



The Manhattan Courts Master Plan - Phase III

80 Centre Street [Vol. 4 of 6]

PREPARED BY

Perkins Eastman
115 5th Avenue
New York, NY 10003
Architect

Leslie E. Robertson Associates RLLP
40 Wall Street, Floor 23
New York, NY 10005
Structural Engineers

WSP | Parsons Brinckerhoff
One Penn Plaza, 2nd Floor
250 W 34th Street
New York, NY 10119
Mechanical / Electrical Engineers

Jacob Feinberg Katz & Michaeli Consulting Group LLC
134 West 37th Street, 12th Floor
New York, NY 10018
Plumbing / Fire Protection Engineers

Munoz Engineering & Land Surveying, DPC
505 8th Avenue, #2101
New York, NY 10018
Civil Engineering / Environmental Review

Shen Milsom & Wilke LLC
417 5th Avenue
New York, NY 10016
Acoustical / Security Consultant

VJ Associates
100 Duffy Avenue
Hicksville, NY 11801
Cost Estimating

Van Deusen & Associates
145 West 30th Street, 4th Floor
New York, NY 10001
Vertical Transportation Consultant

United Spinal Association
120-34 Queens Boulevard #320
Kew Gardens, NY 11415
ADA / Accessibility Consultants

PREPARED FOR



The City of New York
Office of the Mayor
City Hall
New York, NY 10007

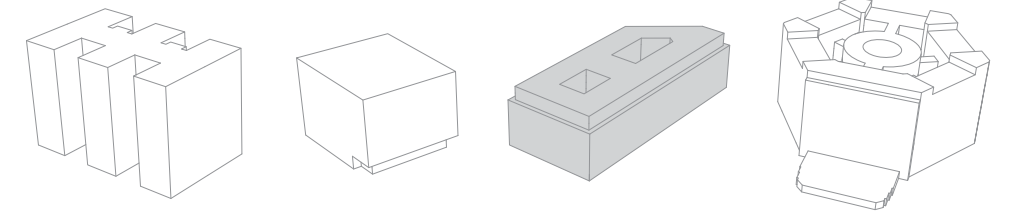
Mayor's Office of Criminal Justice
One Centre Street, Room 1012N
New York, NY 10007

NYC Department of Citywide
Administrative Services
One Centre Street, 20th Floor South
New York, NY 10007

The City of New York Office of
Management and Budget
255 Greenwich Street,
New York, NY 10007

Office of Court Administration
25 Beaver Street, Room 852
New York, NY 10004

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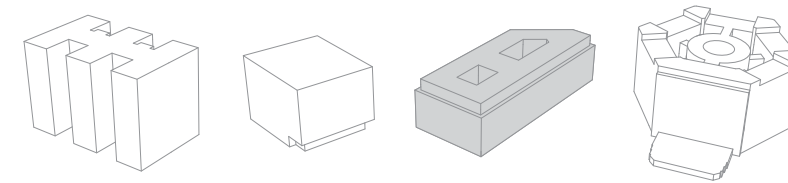
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80 CENTRE STREET DANY

OVERVIEW

80 Centre Street, also known as The Louis J. Lefkowitz State Office Building, is a nine-story building that was constructed in 1928. Although originally an office building, the current building primarily houses the District Attorney of New York (DANY), Special Narcotics Prosecutor, The Supreme Civil Court, The City Building Department (DOB HUB), and Marriage License Bureau. In addition, the building houses other court and non-court related agencies, such as the Bowery Mission, NYPD Sign-in, and the Department of Health.

Bounded by Hogan Place, Baxter Street, Worth Street, and Centre Street, 80 Centre Street is generally rectangular in shape with a facet along the northeast corner facing Baxter Street and Columbus Park. Two courtyards penetrate the interior of the building: one through the ground level, and the other stopping at the second floor. These courtyards provide natural light and create rings of circulation in the interior.

REORGANIZATION AND CONSOLIDATION

The proposed reorganization and consolidation of 80 Centre Street is a further development from Phase II of the Manhattan Courts Master Plan recommendations and the 2016 DANY Facility Master Plan (2016 DANY FMP).

The original goals at the inception of Phase III of the Manhattan Courts Master Plan, as it relates to 80 Centre Street, aim to revise Scenario One of Phase II and address the following:

- Consolidate DANY offices into 80 Centre Street
- Consolidate Supreme Civil into 60 and 111 Centre Street, removing all Supreme Civil Courts and support spaces from 80 Centre Street and 71 Thomas Street
- Analyze an option of building a bridge connecting 80 and 100 Centre Street

DANY solicited Perkins Eastman Architects, under a separate project, to prepare the 2016 DANY Facility Master Plan report for the renovations of 80 Centre Street, presuming the building would be entirely District Attorney. This study concluded that the consolidation of DANY within 80 Centre Street is feasible and would accommodate their needs for the foreseeable future. The methodology used for the 2016 Facility Master Plan for determining the total space needs for the DANY differed from Phase II, which suggested a shortfall in overall area once consolidation into 80 Centre Street is complete. DANY has been implementing the 2016 DANY Facility Master Plan recommendations with floor by floor renovation.

The goals of the 2016 DANY Facility Master Plan (2016 DANY FMP) stated core principles for the overall configuration, adjacencies, and circulation of 80 Centre Street. The core principles were as follows:

- Co-Location of All Divisions and Units

The District Attorney of New York (DANY) is currently fragmented between 80 Centre Street and 100 Centre Street with 52% of its operations in 80 Centre Street and 48% at 100 Centre Street. This is due greatly in part to the shortage of space and growing divisions. DANY’s divisions and units were located wherever space became available. The consolidation of DANY emphasizes the need for the physical proximity of team members and resources to maximize office efficiency.

- Improved Visitor Experience

DANY meets with a variety of groups on a regular basis. The reorganization of DANY within 80 Centre Street aims to provide those groups with zones ranging from private to public.

- Preparing for the Next Generation of Workers

Approximately one-third of the US Workforce is 18-34 years old. The reorganization of DANY aims to provide spaces, such as a Work-Café, to attract this demographic’s high technological capabilities.

BRIDGE

While the reorganization and consolidation into 80 Centre Street meets the District Attorney of New York’s need for co-location of all divisions and units, DANY’s connection to the courts remains a factor. Phase III of the Manhattan Courts Master Plan proposes a bridge connecting 100 and 80 Centre Street, above Hogan Place, to provide DANY a secure and private path to the courts.

MODERNIZATION

80 Centre Street is a nine story art-deco style building that was designed and built in the late 1920’s. Since then, there has not been a full building renovation and some of the building systems have been in place since the time of the original construction.

The core direction from the client group, including The City of New York Office of the Mayor, Office of Court Administration, Mayor’s Office of Criminal Justice, The City of New York Office of Management and Budget, and NYC Department of Citywide Administrative Services, was to modernize the buildings to comply with current Life Safety and ADA requirements, provide secure circulation for district attorney and visitors, improve public experience, and upgrade Mechanical, Electrical, Plumbing, and Fire Protection systems as to achieve LEED Gold Certification. In addition, special care must be taken to historically significant building elements throughout the renovation. The Modernization of these buildings will improve district attorney operations.

The creation of a modern and effective office building is an important goal of Phase III. A significant amount of the costs required for this project can be associated to the necessary proposed modernization updates.

ARCHITECTURAL MODERNIZATION

Architectural modernization addresses building life safety, ADA accessibility, District Attorney and visitor circulation, and public experience.

Life Safety and Egress

To make this building a safer place to work and visit, certain life safety components should be upgraded to meet the NYC 2014 Building Code and all referenced codes and standards.

Egress stairs will be upgraded to include fire-resistant labeled doors and frames with self-closing devices, compliant hand and guard rails and the installation of photo luminescent markings.

Due to the existing nature of some non-compliant construction, such as direct egress to exterior from stairways, which cannot be corrected within reason, some variances will need to be pursued to make the building fully code compliant.

ADA Accessibility

The building will be upgraded to allow for universal accessibility. Upgrades include the installation of compliant office furniture. Also provided, is the installation of new public and private ADA compliant bathrooms on every floor, and an ADA ramp at Centre Street main entry.

Secure Circulation

With 80 Centre Street being solely reorganized for The District Attorney, circulation aims to provide three tier zones: public, semi private, and private. Public functions will be centralized and security will increase outwardly.

Public Experience

The improvement of the public experience works accordingly with expressing the principles of the 2016 DANY FMP. Creating a building-wide digital signage system will ease wayfinding and navigation throughout the building. Improvements made to public corridor lighting and seating will further enhance the interface of the public to the building.

BUILDING SYSTEM MODERNIZATION

Building System Modernization addresses building infrastructure upgrades to improve energy efficiency as to achieve LEED Certification. Refer to the LEED Certification Chapter of this Volume for additional information.

Structural

Hogan Street Bridge

The new bridge addition will be one story in height and span approximately 50 ft over Hogan Street between 80 and 100 Centre Street buildings. The new bridge will be a steel framed structure with lightweight concrete slabs on metal deck for the floor and roof supported by steel beams girders spanning the fifty feet between the two building structures. The girders will be supported by the existing building columns or by the steel spandrel beams. The adjacent columns supporting the new bridge loads will need to be reinforced. New openings will be required in the exterior wall of each building to provide access to the bridge on specific floors. This will require demolition of a portion of the existing brick façade and exterior wall including the installation of new steel lintels at the top of the new openings.

Acoustics

Acoustical systems involve using appropriate architectural and mechanical designs, materials and equipment to achieve the sound transmission, background noise and reverberation criteria established by the United States Courts Design Guide.

An acoustical survey of existing conditions is recommended for the initial design phase of the project. This will provide valuable information and benchmarks for acoustical conditions.

When designing the new court spaces, the design team should follow the United States Courts Design Guide to address sound transmission, background noise from mechanical, electrical and plumbing systems and reverberation time. The goals are intended to produce spaces that promote good speech intelligibility, quality audio and speech privacy.

Vertical Transportation

The elevators are comprised of original manufactured equipment and subsequent 3rd party manufactured equipment recently installed during a full comprehensive system upgrade / modernization in 2012. There are no additional elevator upgrades recommended at this time. The existing equipment has not outlived its useful lifespan and does not require modernization except for possible modifications necessary to meet the design intent of the Master Plan renovations.

Plumbing

All plumbing systems and equipment for sanitary, storm, gas, cold water, hot water, and hot water return have been surveyed and compared to the Phase 2 Master Plan. All major equipment was maintained/ upgraded in the 1900's. Equipment and plumbing systems have been replaced on an as needed basis and still are as per Phase II Manhattan Courts Master Plan. All plumbing Systems are code compliant.

New low consumption water closets, urinals, and lavatory fixtures to all bathroom locations will be provided. New domestic water distribution systems including new cold water, hot water, and hot water return risers from the 9th floor to cellar and all new plumbing branch piping to fixtures will be necessary. Provide new Sanitary Waste System piping including soil and vent stacks from the 9th floor down to the cellar level. New house tank triplex fill pumping system and tank level controls provided. Plumbing systems to remain are Existing Domestic Water Heaters, Existing Sump Pumps, Sewage Ejector, and Existing Water Services.

Heating, Ventilation, and Air Conditioning (HVAC)

Generally, the building has a central steam system serving under window radiators for heating and window AC units for cooling. A few areas are served by air-handling units (AHUs), although all the Courts areas are served by window air conditioners and steam radiators. The AHUs serving the Print Shop in the basement have an associated air-cooled chiller on the roof. The AHUs serving the Marriage Bureau on the first floor have an associated air-cooled chiller with a standby chiller on the roof. Four other AHUs are split systems with air-cooled condensers on the roof. The split system AHUs serve the Candy Shop, the Department of Health Training Rooms, the Mediation Room and the Lobby on the 1st floor. The balance of the building has either window air conditioning units or tenant supplied systems that the building staff is not responsible for. The District Attorney has completely renovated a few office floors to utilize air-cooled split systems for cooling.

Since the Building will become entirely District Attorney offices, it was decided that the split air-cooled DX system concept will continue to be utilized for all office areas. A small 450 Ton Condenser Water system shall be added to condition all non-office spaces on the Cellar, 1st Floor and 2nd floor Cafeteria and Kitchen. The existing steam infrastructure shall remain for use with radiators.

Fire Protection

The building fire protection systems and equipment has not been modified or changed from Phase 2 Master Plan. Fire protection systems need to be brought up to code (NYC2014) and local law 26/2011 Bulletin (building fully sprinklered by 2019).

Full fire protection sprinklers system coverage throughout the entire building. Standpipes and Hose Systems to be pressurized by new fire pump to be provided. New fire services piping with Double Check Detector Assembly and bypass meter from two separate streets. Fire Protection systems to remain are Existing Standpipe/Sprinkler Risers.

Electrical Systems

The building existing normal power electrical distribution infrastructure was recently updated to consist of four 4000 amp 208/120 volt – 3 phase – 4 wires Con Ed services each provided with its own 4000 amp switchboard, three are active and one is future.

Normal power distribution consists of 120/208 volt 3 phase – 4 wires panelboards serving lights, receptacles, mechanical equipment etc. throughout the building fed directly from switchboards via conduit and wire risers through each electrical closet at each floor. Each floor is served via six electrical closets, three in the north and three in the south part of the floors.

The building emergency electrical power infrastructure was also updated to consist of one new 1250KW-480/277 volt – 3 phase – 4 wires diesel fuel engine generator with related 2000 amps switchboard. System distribution consist of one emergency main distribution board and one stand-by distribution board serving the building life safety and legally required building loads such as emergency lights, mechanical equipment, elevators, fire alarm system, etc. system loads are fed via 480/277/208/120 volt transformers and 208/120 volt -3phase – 4wires automatic transfer switches.

The Building electrical infrastructure is robust and in good condition. Renovation scope will require electrical work to accommodate the newly renovated areas and mechanical systems.

Fire Alarm

The building is equipped with a 24-hour remotely monitored Class “E” fire alarm system.

During the Electrical System renovation, the Building’s Fire Alarm System was also updated to provide new smoke detectors in every electrical closet, electrical service room and emergency service room via the building existing fire alarm system data gathering panels.

The existing Fire Alarm system should be modified as required to support the new programming and renovations.

Security

Security is provided through a variety of deterrence, detection, and response mechanisms. The measures which provide a secure environment generally fall within one of three broad secure building design categories: physical, technological, and operational.

A security survey of all security related existing conditions is recommended for the initial design phase of the project. This will provide valuable information and benchmarks for security systems conditions. Information regarding security systems currently in place at Building 80 has been garnered through end-user meeting with those knowledgeable of said systems. Access control, duress, and video surveillance are currently used and in working order. System expansion is warranted to support the updates to the systems being recommended herein. There are a mix of analog and IP cameras at the building, and it is the recommendation for all cameras to be changed to IP cameras for the benefits of upgrading to this technology, and also due to the end of life of older, analog cameras.

Audiovisual

80 Centre Street will require enhanced and modern audiovisual systems to meet the needs of the District Attorney.

Telecommunications

80 Centre Street is to receive an upgrade to the telecommunication systems. New fiber optic pathways for both the state and city systems will be provided up the building, with consolidated, adjacent or co-located telecom rooms to allow for future flexibility. New and enhance wi-fi access point will be provided throughout the facility. The HVAC and electrical systems will be upgraded to support the new equipment.

Hogan Place Bridge

A new bridge connecting the 4th Floors of 80 Centre Street and 100 Centre St has been proposed. The intent of the bridge above Hogan Place is to accommodate secure movement of the District Attorney employees between buildings. Cooling, Heating, and Power infrastructure for the Bridge shall be extended from 80 Centre Street.

PHASING

A critical element of the project is planning construction phasing that will allow to maintain active and appropriate court operations for the duration of the project. We have developed a preliminary phasing plan for the Phase III of the Manhattan Courts Master Plan that will need to be further developed with a construction manager once the project moves into the design phases.

Phasing of the Manhattan Courts needs to be considered in two parts:

Agency/Program Components moves within a building:

The goal is to move each agency once. If that is not achievable, appropriate swing space within or outside the building is required to make the appropriate spaces available to the courts.

Agency/Program Components moves between buildings:

Many of the program components require moves between buildings. These relocations are critical components to the phasing plans of all buildings. Consideration has been made to renovate each building independently and limit the critical path dependencies between buildings.

