanation : No Exhaust Fan Causes High Temperature In Reheat Station Room							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			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	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two Units Temporary						
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$283,700	2059	**	4	\$15,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Replacement Project Planned						
	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	**			
			Other Observation, Extent : Light, Area Affected : 90%						
			Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor						
			Explanation : Four Units						
	Hydraulic	10%			LIFE	**			
			Other Observation, Extent : Severe, Area Affected : 10%						
			Location : Basement To Ground Floor						
			Explanation : One Freight Unit. Oil Leaking From The Pump Room In Basement						
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$79,000	
	Sprinkler								
	No Component	40%							
	Generic	60%			2049	**	1-2	\$26,300	
			Other Observation, Extent : Light, Area Affected : 60%						
			Location : Basement First Fourth Attic						
			Explanation : No Sprinkler For Second And Third Floors						
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Deck								
	Not Accessible	100%							
	Deck Surface								
	Concrete	100%			2041	* *	5	\$4,500	
	Pile Caps								
	Concrete	100%			LIFE	* *	5	\$900	
	Piles and Bracing								
	Steel	25%			LIFE	* *	5	\$51,000	
	Not Accessible	75%							
Deck Elements									
	Railing								
	Steel	100%			2030	\$343,600			
				Missing Coating, Extent : Light, Area Affected : 5%					
				Location : Isolated Areas					
Electrical									
	Lighting Fixture								
	Incandescent	100%			2026				
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 6 Light Fixtures					
				Explanation : Other					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	100%			LIFE	**	5	\$1,300	
		Cracking, Extent : Light, Area Affected : 5% Location : Intermittent Shrinkage Cracks In Coping							
	Gravity Wall Concrete	30%			LIFE	**	5	\$1,700	
		Discolor & Bleeding, Extent : Light, Area Affected : 10% Location : Below Joint Between Coping And Gravity Wall Erosion, Extent : Light, Area Affected : 10% Location : Tidal Zone							
	Concrete	5%	4+	\$124,500	LIFE	**	5	\$300	
		Erosion, Extent : Severe, Area Affected : 2% Location : Band Of Erosion With Exposed Reinforcement Approximately 25 Feet Long, 1,300 Feet From West End Spalling, Extent : Moderate, Area Affected : 10% Location : Along Mean Low Water Elevation And At Construction Joints, Primarily 700 - 910 Feet From West End							
	Not Accessible	65%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Concrete	100%			2040	**	5	\$15,700	
Deck Elements									
	Railing								
	Aluminum	100%			2029	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%	Now	\$412,600	LIFE	**	5	\$3,000	1
Missing Part, Extent : Severe, Area Affected : 100%									
Location : Top Of Revetment Is Generally Below Mean High Water									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : From 150 To 250 Feet From South End The Revetment Consists Of Small Crib									
Stone From A Collapsed Pier									
Explanation : Inadequate Stone									
Backfill									
	Fill								
	Topsoil	80%	Now	\$96,600	2071	**			
Erosion, Extent : Severe, Area Affected : 50%									
Location : Southern 150 Feet And Northern 250 Feet									
	Not Accessible	20%							
Surface									
	Asphalt	20%			2034	**	5	\$1,100	
	Asphalt	80%	Now	\$40,500	2046	**	5	\$2,300	
Sinkhole, Extent : Severe, Area Affected : 75%									
Location : Intermittent Across Southern 150 Feet And Northern 250 Feet									
Deck Elements									
	Railing								
	Fencing	100%	Now	\$30,500	2036	**	3	\$200	
Broken, Extent : Severe, Area Affected : 100%									
Location : Along Entire Asset Due To Foundation Displacement									
Progressing Scour, Extent : Severe, Area Affected : 100%									
Location : Foundations Exposed And Undermined In Southern 150 Feet And Northern 250 Feet									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall Concrete	100%			LIFE	**	5	\$2,200	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Full Length							
Revetment									
	Stone	100%			LIFE	**	5	\$3,200	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Full Length							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	90%			2043	**	5	\$5,500	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Southern 480 Feet							
	Under Construction	10%							
Deck Elements									
	Railing								
	Steel	100%			2029	\$574,400			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Full Length							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2025				
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Full Lungth							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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/REVTMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS005.000 / 14025 **Yr Built/Renovated** :
Linear Ft : 903 **Project Type** : REAL PROPERTY
Date of Survey : 07-Jul-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4613 **Lot** : 1 **BIN** :