EXISTING ORGANIZATION

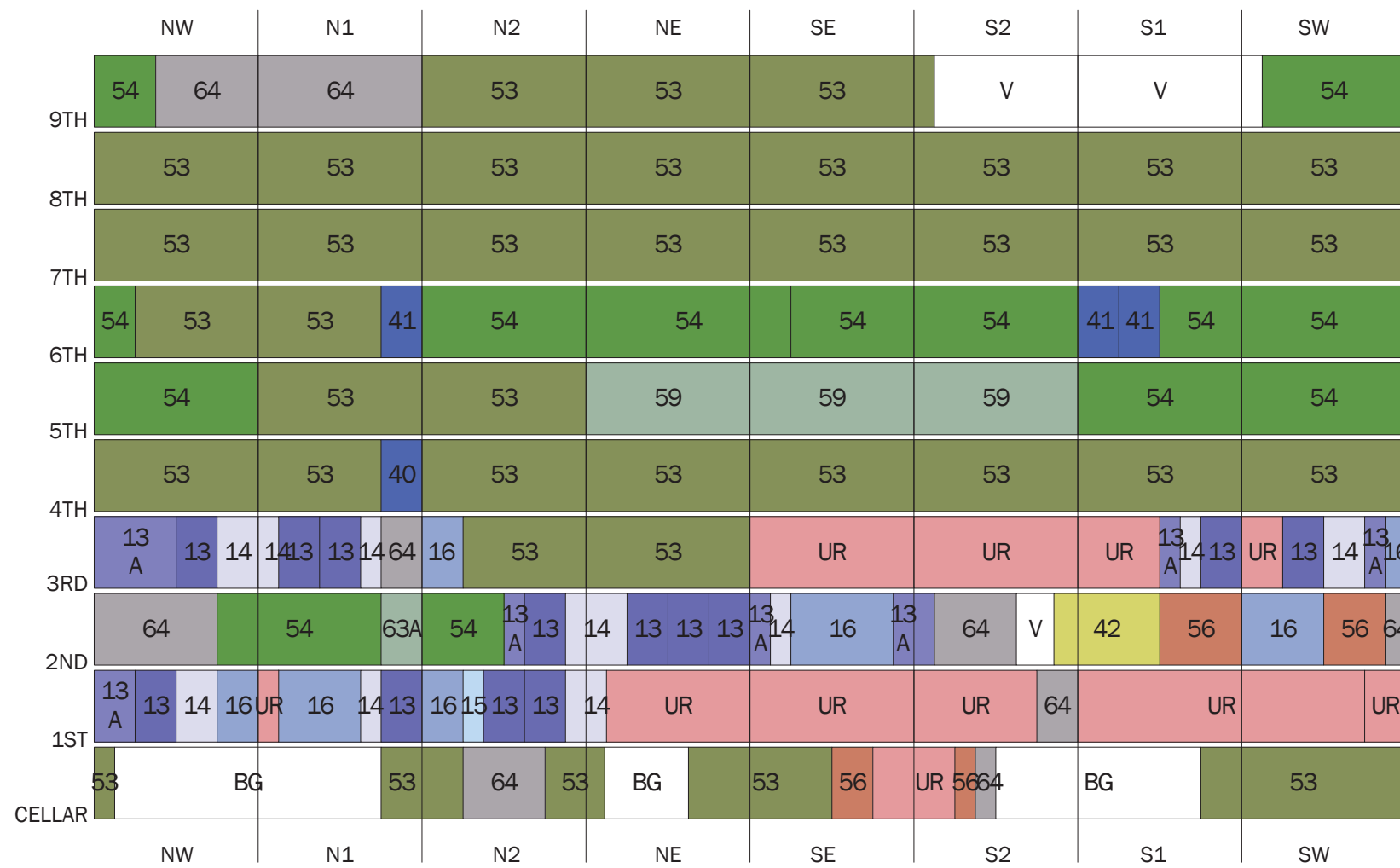
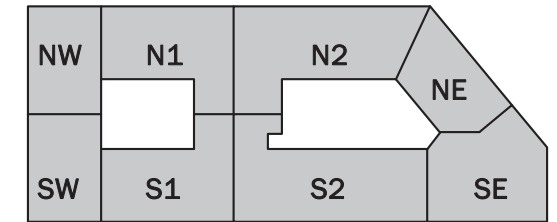


OVERVIEW

The initial task of Phase III of the Manhattan Courts Master Plan project was to update the existing stacking plan for each facility from the Phase II report based on current findings and assessments. The Team from Perkins Eastman, along with the engineering consultants, visited 80 Centre Street and developed an updated stacking diagram, floor plans, and assessment reports through meetings with the users and DCAS.

Phase II of the Master Plan, completed in 2013 contains detailed Building Conditions Assessment and Systems Recommendations. The findings and conclusions of that report largely remain.

EXISTING ORGANIZATION STACKING DIAGRAM






	Program	Qty.	Existing
13	Supreme Civil Courtroom	13	16,404 SF
13A	Supreme Civil Court Service		
14	Supreme Civil Judicial Chambers		9,397 SF

	Program	Existing
15	Supreme Civil Court Clerk	728 SF
16	Supreme Civil Court Support	12,842 SF
40	Grand Jury	1,307 SF
41	Grand Jury - Special Narcotics Pros.	3,161 SF
42	Law Library	4,132 SF
53	District Attorney	174,523 SF
54	Special Narcotics Prosecutor	62,402 SF
56	NYPD	4,316 SF
59	Mayor's Office to Combat DV	16,275 SF
63A	Bowery Resident's Committee	1,311 SF
UR	Department of Health	3,896 SF
UR	DOB HUB	16,082 SF

EXISTING ORGANIZATION CELLAR FLOOR

The Cellar contains DANY Storage space and mail room. Along with a printing shop for the Department of Health and DCAS locker. DANY uses entrance on Baxter Street to bring in high-profile visitors.

PROGRAM	AREA	
53	DISTRICT ATTORNEY	17,233 SF
56	NY POLICE DEPT.	1,282 SF
64	DCAS/ BUILDING SUPPORT	3,147 SF
UR	DEPARTMENT OF HEALTH	2,447 SF
	TOTAL PROGRAM AREA	24,109 SF

-  STAFF CIRCULATION
-  PUBLIC CIRCULATION
-  BUILDING GROSS

TOTAL GROSS AREA 54,661 SF



EXISTING ORGANIZATION 1ST FLOOR

The Ground Floor has four entrances. The main entry on Centre Street, is for those visiting the courts and other agencies. The south-west Worth Street entrance is primarily for the Marriage License Bureau. Persons with a physical disability can use the Hogan Place entry. The south-east entry is for staff.

PROGRAM	AREA
13 SUPREME CIVIL COURTROOM	4,184 SF
13A SUPREME CIVIL COURT SERVICE	706 SF
14 SUPREME CIVIL JUDICIAL CHAMBERS	2,548 SF
15 SUPREME CIVIL COURT CLERK	728 SF
16 SUPREME CIVIL COURT SUPPORT	4,955 SF
64 DCAS/ BUILDING SUPPORT	554 SF
UR DEPARTMENT OF HEALTH	1,449 SF
UR MARRIAGE BUREAU	21,854 SF
UR NEWSTAND	425 SF
TOTAL PROGRAM AREA	37,402 SF

- STAFF CIRCULATION
- PUBLIC CIRCULATION
- BUILDING GROSS

TOTAL GROSS AREA 52,599 SF



EXISTING ORGANIZATION 2ND FLOOR

The second floor contains spaces for the courts, Special Narcotics Prosecutor, DCAS, NYPD sign-in, and Law Library. The groups visiting these agencies should not intermix. The current adjacencies do not allow for private circulation.

PROGRAM	AREA
13	SUPREME CIVIL COURTROOM 3,633 SF
13A	SUPREME CIVIL COURT SERVICE 1,604 SF
14	SUPREME CIVIL JUDICIAL CHAMBERS 2,928 SF
16	SUPREME CIVIL COURT SUPPORT 4,054 SF
42	LAW LIBRARY 4,132 SF
54	SPECIAL NARCOTICS PROSECUTOR 8,642 SF
56	NY POLICE DEPT. 3,034 SF
63A	BOWERY RESIDENTS' COMMITTEE (SPAN) 1,311 SF
64	DCAS/ BUILDING SUPPORT 6,193 SF
V	VACANT 1,145 SF
TOTAL PROGRAM AREA 36,677 SF	

- STAFF CIRCULATION
- PUBLIC CIRCULATION
- BUILDING GROSS

TOTAL GROSS AREA 48,944 SF



EXISTING ORGANIZATION 3RD FLOOR

The third floor contains spaces for the courts, DOB HUB, and District Attorney, and DCAS. DANY

PROGRAM	AREA
13 SUPREME CIVIL COURTROOM	4,508 SF
13A SUPREME CIVIL COURT SERVICE	1,768 SF
14 SUPREME CIVIL JUDICIAL CHAMBERS	3,921 SF
16 SUPREME CIVIL COURT SUPPORT	1,691 SF
53 DISTRICT ATTORNEY	10,993 SF
64 DCAS/ BUILDING SUPPORT	1,307 SF
UR DOB HUB	16,082 SF
TOTAL PROGRAM AREA	40,270 SF




- STAFF CIRCULATION
- PUBLIC CIRCULATION
- BUILDING GROSS

TOTAL GROSS AREA 48,944 SF

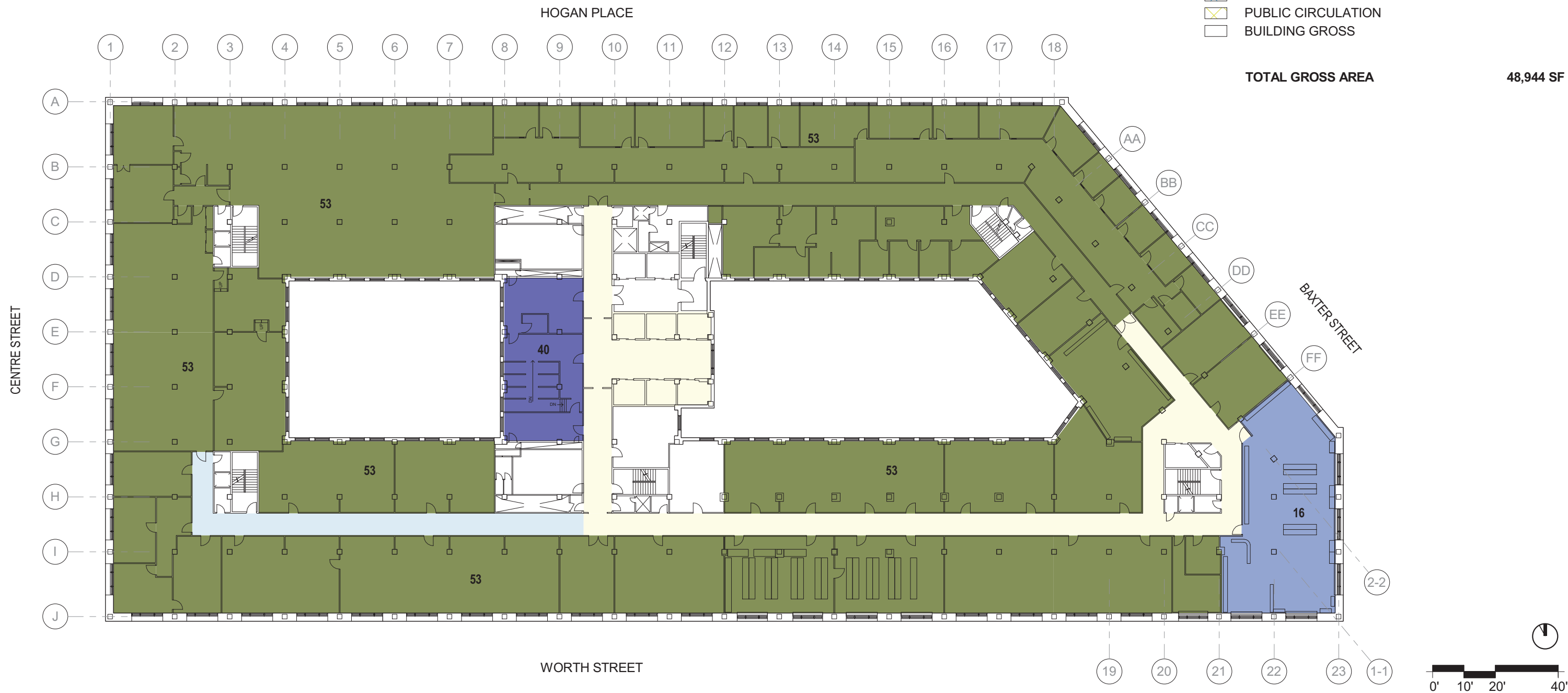


EXISTING ORGANIZATION 4TH FLOOR

PROGRAM	AREA
16 SUPREME CIVIL COURT SUPPORT	2,142 SF
40 GRAND JURY	1,307 SF
53 DISTRICT ATTORNEY	35,654 SF
TOTAL PROGRAM AREA	39,102 SF

-  STAFF CIRCULATION
-  PUBLIC CIRCULATION
-  BUILDING GROSS




TOTAL GROSS AREA 48,944 SF



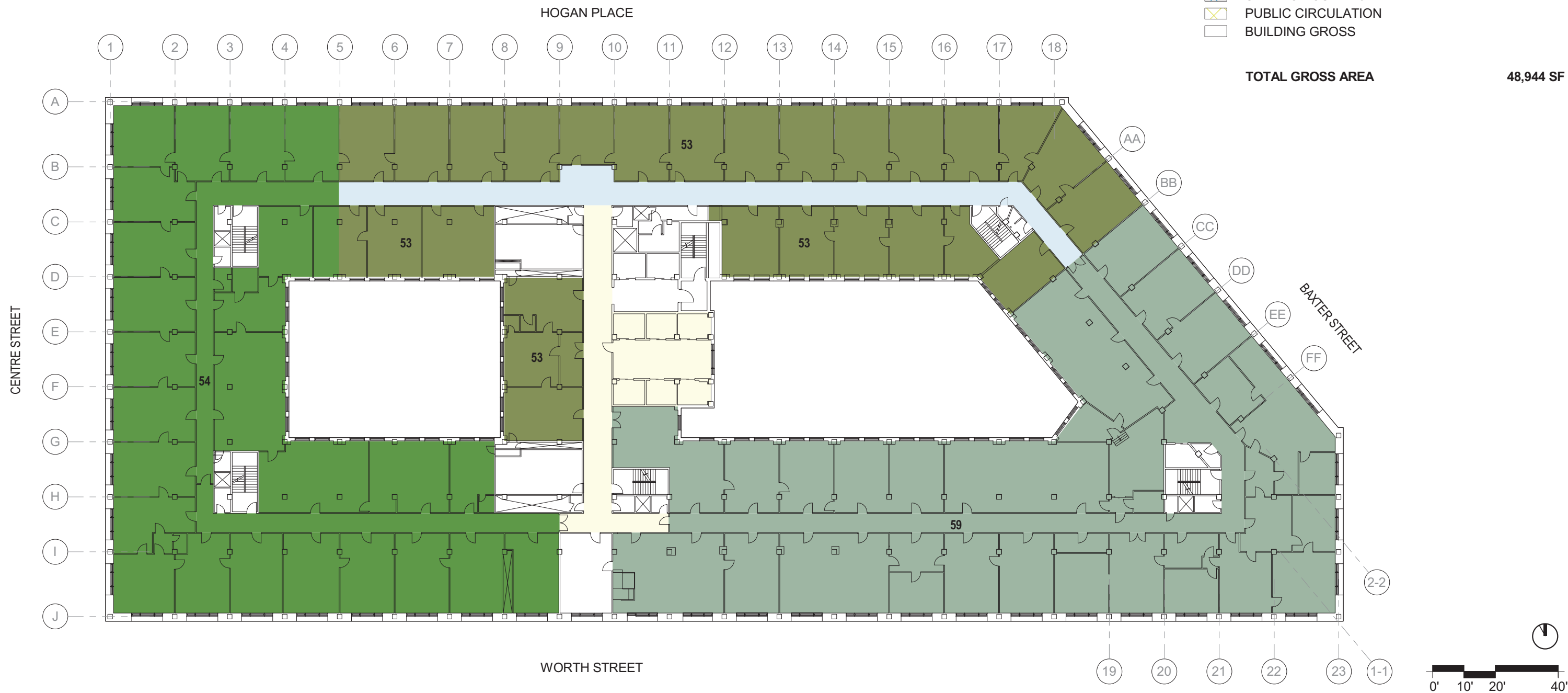
EXISTING ORGANIZATION 5TH FLOOR

The fifth floor contains spaces for the Special Narcotics Prosecutor, District Attorney, and Mayor's Office to Combat Domestic Violence. The groups visiting these agencies should not intermix. The current adjacencies do not allow for private circulation.

PROGRAM	AREA
53 DISTRICT ATTORNEY	10,916 SF
54 SPECIAL NARCOTICS PROSECUTOR	13,485 SF
59 MAYOR'S OFFICE TO COMBAT DV	16,275 SF
TOTAL PROGRAM AREA	40,676 SF

-  STAFF CIRCULATION
-  PUBLIC CIRCULATION
-  BUILDING GROSS




TOTAL GROSS AREA 48,944 SF



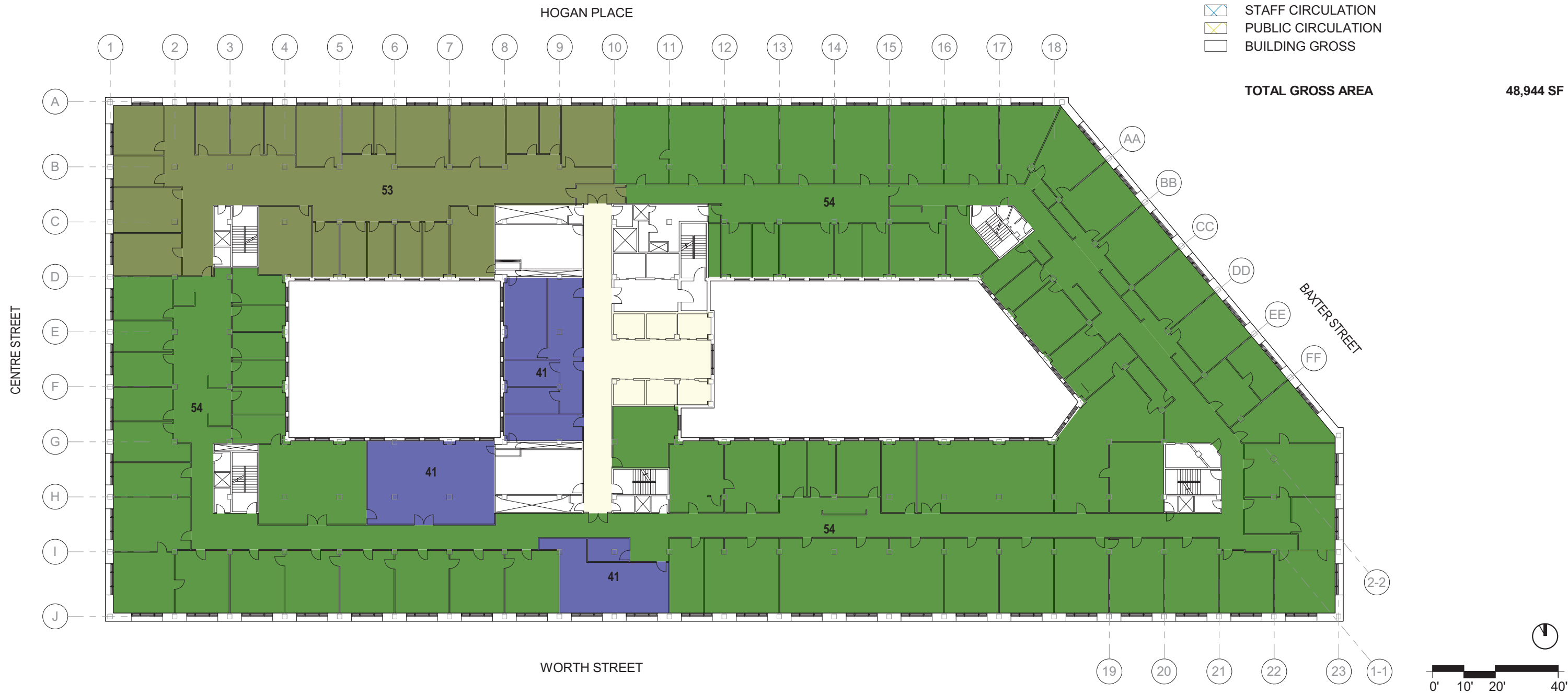
EXISTING ORGANIZATION 6TH FLOOR

The sixth floor contains spaces for the Special Narcotics Prosecutor, district attorney, and grand jury. The groups visiting these agencies should not intermix. The current adjacencies do not allow for private circulation.

PROGRAM	AREA
41 GRAND JURY - SPECIAL NARCOTICS PROSECUTOR	3,161 SF
53 DISTRICT ATTORNEY	7,494 SF
54 SPECIAL NARCOTICS PROSECUTOR	32,588 SF
TOTAL PROGRAM AREA	43,242 SF




-  STAFF CIRCULATION
-  PUBLIC CIRCULATION
-  BUILDING GROSS

TOTAL GROSS AREA 48,944 SF

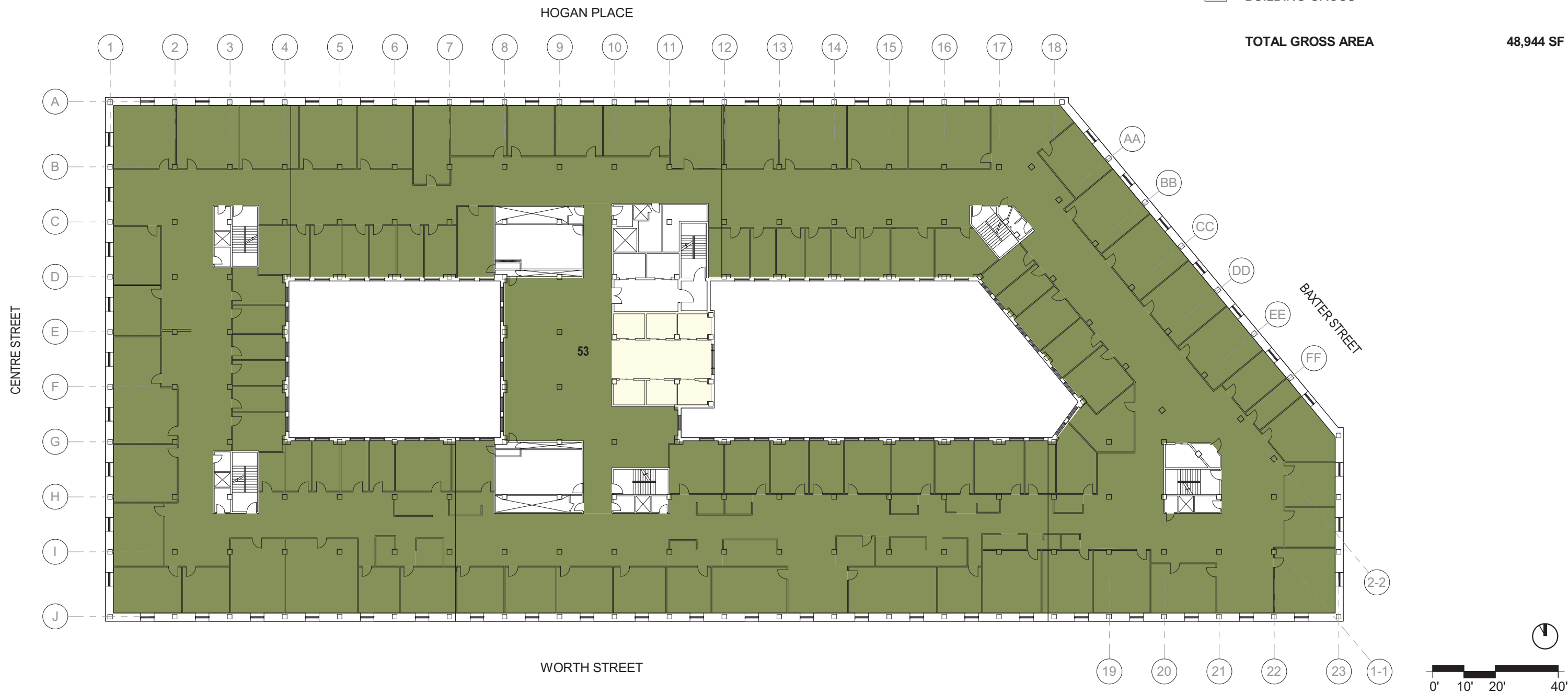


EXISTING ORGANIZATION 7TH FLOOR

PROGRAM	AREA
53	DISTRICT ATTORNEY
	TOTAL PROGRAM AREA
	44,158 SF
	44,158 SF




-  STAFF CIRCULATION
-  PUBLIC CIRCULATION
-  BUILDING GROSS

TOTAL GROSS AREA 48,944 SF

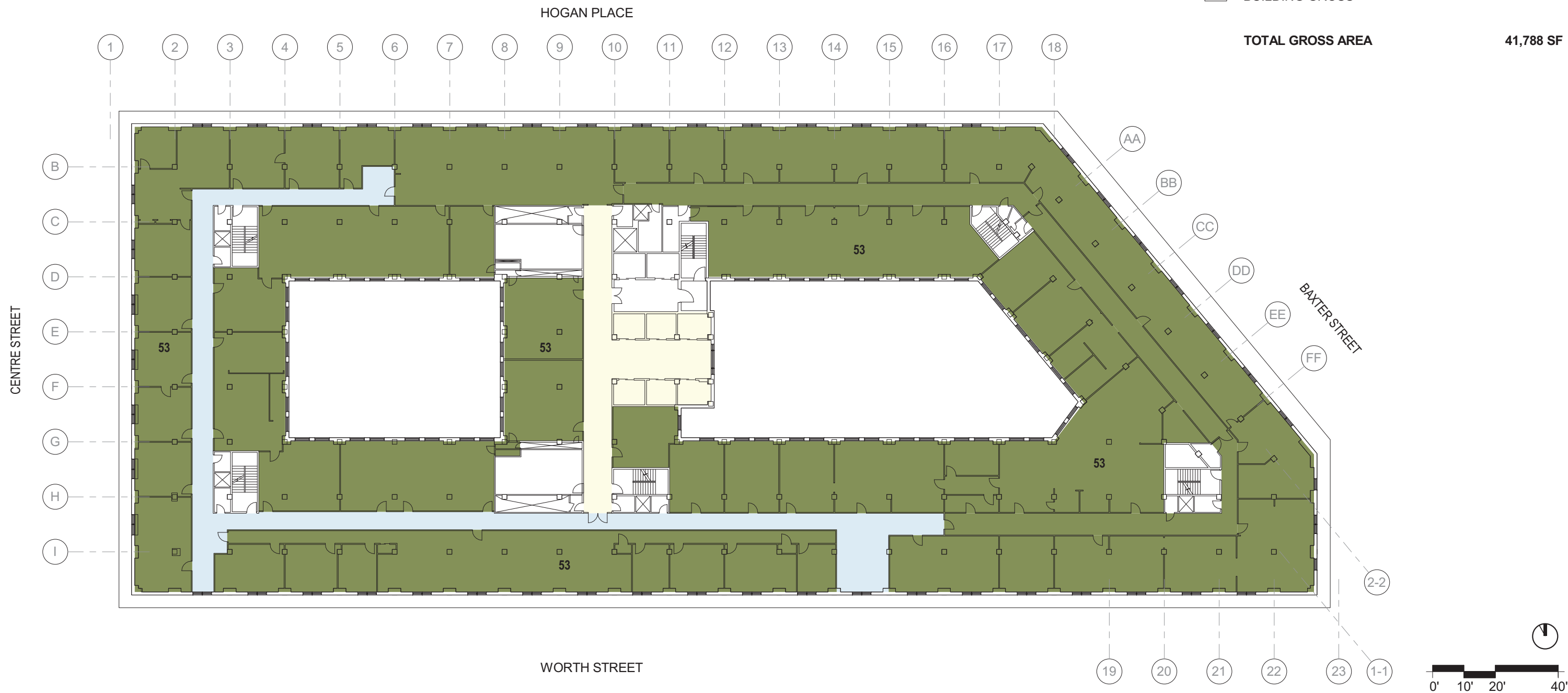


EXISTING ORGANIZATION 8TH FLOOR

PROGRAM	AREA
53 DISTRICT ATTORNEY	33,325 SF
TOTAL PROGRAM AREA	33,325 SF

-  STAFF CIRCULATION
-  PUBLIC CIRCULATION
-  BUILDING GROSS

TOTAL GROSS AREA 41,788 SF



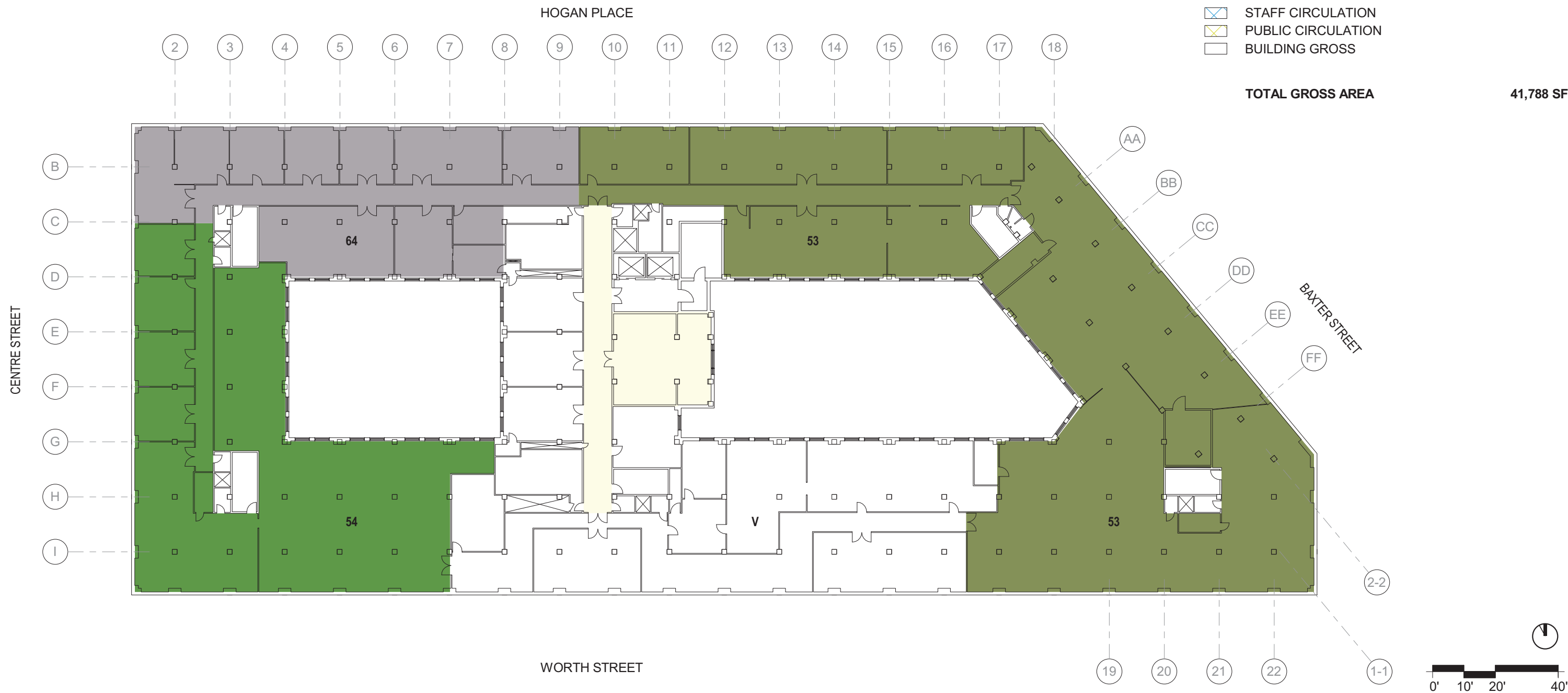
EXISTING ORGANIZATION 9TH FLOOR

The ninth floor is primarily used for storage and mechanical spaces. Ceiling heights are low.

PROGRAM	AREA
53	DISTRICT ATTORNEY 14,749 SF
54	SPECIAL NARCOTICS PROSECUTOR 7,687 SF
64	DCAS/ BUILDING SUPPORT 5,409 SF
V	VACANT 6,654 SF
TOTAL PROGRAM AREA 34,499 SF	

	STAFF CIRCULATION
	PUBLIC CIRCULATION
	BUILDING GROSS

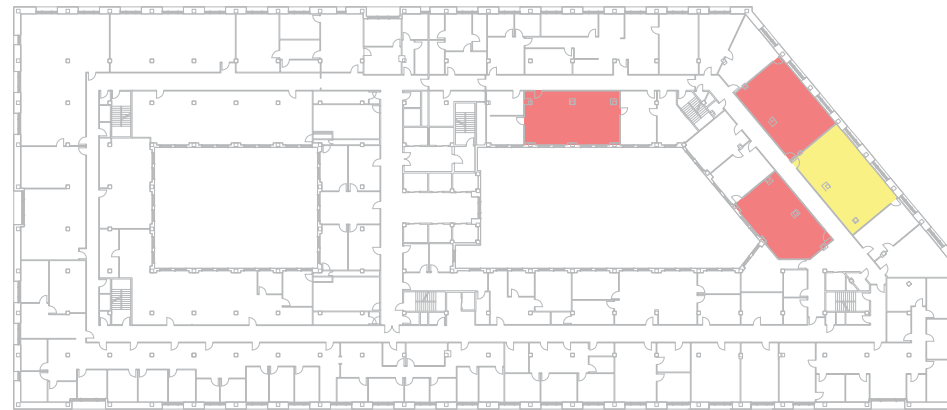
TOTAL GROSS AREA 41,788 SF



EXISTING ORGANIZATION COURTROOM ANALYSIS



1ST FLOOR PLAN - COURTROOM



2ND FLOOR PLAN - COURTROOM

Adequate courtroom:

Is within approximately 10% or exceeds OCA standards for its current use regarding area and height. Has no sightline issues. May require some renovation and upgrades to meet standards.