CAPITAL	FY 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Concrete	90%			LIFE	**	5	\$800	
		Displaced Elements, Extent : Moderate, Area Affected : 22% Location : Above Tilting Stone Wall							
	No Component	10%							
Gravity Wall									
	Concrete	10%			LIFE	**	5	\$400	
		Cracking, Extent : Light, Area Affected : 2% Location : Western 80 Feet Of Asset							
	Stone	45%	4+	\$457,200	LIFE	**	5	\$34,400	
		Missing Block Seal, Extent : Severe, Area Affected : 80% Location : Widespread							
	Stone	15%	Now	\$152,400	LIFE	**	5	\$11,500	
		Missing Part, Extent : Severe, Area Affected : 50% Location : 86, 303, 710, 837, And 898 Feet From South End							
	Stone	30%	2-4	\$609,600	LIFE	**	5	\$23,000	
		Missing Part, Extent : Severe, Area Affected : 30% Location : 277, 369, 533, And 872 Feet From South End Tilting, Extent : Moderate, Area Affected : 100% Location : 570 To 761 Feet From South End							
Revetment									
	Stone	90%	Now	\$670,700	LIFE	**	5	\$4,900	
		Missing Part, Extent : Severe, Area Affected : 50% Location : Inadequate Stone Coverage Along Entire Stone Gravity Wall							
	No Component	10%							
Backfill									
	Fill								
	Topsoil	15%	Now	\$32,700	2071	**			
		Sinkhole, Extent : Moderate, Area Affected : 100% Location : Voids Around Approximately Half Of Rail Posts Other Observation, Extent : Severe, Area Affected : 75% Location : At Failed Gravity Wall Locations: 86, 303, 710, 837, And 898 Feet From South End Explanation : Fill Loss							
	Not Accessible	85%							
Surface									
	Asphalt	85%			2040	**	5	\$8,800	
	Asphalt	15%	0-2	\$13,700	2046	**	5	\$800	
		Other Observation, Extent : Severe, Area Affected : 75% Location : At Failed Gravity Wall Locations Explanation : Undermining							
Deck Elements									

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVETMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Timber	73%	4+	\$34,000	2025	\$113,300			
		Rotting/Splitting, Extent : Light, Area Affected : 75%							
		Location : Widespread Missing Coating And Dry Rot							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Approximately Half Of Railing Post Foundations							
		Explanation : Voids							
	Timber	20%	4+	\$31,000	2026	\$31,000			
		Not Plumb, Extent : Moderate, Area Affected : 100%							
		Location : Several Areas In Northern Half Totaling 197 Feet							
	Timber	7%	Now	\$10,900	2026	\$10,900			
		Broken, Extent : Severe, Area Affected : 75%							
		Location : 13, 307, 461, And 875 Feet From South End							

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

Print Date : 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

REVETMENT

Asset # : 13943

Bulkheads		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural	Revetment								
	Stone	100%	Now	\$491,000	LIFE	* *	5	\$3,600	1
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Inadequate Armor Stone Along Entire Length							
		Progressing Scour, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Backfill	Fill								
	Topsoil	100%	Now	\$143,700	2070	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties							
Surface	Topsoil	100%	Now	\$36,000	2030	\$36,000	5	\$1,400	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties							