Marginal court:

Is within 20% of OCA standards for its current use regarding area and height. Has minor sightline issues. May require significant renovation and upgrades. After renovation, space may remain below OCA standards but potentially acceptable.

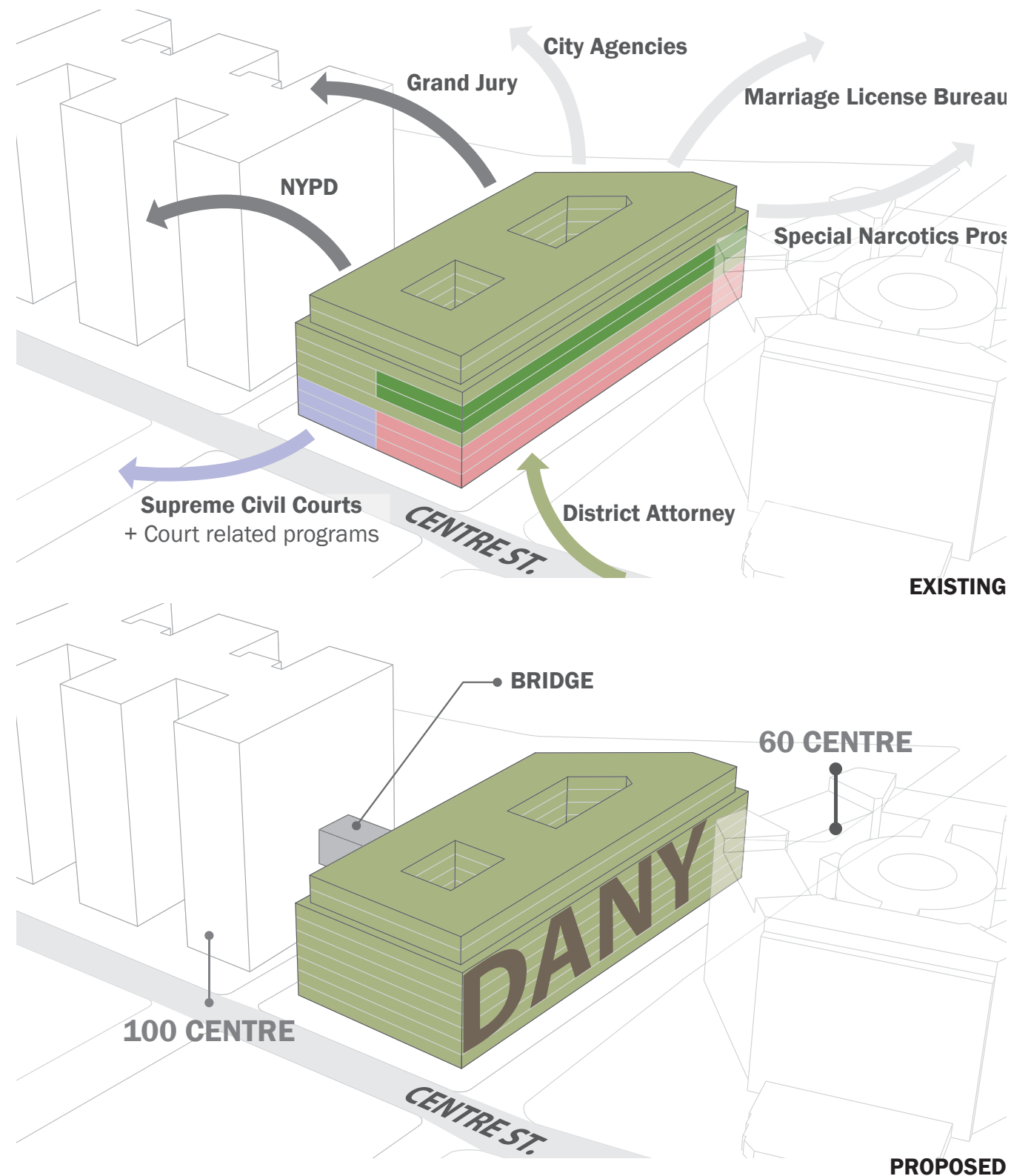
Inadequate court:

Area and height are significantly below OCA standards. Sightlines significantly obstructed. After renovation, space will have limited functionality.



3RD FLOOR PLAN - COURTROOM

REORGANIZATION + CONSOLIDATION



OVERVIEW

In the current organization of the Manhattan Courts, DANY is located in 100 Centre Street and 80 Centre Street, the Supreme Civil Courts are located in 60, 111, 80 Centre Street and 71 Thomas, and the Grand Jury in 100 and 80 Centre Street.

In 2016, DANY solicited Perkins Eastman Architects to prepare a Facility Master Plan report for the renovations of 80 Centre Street under the pretense the building would be entirely DANY. There have been a number of recent renovations to the building for DANY space generally following the 2016 DANY Facility Master Plan (DANY FMP).

Phase III of the Manhattan Courts Master plan recommends the consolidation and reorganization of 80 Centre Street to solely house the offices of the District Attorney of the City of New York City and the Mayor's Office to Combat Domestic Violence (MOCDV), which rely on its close proximity. DANY departments, ECAB and WASU Property Release, will remain in 100 Centre Street to support arraignment.

To achieve these goals, existing programs in 80 Centre Street unrelated to DANY will have to be relocated to permanent swing space or other city buildings. The current proposal prices the cost of the following functions being moved to offsite space. These programs include the Marriage Bureau, DOB HUB, Special Narcotics Prosecutor, Grand Jury, Bowery Mission, and the Department of Health, totaling to about 115,000 SF. Grand Jury will move to 100. In addition, in order to facilitate and expedite construction, the DANY spaces currently located in 100 Centre Street, on the 6th-9th and 15th floors, will need to find temporary swing space outside the Manhattan Courts Building. Existing programs in 80 Centre Street such as the Supreme Civil Courts and their support program will be moved to adjacent facilities and will be discussed further in 111 Centre Street volume.

REORGANIZATION ALTERNATIVE

The design team studied multiple blocking and stacking alternatives for the reorganization of the four facilities in the scope of this report. The blocking and stacking alternatives were as follows:

- Alternative 1 (Base)
- Alternative 2 (2031)
- Alternative 3 (Consolidation)

80 Centre Street's reorganization and consolidation was based on the 2016 DANY Facility Master Plan, and therefore remained constant throughout all 3 alternatives. The stacking alternative was based on the originally stated goals in which the building will be solely occupied by DANY and MOCDV. See MCMP III Task 3.2 & 3.3 for more detailed information.

PROGRAMMATIC CONSOLIDATION

In order to achieve consolidation of District Attorney of New York consolidation into 80 Centre Street, 43% of the occupied program area in 80 Centre Street would need to be relocated. The existing groups are identified below in accordance to their relocation.

Relocated to Permanent Leased Space or Other City Buildings:**Grand Jury – Special Narcotics Prosecutor**

This program currently occupies approximately 3,100 SF in 80 Centre Street.

Special Narcotics Prosecutor

This program currently occupies approximately 62,400 SF in 80 Centre Street.

Bowery Resident’s Committee (SPAN)

SPAN currently occupies approximately 1,300 SF.

Department of Health (DOH)

DOH currently occupies approximately 3,900 SF.

The City Building Department (DOB HUB)

DOB HUB currently occupies approximately 16,100 SF.

Marriage Bureau

The Marriage Bureau occupies about 50% of the ground floor at approximately 21,900 SF. Contrary to the Phase II recommendations, the 2016 DANY FMP did not relocate the Marriage Bureau and listed it under ‘Potential Office Space.’ As part of Phase III of the Manhattan Courts Master Plan, the Marriage Bureau will be relocated outside of the four buildings in this study and provide DANY with additional office space.

Relocated to Adjacent Facilities:**Supreme Civil Courts**

In the current arrangement, the Supreme Civil Courts are divided between 60 Centre Street, 80 Centre Street, 111 Centre Street and 71 Thomas Street. As part of the consolidation, all Supreme Civil Courts will be consolidated into 60 and 111 Centre Street.

As part of Manhattan Courts Master Plan Phase III Task 2.1, we visually surveyed the 13 existing Supreme Civil Courtrooms to determine their adequacy and the extent of work that would be required to bring them up to current standards. Generally, they look worn, they lack full accessibility, adequate mechanical and AV services, many are undersized and do not meet current OCA space standards.

Supreme Civil Judicial Chambers

In the current arrangement, many of the chambers are located alongside courtrooms to support the court operations. As part of the consolidation, all Supreme Civil Judicial Chambers would be relocated to 111 Centre Street. Refer to Volume 3: 111 Centre Street for more details.

Supreme Civil Clerks

80 Centre Street houses a small office for Supreme Civil Clerks to support the operations of the courtrooms. These clerks would be consolidated with the operations in 111 Centre Street. Refer to Volume 3: 111 Centre Street for more details.

Supreme Civil Court Support

All interpreters, court reporters and court officers required to support the courtrooms would consolidate into 111 Centre Street. The Family Collaborative Law component in 80 Centre Street will also be relocated to 111 Centre Street. Refer to Volume 3: 111 Centre Street for more details.

Grand Jury

80 Centre Street currently houses some of the Grand Jury operations. As part of the consolidation, the Grand Jury operations would fully consolidate into 100 Centre Street. Refer to Volume 2: 100 Centre Street for more details.

Law Library

80 Center currently houses the New York County Public Access Law Library. As part of the consolidation, this library will be moved to 111 Centre Street. Refer to Volume 3: 111 Centre Street for more details.

New York Police Department (NYPD)

Currently, the NYPD sign in unit is located in 80 Centre Street. As part of the consolidation, all NYPD functions would be located in 100 Centre Street. The NYPD sign-in unit has an adjacency connection to the Criminal Court operations and no interface with DANY. Refer to Volume 2: 100 Centre Street for more details.

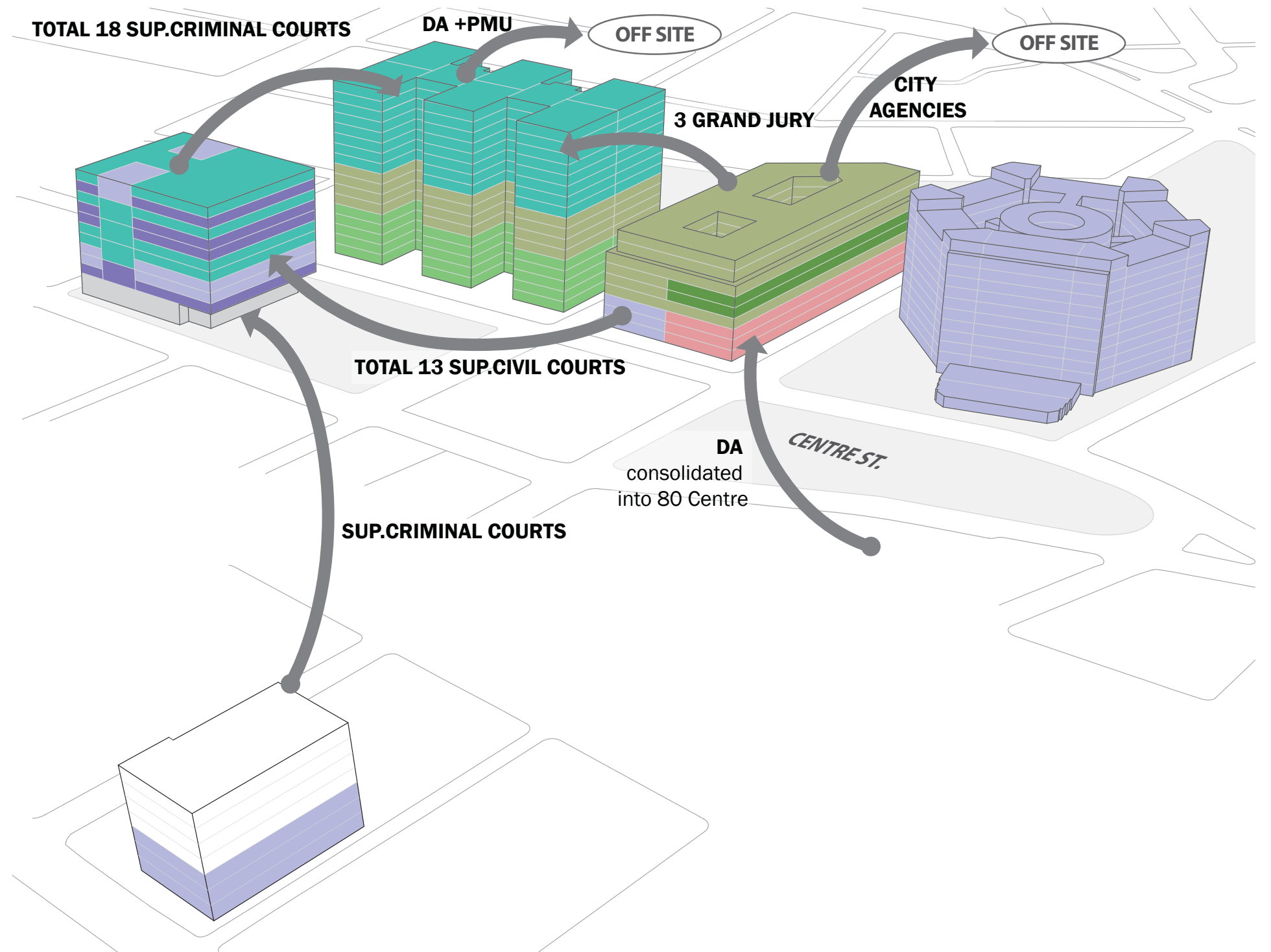
REORGANIZATION + CONSOLIDATION MOVEMENT DIAGRAM

EXISTING PROGRAM LOCATION

		60	80	100	111
13	Supreme Civil Courtroom	●	●		●
14	Supreme Civil Judicial Chambers	●	●		●
15	Supreme Civil Clerk	●	●		
40	Grand Jury		●	●	
53	District Attorney		●	●	
54	Special Narcotics Prosecutor		●		
56	NY Police Dept.		●	●	
59	Mayor's Office To Combat DV		●		
63A	Bowery Resident's Committee (SPAN)		●		
UR	Marriage License Bureau		●		
UR	The City Building Department (DOB HUB)		●		
UR	Department of Health (DOH)		●		

PROPOSED PROGRAM LOCATION

		60	80	100	111
13	Supreme Civil Courtroom	●			●
14	Supreme Civil Judicial Chambers	●			●
15	Supreme Civil Clerk	●			●
40	Grand Jury			●	
53	District Attorney		●	●	
54	Special Narcotics Prosecutor				
56	NY Police Dept.			●	
59	Mayor's Office To Combat DV		●		
63A	Bowery Resident's Committee (SPAN)				
UR	Marriage License Bureau				
UR	The City Building Department (DOB HUB)				
UR	Department of Health (DOH)				



ARCHITECTURAL MODERNIZATION



OVERVIEW

80 Centre Street completed construction in 1928 therefore it was designed and built prior to the instatement of the NYC 1938 Building Code. To make this building a safer place to work and visit, certain life safety components should be upgraded to meet the NYC 2014 Building Code and all referenced codes and standards.

LIFE SAFETY AND EGRESS

80 Centre Street consists of egress components as follows. Six egress stairs that not directly discharge to the exterior (as is required in the current code) are located around the interior courtyard. Four ground floor egress exits (one on Hogan Place, one on Centre Street and two on Worth Street) egress to the exterior of the building.

Currently, all six egress stairs do not present any major concerns regarding building code non-compliance. Stair widths are above the 44" minimum required by code and the capacity is adequate to support the occupancy load. Minor renovations to egress stairs will be required to meet the NYC 2014 Building code. Such renovations include the replacement of existing door openings with fire-resistant labeled doors and frames with self-closing devices, the replacement or addition of hand and guard rails and the installation of photo luminescent markings.

Dead Ends

80 Centre Street's continuous circulation does not contain any dead-end corridors.

Travel Distances

The location of egress components at 80 Centre Street permits for code-compliant travel distances.

ACCESSIBILITY

Entrance

80 Centre Street's main entrance, along Centre Street, does not account for an accessible route. Currently the only accessible entrance is on Hogan Place which utilizes a lift. We propose placing a ramp along Centre Street.

Public Routes

80 Centre Street does not have any major accessibility concerns, to the best of our knowledge. There are no existing changes in levels within a floor and all floors can be accessed by existing elevators that meet current ADA standards. The accessible route issues are limited to minor corrections such as the replacement of door knobs with compliant lever handles, correcting door clearances to meet required minimum maneuvering clearances and an installation of an accessible directory board and signage.

Bathrooms

Bathrooms are not accessible. They do not have accessible fixtures, accessories, and door maneuvering clearances. We propose installing accessible bathrooms to accommodate the minimum required by ADA standards.

CIRCULATION**Queuing**

80 Centre Street had been designed and constructed prior to the modern need for security screening of the public. The main lobby and entry corridor has limited space for queuing and security screening equipment. The screening of the public and visitors of the building is segregated between DANY and the courts. The court functions account for the majority of the security screening demand in the building.

According to OCA, during peak hours when grand jurors line up to access the building combined with the typical number of public visitors and staff, the number of x-ray machines are inadequate to handle the load. The Marriage Bureau maintains its own segregated entrance and security screening on Worth Street.

As per the recommendations of this report, all non-DANY related agencies, including the Supreme Civil Courts and Grand Jury are relocating to other facilities. Therefore, queuing will no longer be a concern because reduced public interface will decrease visitor volume. The existing security screening capacity is sufficient to serve DANY demands.

Secure Circulation

Circulation is currently segregated in the building into three tiers; public, semi-private, and private. Generally the public functions are centralized and security increases outwardly. The proposed building layout and state-of-the-art security technology will provide DANY with the level of protection and security they require. Refer to the Security section of this volume for more details.

A proposed bridge between 80 Centre Street and 100 Centre Street will allow ADA's and other personnel circulate documents securely between the two buildings, without crossing Hogan Place at street level. This bridge is described in the Bridge Chapter later in this Volume. The bridge services DANY and will be secured upon entering 80 Centre Street.

PROPOSED ORGANIZATION



OVERVIEW

Phase III of the Manhattan Courts Master Plan, in regards to 80 Centre Street, generally follows the 2016 DANY Facility Master Plan reorganization of DANY divisions and units. The 2016 FMP organized 80 Centre Street's floors in the following order:

- Trial Division - 6th, 7th, and 8th Floor
- Investigations Division - 4th and 5th Floor
- Executive Staff and Appeals - 3rd Floor
- Support Staff - 2nd Floor
- Shared Space - 1st and 2nd Floor
- Storage Space - Basement
- Core Space - All floors

Through meetings with DANY, we learned that the Executive Branch would be located on the 8th floor in lieu of the 3rd floor as per the 2016 FMP. This reorganization prompted the following changes to our Phase III proposed stacking:

- Executive Staff and Appeals - 8th Floor
- Trial Division - 5th, 6th, and 7th Floor
- Investigations Division - 3rd and 4th Floor

There have been a number of renovations to the building generally following the 2016 DANY Facilities Master Plan. DANY has provided Perkins Eastman with drawings depicting renovated areas in 80 Centre Street and they are included in the Supporting Documents Chapter of this volume.

Based on our review and interpretations of the provided DANY Proposed Renovation Plans, we developed a test fit for the remaining available spaces with the goal of meeting the 2016 FMP program needs. Through our review, we learned that the DANY Renovation Plans do not match the layout and program requirements that were developed in the 2016 FMP. Due to the lack of reconciliation of the program, the remaining program counts do not adequately fit in the remainder of space allotted. However, DANY concluded the consolidation within 80 Centre Street is feasible and would accommodate their needs for the foreseeable future.

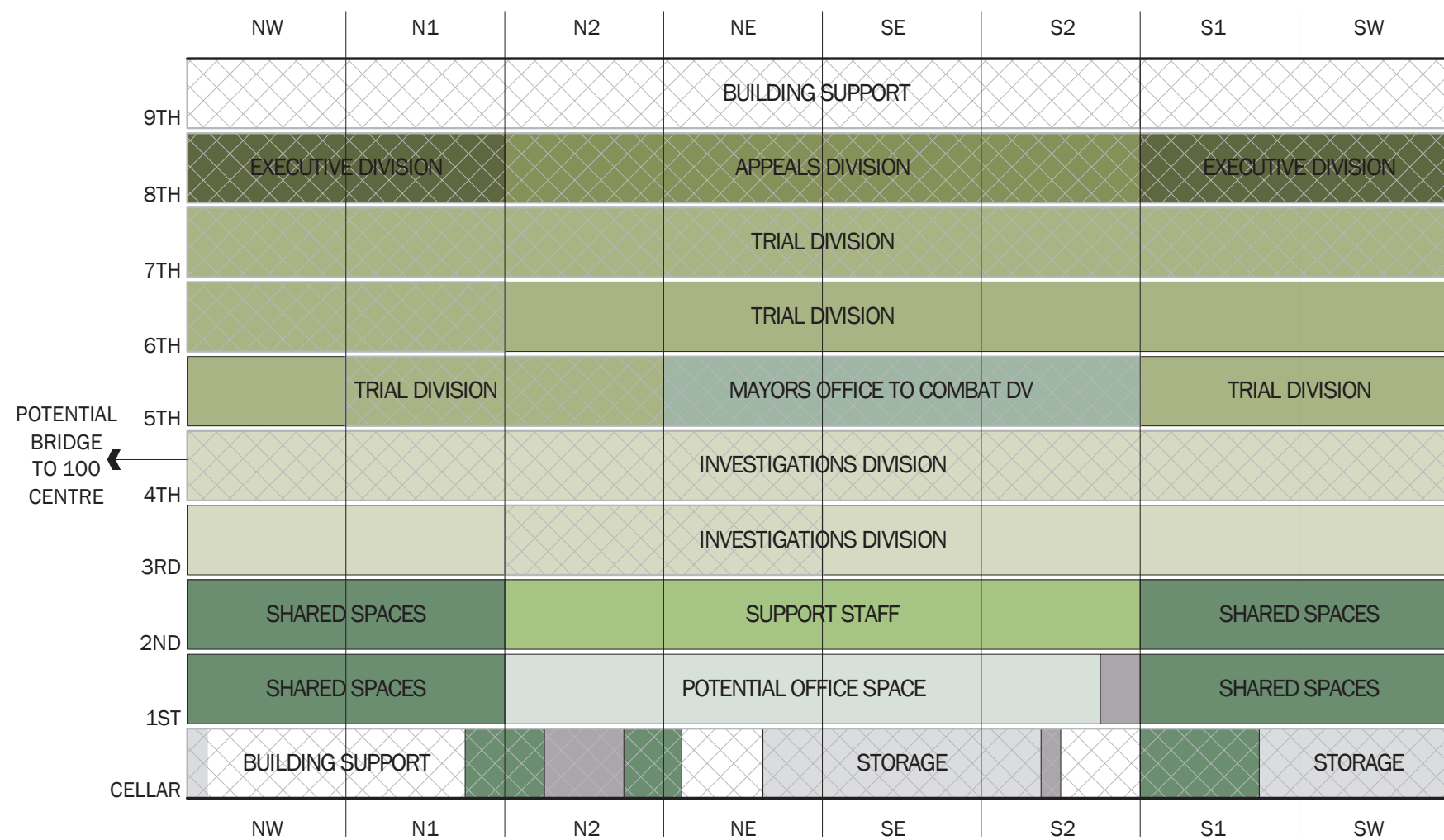
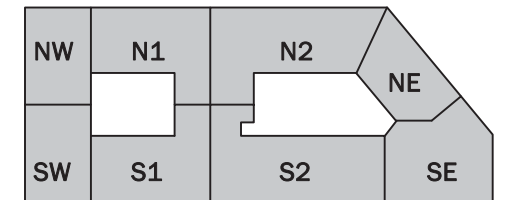
The following chart explains in detail the requirements of the program, our interpretation of what DANY has implemented based on the renovation plans, and what we propose to be implemented as part of Phase III. After combining both DANY implemented and Perkins Eastman proposed, program deviations are presented to show the percentage missing per the DANY program.

PROPOSED ORGANIZATION

	SHARED AMENITIES 1ST FLOOR		POTENTIAL OFFICE SPACE 1ST FLOOR		SUPPORT SPACES 2ND FLOOR			INVESTIGATIONS 3RD & 4TH FLOOR <small>DANY renovation of partial 3rd floor and full 4th floor.</small>			TRIAL 5TH, 6TH & 7TH FLOOR <small>DANY renovation of partial 5th and 6th floor and full 7th floor.</small>			EXECUTIVE & APPEALS 8TH FLOOR <small>DANY renovation of full 8th floor.</small>			TOTALS ALL FLOORS			
	PROGRAM	PEA PROPOSED IMPLEMENTED	PROGRAM	PEA PROPOSED IMPLEMENTED	PROGRAM	DANY IMPLEMENTED	PEA PROPOSED IMPLEMENTED	PROGRAM	DANY IMPLEMENTED	PEA PROPOSED IMPLEMENTED	PROGRAM	DANY IMPLEMENTED	PEA PROPOSED IMPLEMENTED	PROGRAM	DANY IMPLEMENTED	PEA PROPOSED IMPLEMENTED	PROGRAM	DANY / PEA IMPLEMENTED	REMAINING REQ.	% Program Deviation
DEDICATED SPACES																				
Shared Office	0	0	n/a	0	0	n/a	0	16	17	0	26	8	0	4	6	0	46	31	15	33%
Shared Office	0	0	n/a	0	0	n/a	0	0	5	0	23	33	0	1	0	0	24	38	-14	-58%
Office A	0	0	n/a	5	17	n/a	17	22	27	0	73	45	27	40	27	0	152	148	4	3%
Office B	0	0	n/a	7	1	n/a	1	108	21	54	127	41	67	3	14	0	239	205	34	14%
Office C	0	0	n/a	1	1	n/a	1	10	4	6	16	14	3	17	4	0	44	33	11	25%
Workstation A	0	0	n/a	76	134	n/a	129	248	49	78	188	94	77	44	65	0	614	568	46	7%
Workstation B	0	0	n/a	19	50	n/a	46	62	0	0	47	0	42	11	0	0	170	107	63	37%
FLEXIBLE SPACES																				
Conf Rm A	0	0	n/a	1	2	n/a	2	4	3	1	14	3	7	1	0	0	21	17	4	19%
Conf Rm B	0	0	n/a	1	2	n/a	2	9	3	4	14	1	5	2	1	0	27	17	10	37%
Conf Rm C	0	0	n/a	1	1	n/a	1	2	2	2	7	3	3	2	1	0	12	13	-1	-8%
Conf Rm C1	0	0	n/a	1	1	n/a	1	2	0	1	2	0	1	0	0	0	5	4	1	20%
SHARED SPACES																				
Waiting Area A	0	0	n/a	1	0	n/a	0	9	1	2	7	4	3	0	2	0	16	13	3	19%
Waiting Area B	0	0	n/a	0	2	n/a	2	9	1	2	7	0	3	4	0	0	22	8	14	64%
Storage Room	0	0	n/a	0	5	n/a	3	9	4	1	14	1	3	2	2	0	30	14	16	53%
Copy Area	0	0	n/a	3	8	n/a	5	14	4	3	28	7	6	6	4	0	56	32	24	43%
Pantry	0	0	n/a	1	2	n/a	2	6	3	2	7	0	3	2	3	0	17	14	3	18%
Library	0	0	n/a	0	0	n/a	0	0	0	0	0	0	0	1	1	0	1	1	0	0%
SHARED AMENITIES																				
Teleconference	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Photography	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Press Room	2	2	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0%
Training Room	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Public Conference Center	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Large Conference (Type D)	2	2	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0%
Commons/Café (2nd Floor)	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Servery	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Coffee Shop	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Daycare (Public)	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Daycare (DANY)	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Gym/ Showers (CELLAR)	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
DANY Store	1	1	n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0%
Security	3		n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	2	67%
IT Closets	16		n/a	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	16	100%

*DANY PROPOSED RENOVATION COUNTS BASED ON INTERPRETATION OF DANY DRAWINGS. SUBJECT TO INTERPRETATION.

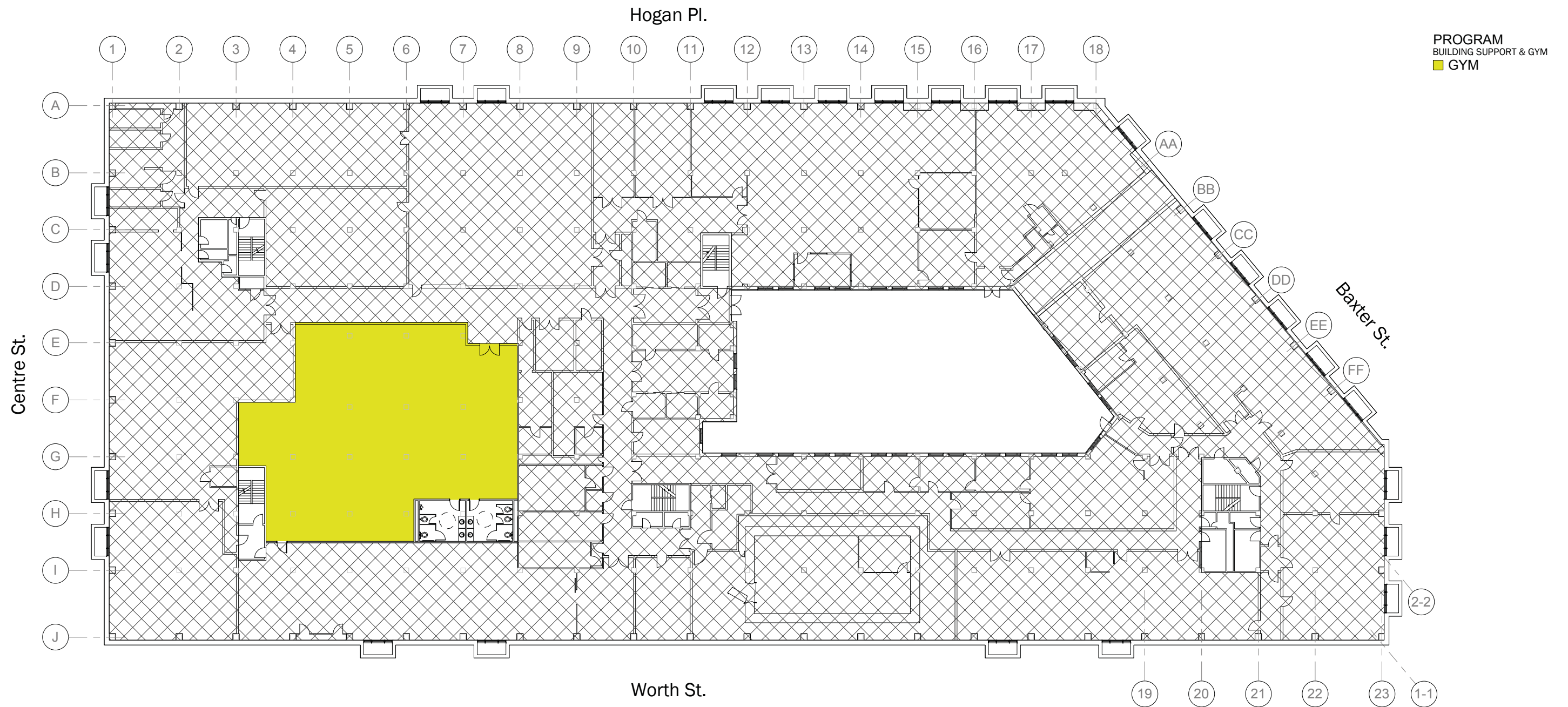
PROPOSED ORGANIZATION STACKING DIAGRAM



- APPEALS DIVISION
- EXECUTIVE DIVISION
- INVESTIGATIONS DIVISION
- POTENTIAL OFFICE SPACE
- SHARED SPACES
- STORAGE
- SUPPORT STAFF
- TRIAL DIVISION
- STORAGE
- MAYORS OFFICE TO COMBAT DV
- DCAS / BUILDING SUPPORT
- SHARED SPACES
- DANY RENOVATION SCOPE

NOTE: STACKING DIAGRAM BASED ON 2016 MASTER PLAN.