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

REVETMENT

Asset # : 13945

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	35%			LIFE	**	5	\$700	
	Stone	65%	Now	\$171,700	LIFE	**	5	\$1,200	
	Progressing Scour, Extent : Severe, Area Affected : 100%								
	Location : Inadequate Revetment Height Along Arden Avenue								
Backfill									
	Fill								
	Topsoil	100%	Now	\$77,300	2070	**			
	Erosion, Extent : Severe, Area Affected : 100%								
	Location : Along Top Of Revetment For Full Length Of Asset								
Surface									
	Asphalt	65%	Now	\$21,100	2045	**	5	\$1,200	1
	Sinkhole, Extent : Severe, Area Affected : 100%								
	Location : Along Arden Avenue								
	Topsoil	35%	Now	\$6,800	2030	\$6,800	5	\$300	
	Erosion, Extent : Severe, Area Affected : 100%								
	Location : At Top Of Revetment For Full Length Of Asset								
Deck Elements									
	Railing								
	Guard Rail	65%	Now	\$16,800	LIFE	**			
	Progressing Scour, Extent : Severe, Area Affected : 100%								
	Location : Failed Railing Due To Erosion Along Arden Avenue								
	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

REVETMENT #3

Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Revetment							
	Stone	60%	4+	\$99,000	LIFE	* *	5	\$700
		Other Observation, Extent : Severe, Area Affected : 100%						
		Location : Intermittent Locations Along Revetment						
		Explanation : Insufficient Stone						
	Stone	40%	Now	\$66,000	LIFE	* *	5	\$500
		Missing Part, Extent : Severe, Area Affected : 100%						
		Location : Missing Stone At Western Half Of Asset						
Backfill	Fill							
	Topsoil	50%	Now	\$24,100	2070	* *		
		Erosion, Extent : Severe, Area Affected : 100%						
		Location : Behind Revetment						
	Not Accessible	50%						
Surface	Topsoil	50%	Now	\$6,000	2030	\$6,000	5	\$200
		Erosion, Extent : Severe, Area Affected : 100%						
		Location : At Western Half Of Asset						
	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.

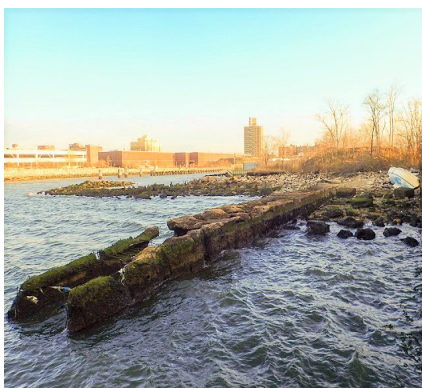
Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

Asset Name : REVTMENT 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
REVTMENT NORTH OF SW BKLYN MTS
Asset # : 15218

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Asphalt Remnants	50%	Now	\$5,100	LIFE	* *	5	\$100	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	Concrete	50%	Now	\$72,700	LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
Backfill	Fill								
	Topsoil	25%	Now	\$11,600	2072	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	Not Accessible	75%							
	Surface								
	Topsoil	25%	Now	\$2,900	2032	\$2,900	5	\$100	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Across Entire Asset							
	No Component	75%							