PROPOSED ORGANIZATION CELLAR FLOOR



**PROPOSED ORGANIZATION
1ST FLOOR**



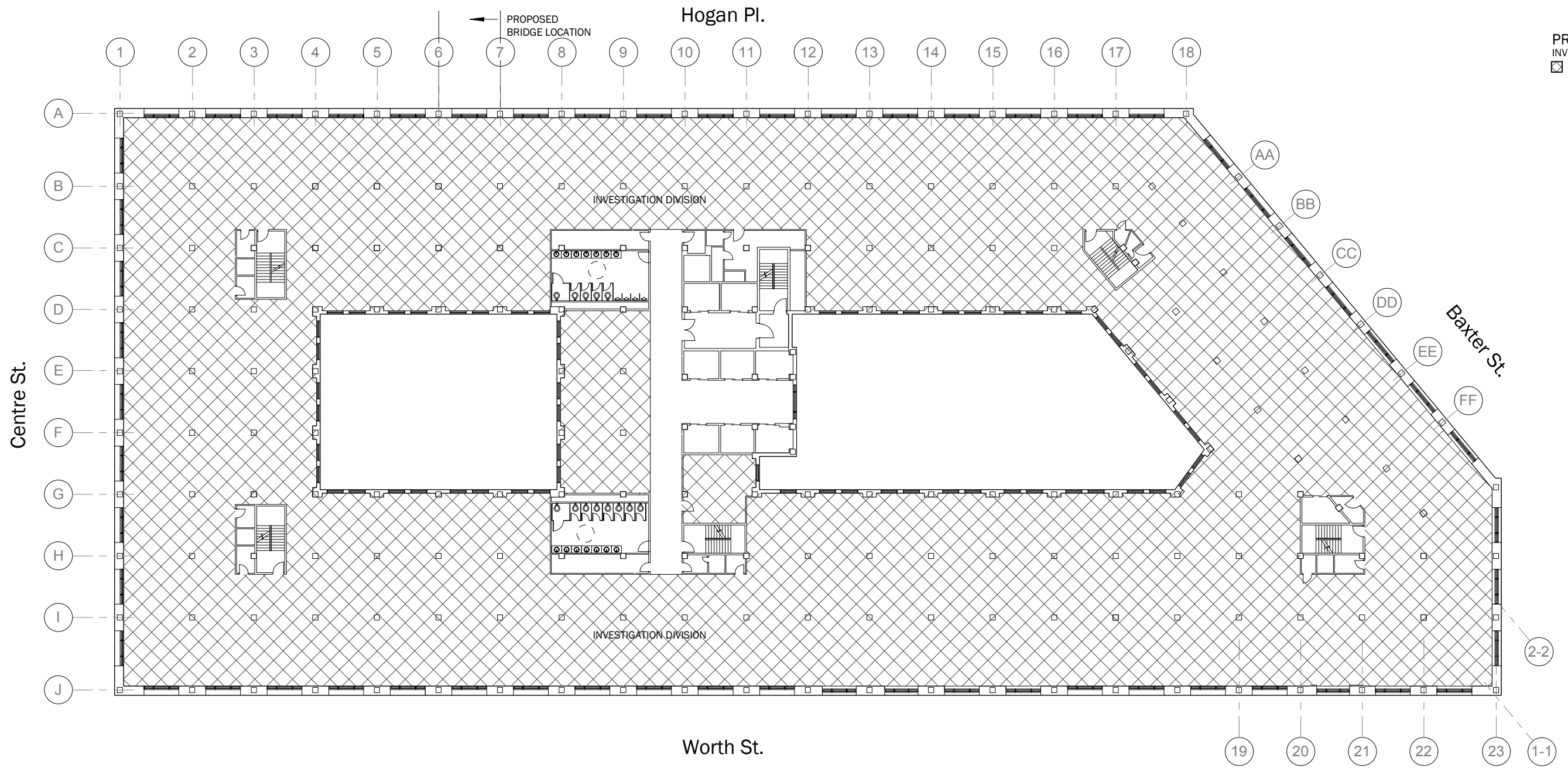
**PROPOSED ORGANIZATION
2ND FLOOR**



**PROPOSED ORGANIZATION
3RD FLOOR**

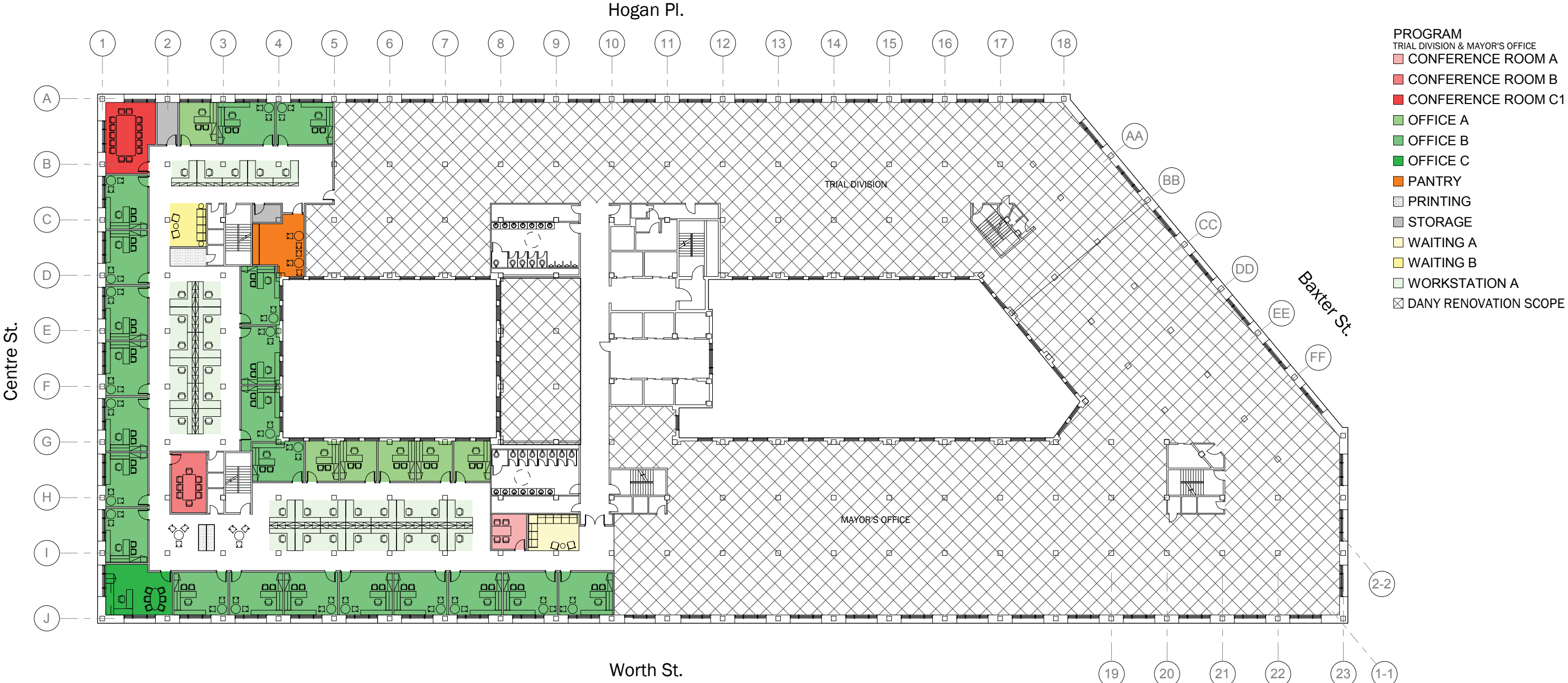


**PROPOSED ORGANIZATION
4TH FLOOR**



PROGRAM
INVESTIGATION DIVISION
▨ DANY RENOVATION SCOPE

**PROPOSED ORGANIZATION
5TH FLOOR**

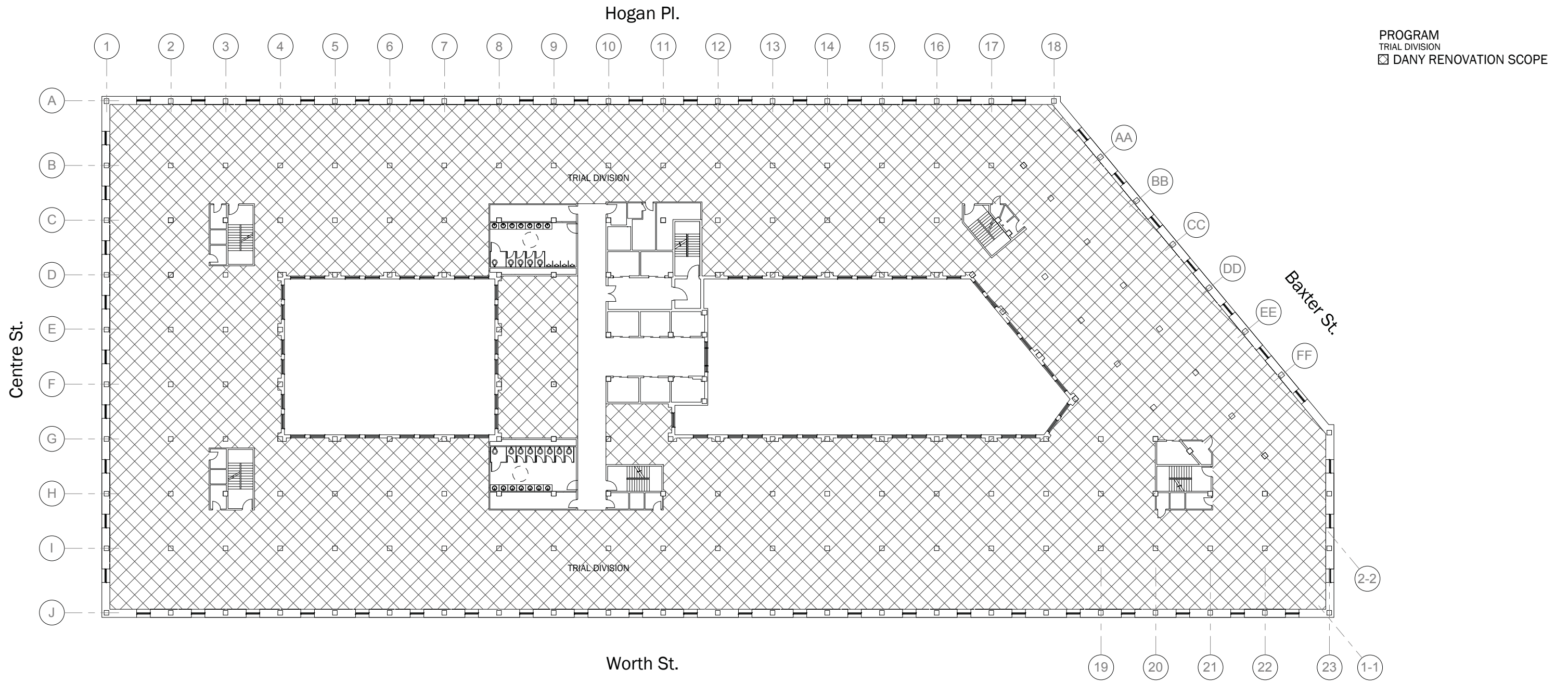


- PROGRAM**
- TRIAL DIVISION & MAYOR'S OFFICE
 - CONFERENCE ROOM A
 - CONFERENCE ROOM B
 - CONFERENCE ROOM C1
 - OFFICE A
 - OFFICE B
 - OFFICE C
 - PANTRY
 - PRINTING
 - STORAGE
 - WAITING A
 - WAITING B
 - WORKSTATION A
 - DANY RENOVATION SCOPE

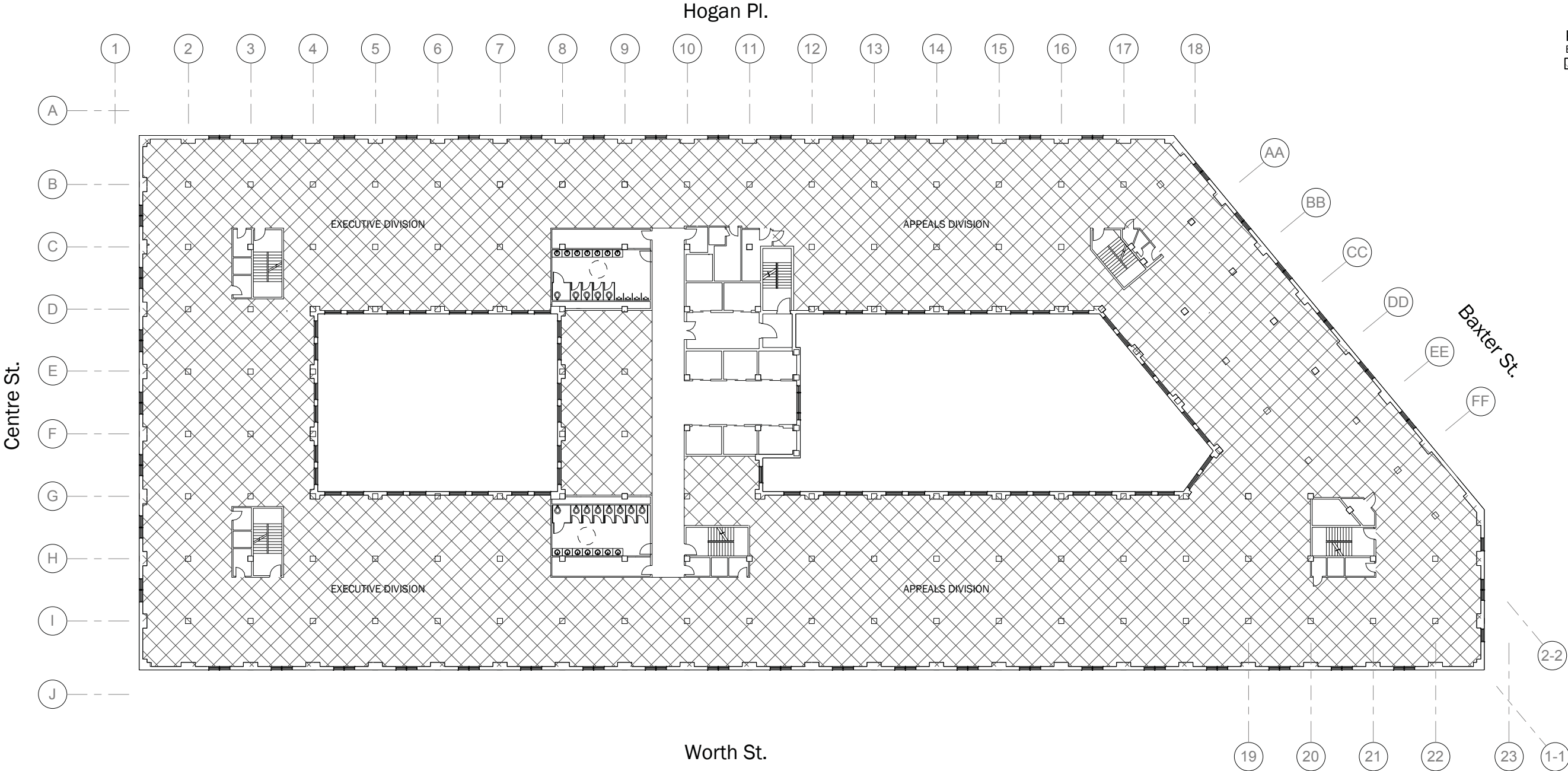
**PROPOSED ORGANIZATION
6TH FLOOR**



**PROPOSED ORGANIZATION
7TH FLOOR**

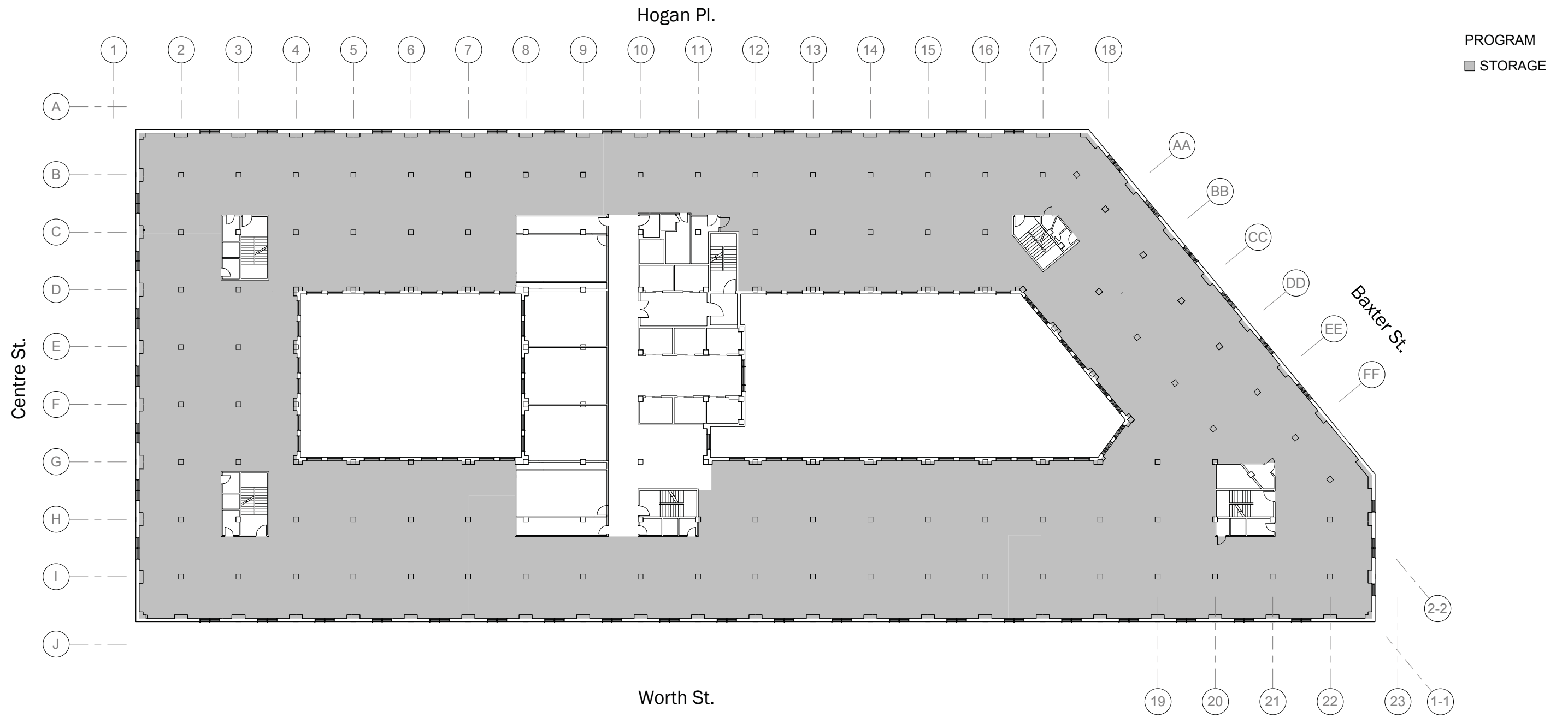


**PROPOSED ORGANIZATION
8TH FLOOR**



PROGRAM
EXECUTIVE & APPEALS DIVISION
□ DANY RENOVATION SCOPE

**PROPOSED ORGANIZATION
9TH FLOOR**





OVERVIEW

While the reorganization and consolidation into 80 Centre Street meets the District Attorney of New York's need for co-location of all divisions and units, DANY's connection to the courts remains a factor. Phase III of the Manhattan Courts Master Plan proposes a bridge connecting 100 and 80 Centre Street, over Hogan Place, to provide DANY a secure and private path to the courts.

Assistant District Attorneys (ADAs) in the Trial Division travel to the courts multiple times each day, bringing with them carts filled with evidence and other court documents for their cases. Currently, ADAs housed in 80 Centre Street use the Hogan Place exit to cross over to 100 Centre Street, leaving them exposed to weather elements, vehicular, and pedestrian traffic. Once in 100 Centre Street, the ADAs use the dedicated DANY elevators along Hogan to transition to one of the DANY floors. This presents not only inefficient circulation for the ADAs, but an insecure transfer of sensitive documents. For the ADAs currently located in 100 Centre Street, the circulation is more streamlined and secure.

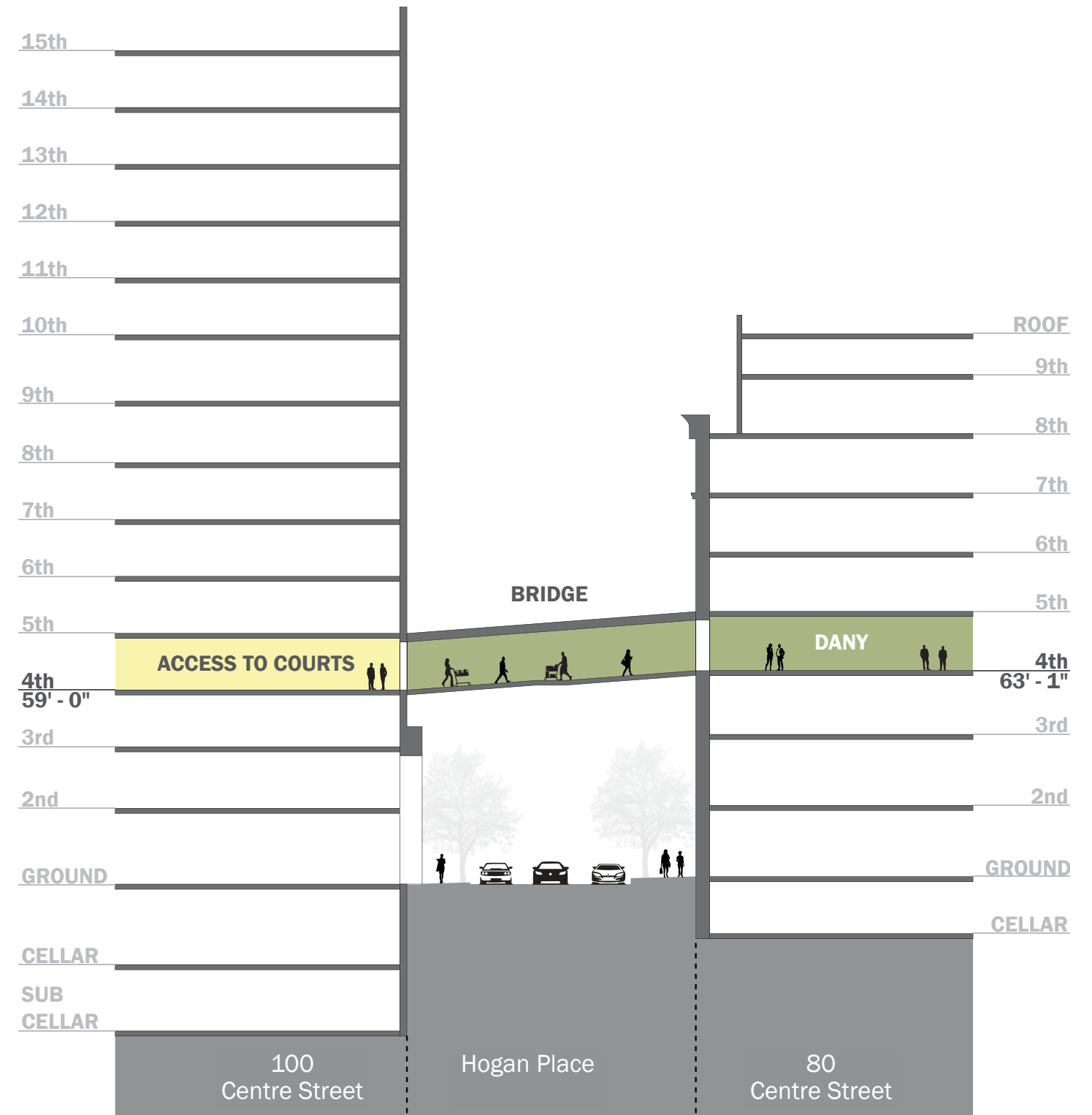
We propose closing the Hogan Street entry in 100 Centre Street and renovating that area for Jury Services. The elevators currently used by the DA adjacent to Hogan Place would be used as a shuttle for the potential jurors to some court floors. As a result, the DA would be required to use the front entrance of 100 Centre Street and the public elevator bank to circulate between floors. See Volume 2: 100 Centre Street for more detailed description of DANY function in 100 Centre Street building.

The installation of a bridge between 80 Centre Street and 100 Centre Street would reconcile these circulation issues and provide for a secure path for the DA to support the Criminal Court Operations in 100 Centre Street.

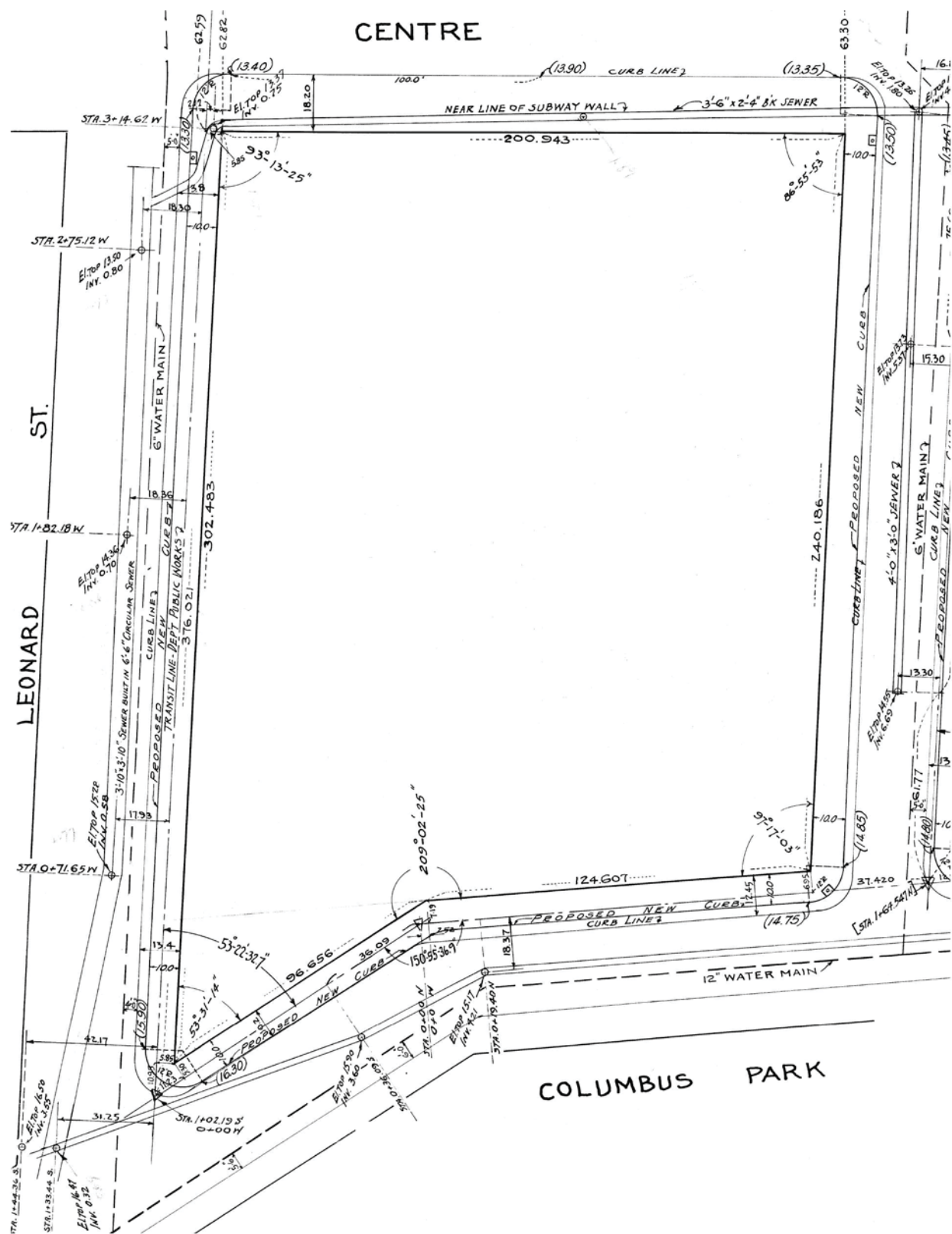
The design team studied the building's horizontal and vertical alignment as identified in archive drawings and partial survey maps. The proposed connection location was selected based on floor elevations' alignment between 100 and 80 and existing architectural elements of the facade. It was determined it would be best to connect the fourth floor of each building, clearing 80 Centre Street's lower cornice.

A 1937 survey at Leonard St., now Hogan Place, shows utilities and transit lines existing under the street and sidewalks. This information makes the option of new footings for a self-supported bridge unrealistic. Bridge support off the existing buildings structure with slip connections was explored. The construction of the bridge over a public-right-of-way will require a revocable consent agreement with the Department of Transportation. A topographic survey will be necessary to establish the buildings distance and relative floor elevations.

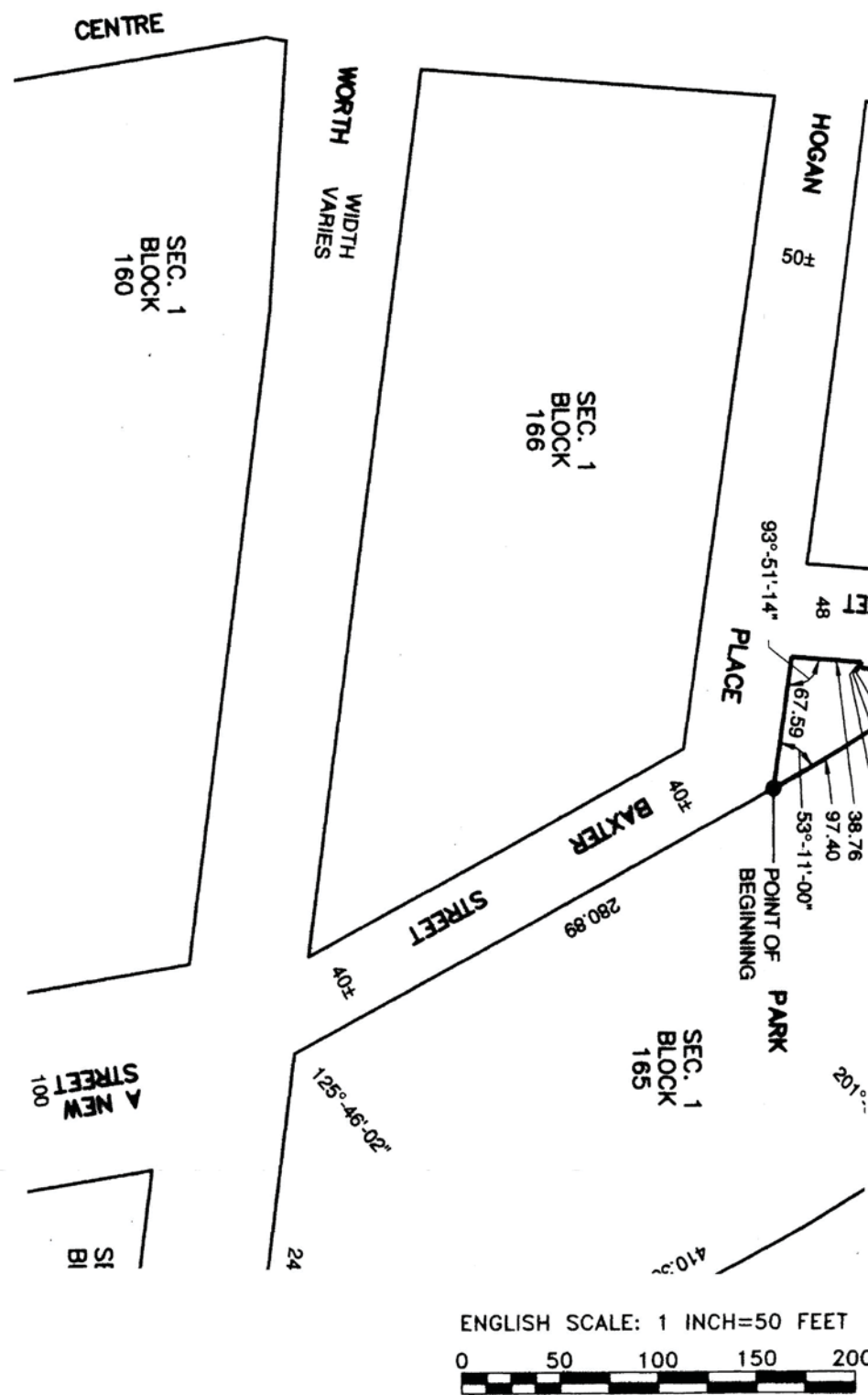
The bridge would serve DANY mainly. DANY will be in control of bridge operations and security as people circulating into 80 Centre is more sensitive because 100 Centre Street has a larger public interface.



Proposed Bridge Section



DEPARTMENT OF PUBLIC WORKS - ARCHITECTS SURVEY 1937 (EXCERPT) - N.T.S.