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

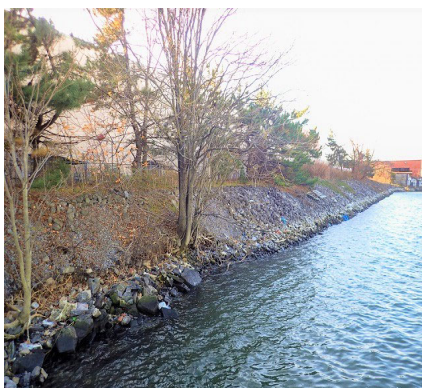
Print Date : 01-Sep-2021

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2022

Asset Name : REVETMENT WEST OF HOME DEPOT GOWANUS BAY
Address : HAMILTON AVE MTS SOUTH TO 19TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.030 / 14948 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : REAL PROPERTY
Date of Survey : 03-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	15%	4+	\$190,000	LIFE	* *	5	\$400	
		Erosion, Extent : Moderate, Area Affected : 80%							
		Location : Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : Isolated Locations							
	No Component	85%							
Revetment									
	Stone	70%			LIFE	* *	5	\$5,900	
	Stone	15%	Now	\$86,700	LIFE	* *	5	\$600	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : 80 Feet Of Erosion And Insufficient Stone Coverage At South End Of Mooring Rack							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Trees Growing Through Revetment At Area Of Erosion							
		Explanation : Vegetation							
	No Component	15%							
Backfill									
	Fill								
	Gravel	15%	Now	\$10,200	2047	* *	5	\$100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : South End Of Mooring Rack							
		Explanation : Erosion							
	Not Accessible	85%							
Surface									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Limited Access To Top Of Revetment							
		Explanation : Heavy Vegetation							
Deck Elements									
	Railing								
	Steel	8%			2027	\$60,100			
	Steel	7%	Now	\$15,800	2032	\$52,600			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Impact Damage Along Northern 50 Feet Of Railing							
	No Component	85%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	70%			LIFE	**	5	\$400	
	Concrete	20%	0-2	\$140,300	LIFE	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 70%							
		Location : At Center Of Asset							
		Explanation : Rotating Elements							
	Concrete	10%	Now	\$70,100	LIFE	**	5	\$100	
		Displaced Elements, Extent : Severe, Area Affected : 100%							
		Location : Collapsed At Eastern End Of Asset							
Revetment									
	Stone	30%	0-2	\$38,400	LIFE	**	5	\$300	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Isolated Locations							
	Stone	70%			LIFE	**	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Entire Length Of Asset							
		Explanation : Inadequate Revetment							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Topsoil	100%			2025	\$9,400	5	\$700	
		Settlement, Extent : Light, Area Affected : 25%							
		Location : Behind Block Wall							

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

Print Date : 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Sheet Piles								
	Steel	70%	4+	\$58,900	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Tidal And Splash Zones							
	Not Accessible	30%							
Pile Caps	Concrete	75%	4+	\$27,900	LIFE	* *	5	\$300	
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Corner Spalling Along Entire Length Of Pile Cap							
	Concrete	15%	Now	\$5,600	LIFE	* *	5	\$100	
		Spalling, Extent : Severe, Area Affected : 100%							
		Location : Isolated Areas							
	Not Accessible	10%							
Backfill	Fill								
	Topsoil	5%	Now	\$900	2058	* *			
		Sinkhole, Extent : Moderate, Area Affected : 50%							
		Location : At Eastern End Of Asset							
	Not Accessible	95%							
Surface	Gravel	5%	Now	\$100	2039	* *	2-5		
		Sinkhole, Extent : Moderate, Area Affected : 20%							
		Location : At Eastern End Of Asset							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	5%			LIFE	**	5	\$700	
	No Component	90%							
	Not Accessible	5%							
Revetment									
	Stone	10%			LIFE	**	5	\$1,900	
	No Component	90%							
Sheet Piles									
	Steel	40%			LIFE	**			
	No Component	10%							
	Not Accessible	50%							
Pile Caps									
	Concrete	90%			LIFE	**	5	\$8,800	
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Regularly Spaced Locations In Face Of Pile Cap Due To Formwork							
	No Component	10%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	70%			2040	**	5	\$25,900	
	Concrete	10%	2-4	\$131,200	2046	**	5	\$1,800	
		Cracking, Extent : Moderate, Area Affected : 5%							
		Location : Intermittently Along Entire Asset							
		Settlement, Extent : Moderate, Area Affected : 50%							
		Location : Intermittently Along Entire Asset							
	Concrete	5%	Now	\$65,600	2046	**	5	\$900	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Multiple Locations Primarily In Eastern 1,500 Feet Of Asset							
	Concrete	15%			2034	**	5	\$5,500	
Deck Elements									
	Railing								
	Steel	99%			2029	\$3,443,800			
	Steel	1%	Now	\$10,400	2031	\$34,800			
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Missing Sections Up To 4 Feet Long At 2,250 Feet, 2,708 Feet, And 2,975 Feet From East End							
Parapet									
	Concrete	99%			2032	\$2,646,300			
	Concrete	1%	4+	\$10,700	2032	\$26,700			
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Isolated Locations, Most Notably At 2,465 Feet, 2,685 Feet, And 2,908 Feet From East End							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856**Project : REAL PROPERTY**

CAPITAL		FY 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.