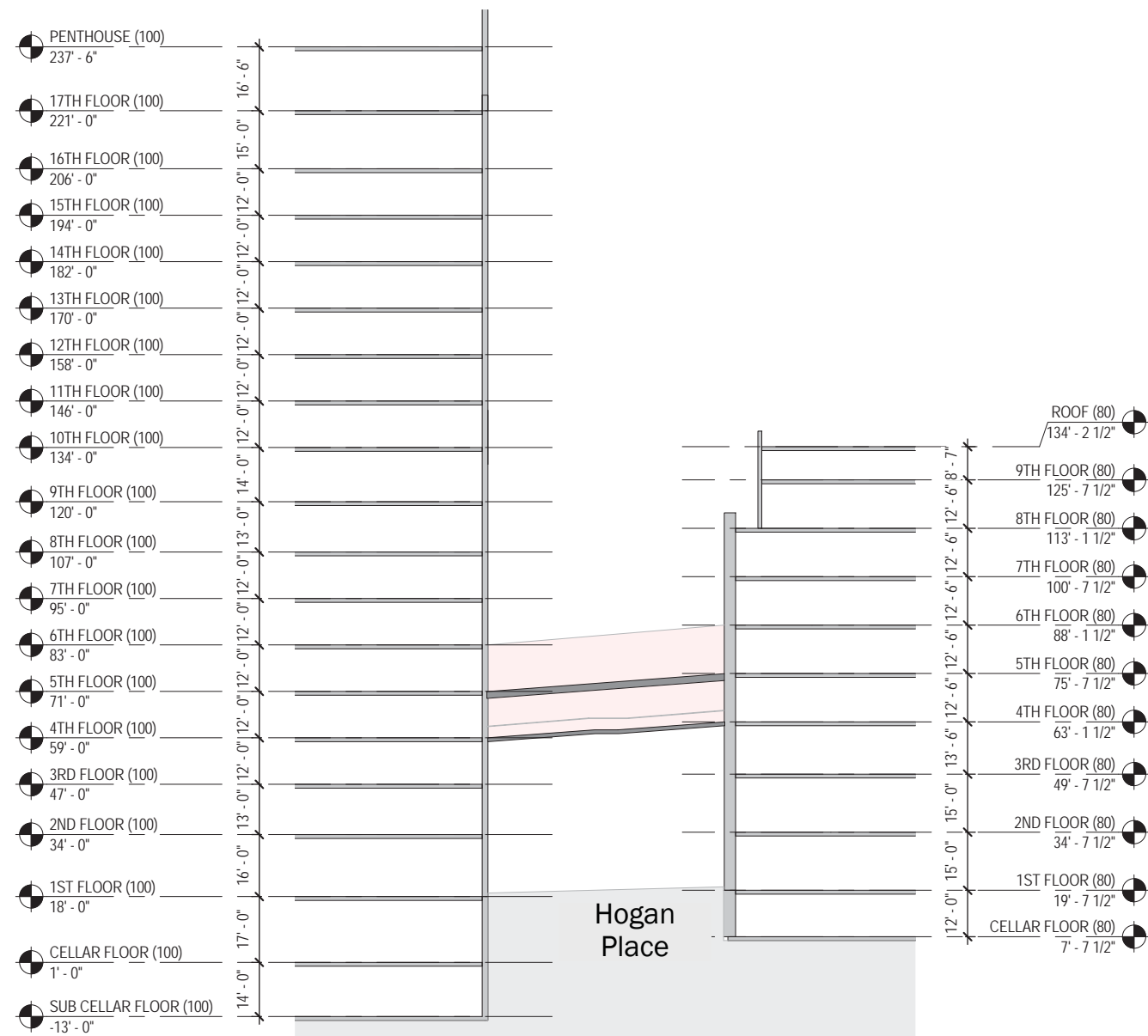


CITY OF NY TOPOGRAPHICAL BUREAU - MAP ACC NO. 30219 (EXCERPT)



Centre Street

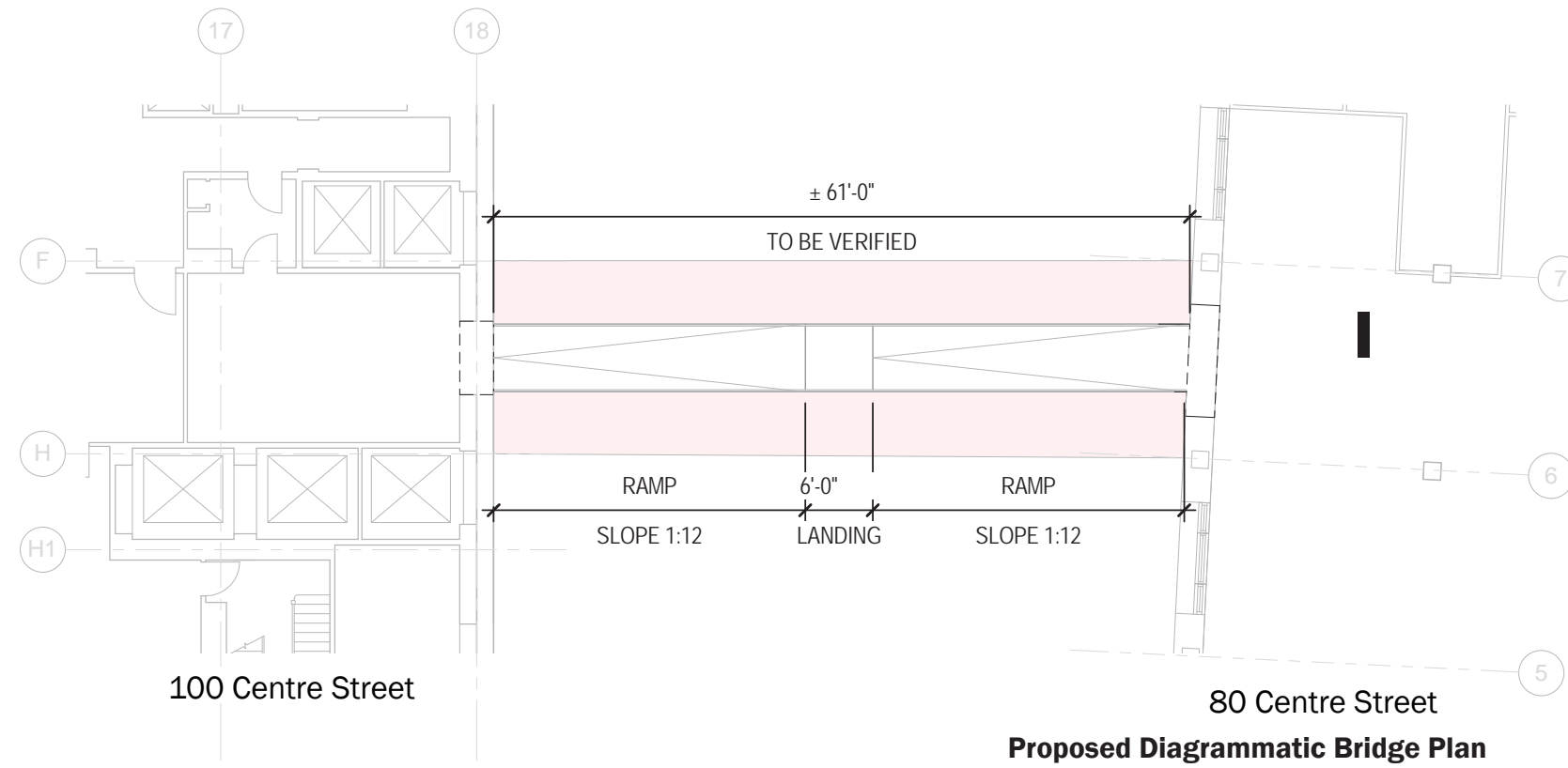
Proposed Diagrammatic Bridge Plan



100 Centre Street

80 Centre Street

Proposed Diagrammatic Bridge Section

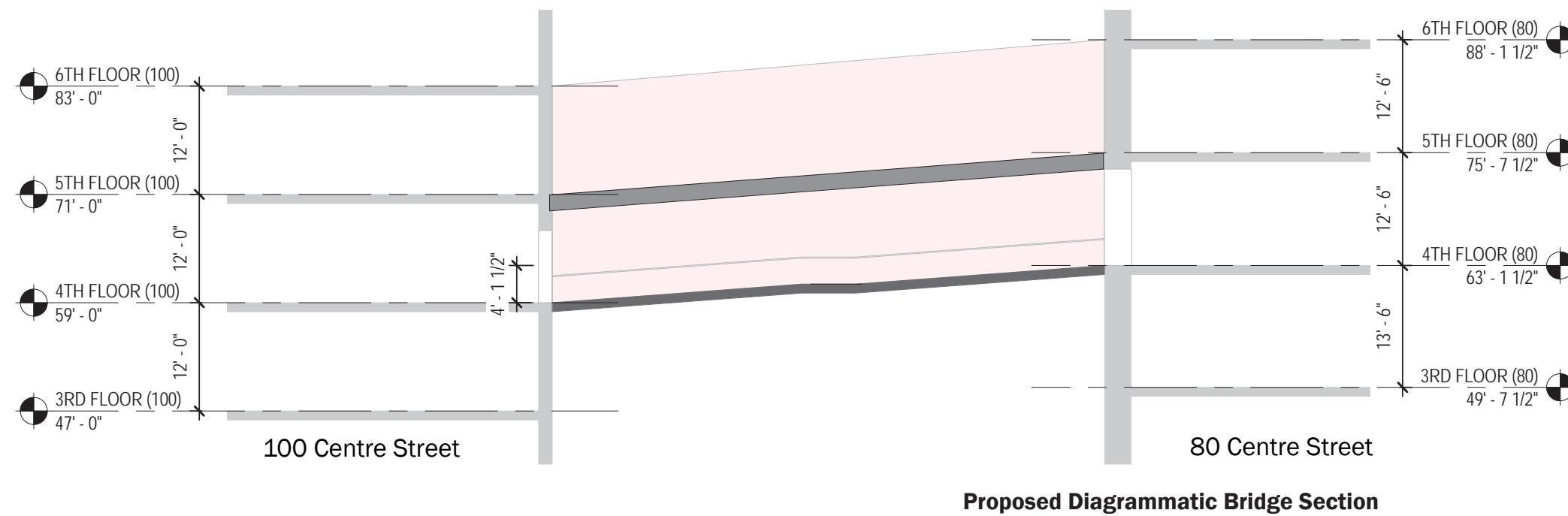


KEY

- BRIDGE ZONE
- DESIRED BRIDGE LOCATION

NOTE:

LEVELS WERE DERIVED FROM EXISTING AND RENOVATION ARCHITECTURAL DRAWINGS FOR 80 AND 100 CENTRE.



BUILDING SYSTEMS MODERNIZATION



OVERVIEW

80 Centre Street requires a complete modernization of the building in order to support a modern office building for the proper function of DANY. Many of the building systems are original to the building and require significant upgrades.

ACOUSTIC DESIGN

The following is intended to provide general guidelines to be followed for the restacking of the 80 Centre Street building and acoustic criteria for background noise, acoustic separation, and interior acoustics for the Manhattan Courts Master Plan Phase III project.

Partitions

Table 1 below presents the sound transmission class criteria for the various types of spaces found in courthouse facilities. The criteria mostly come from the US Courts Design Guide, as the other referenced standards and codes do not have specific values specified for acoustic performance. Where space uses specific to 80 Centre Street are not listed in the Design Guide, SM&W has provided best practice criteria for these areas

It should be noted that the US Courts Design Guide gives the acoustic separation criteria in terms of Noise Isolation Class (NIC), however the values in the table below are given in terms of Sound Transmission Class (STC). NIC is similar STC, however it is used often in cases when the partition in question has a door or when the receiving room has unusually large volume (corridors), where STC does not easily apply. NIC tends to be approximately 5 points below STC rating.

Table 1. Sound Transmission Class Criteria from US Courts Design Guide		
Space Type/Programming	Separation Criteria	
	STC	NIC*
Law Clerks' Offices & Open Offices	40	35
Attorney Work Rooms	45	40
Public Waiting Areas	30	25
Library & Study Spaces	60	55
Executive, Director & Private Offices	60	55
Conference Rooms	60	55
Retail	50	45
Press Conference Rooms	60	55
Training Rooms	60	55

*Column of NIC Criteria extracted directly from US Courts Design Guide.

**Partition constructions which exceed STC 60 are extremely difficult to achieve in non-laboratory conditions. See below comments for more detail.

The STC criteria provided in Table 1 above is sufficient to meet or exceed all STC criteria for sound transmission listed for the LEED EQ Credit for Acoustic Performance (ID&C) with the exception of Standard Offices for which the LEED criteria is STC-45 or NIC-40.

It is expected that floating concrete floors, solid concrete walls, and heavy acoustic doors would be necessary to prevent flanking paths which generally control field measured STC ratings. The acoustic privacy of speech in one space is a function of the STC/NIC performance of the partitions and the background noise in the receiving space, not in the source space.

It should be understood that in order to meet the STC 60 separation criteria for rooms listed in Table 1, it will require double stud, 4-layer (2 each side) drywall partitions, which are at least 7 inches thick. The space required for these partitions will need to be allocated on the new stacking plans as early in the design process as possible.

It is understood that all steel studs shall be 20-ga, 3-5/8". Note that most laboratory sound test data for single stud partition types includes 25-ga studs, spaced at 24" on center. When heavy gauge studs are used, the STC rating can be 5 to 7 points lower than published ratings for the same gypsum board assembly. The increased stiffness of 20-ga studs allows more sound transmission between gypsum board layers on either side. This issue does not affect independent double stud construction, however.

If stud wall limiting heights allow, 25-ga studs are recommended to maintain a higher STC rating between spaces using single stud wall construction.

Interior Doors

In a given sound rated partition, doors are often acoustic weak points which can cause the partition to fall below the performance criteria. The referenced criteria and guidelines address doors for various space types differently. SM&W has the following recommendations as a summary of the requirements in literature:

Doors that are located in partitions rated STC 50 or higher should be solid core wood or insulated metal, with no vision glass unless explicitly required. All such doors shall have full-perimeter, adjustable, neoprene, acoustic seals including an automatic drop bottom seal. Spaces which require these doors and seals include but are not limited to Training Rooms, Conference Rooms, Executive/Director/Private Offices, etc.

Interior Finishes

Reverberation Time (RT) is the time measured in seconds of how long a sound persists within a space. The longer the RT, the more reverberant a space is. RT is a direct contributor to the speech intelligibility within a given space as well.

The majority of common space types in court facilities have Reverberation Time criteria assigned by the US Courts Design Guide in the range of 0.4 to 0.6 seconds.

In the case of larger spaces such as Training Rooms, Large Conference Rooms, Lobbies with security lines, and other large spaces, reverberation time is expected to be longer due to the larger volume, and therefore more challenging to control. The US Courts Design Guide has the following RT criteria for those spaces:

- Conference Rooms: < 0.6 seconds
- Training Rooms: < 0.6 seconds
- Lobbies: 0.6-1.0 seconds*

*Longer RT is acceptable in lobbies without security lines.

The Reverberation Time criteria listed above is sufficient to meet the requirements for LEED EQ Credit for Acoustic Performance (ID&C).

Generally speaking, if the entire ceiling in a space is treated acoustically or made up of ACT or another absorptive material, the reverberation time typically falls within an acceptable range. Wall treatments in larger spaces, such as the Training Room, would be beneficial to control lateral sound reflections which may affect speech intelligibility.

Mechanical Background Noise

Table 2 below presents the background noise criteria for various courthouse facility spaces, in terms of Noise Criteria (NC) ratings. The following ratings are based on those included in the US Courts Design Guide, as well as Chapter 48 of the ASHRAE Handbook.

Table 2. Background Noise Criteria by Space Type	
Space Type/Programming	Noise Criteria, NC
Law Clerks' Offices & Open Offices	30
Attorney Work Rooms	35
Public Waiting Areas	40
Library & Study Spaces	30
Executive, Director & Private Offices	30
Interview Rooms & Conference Rooms	30
Teleconferencing Rooms	25
Training Rooms	30
Service/Support Areas	40

The background noise level criteria provided in Table 2 above is sufficient to meet the maximum performance criteria listed for the LEED EQ Credit for Acoustic Performance (ID&C).

It is possible that meeting the low background noise criteria in Table 2 will be made more difficult due to the nature of existing renovation. For example, it is expected that many of the courts facilities spaces are cooled using window AC units. Not only does this result in a significant reduction in façade noise attenuation performance, but the AC units also generate significant amounts of broadband noise which more than exceeds the design criteria for background noise.

If window AC units are replaced with larger central systems, there are several key elements of those systems which need to be designed and specified with acoustics in mind. In order to meet background noise criteria in the various court facilities spaces, the below guidelines should be followed when designing centralized HVAC systems:

For NC-25 Spaces:

- Ducts serving other spaces shall not pass over a NC-25 space, unless a duct enclosure is used for the ducts.
- All ductwork serving the space shall be lined with 1" thick internal acoustical lining, and any diffuser plenum shall also be acoustical lined.
- Branch ductwork serving these spaces shall be limited to a maximum 550 fpm with ducts within 6'-0" of diffusers or registers sized at a maximum 350 fpm.
- Where supply and discharge ductwork penetrate the shell of an NC-25 space □ from outside the space, minimum five-foot long sound attenuators sized for 800 fpm maximum should be provided.
- A minimum of 5'-0" of 1" inch thick acoustically lined duct shall be provided upstream of all volume dampers, and a maximum face velocity of 350 fpm. The final duct before diffusers or registers may be sheet metal lined with 1" internal acoustical lining, or may be insulated vinyl flex duct provided that the curvature of any bend, or part of a bend, is not less than twice the duct diameter.
- Diffusers or return registers shall be selected for a maximum NC-20 rating. There shall be no dampers in the diffusers themselves, or directly behind the diffusers. It is extremely important that air flow through the face of the diffusers be uniform in order to achieve the rated NC levels.
- Partitions for these spaces will be full height. Therefore, return air from the space will either require fully ducted systems, or Z-type return air transfer ducts.

For NC-30 Spaces:

- Medium pressure ductwork shall not be routed over NC-30 spaces, unless a duct enclosure is used for the ducts.
- All ductwork serving the space shall be lined with 1" thick internal acoustical lining, and any diffuser plenums shall also be acoustical lined.
- Low pressure ductwork serving these spaces shall be limited to 1000 fpm maximum. Branch ducts shall be sized for 650 fpm or less, with a feeder duct-tap for each diffuser.
- Ducts to within 6'-0" of each diffuser shall be sized for maximum 500 fpm face velocity, with a volume damper at the upstream end. Flexible feeder ducts shall be amply supported and carefully routed to avoid any constrictions or abrupt changes in direction. When flex duct is used then two feet of straight run shall be provided before the diffuser or plenum connection, and elbows shall have a 24-inch radius.
- Diffusers (5'-0" lengths in the case of linear diffusers) shall be rated for NC-25 or lower. All linear or slot diffusers shall be supplied with a plenum from the same manufacturer. Linear diffusers/plenums shall be rated for NC-25 without the use of any internal lining. Diffusers or diffuser plenums shall be provided with a smooth straight flex duct inlet connection at least 2'-0" long. There shall be no dampers in the diffusers themselves, or directly behind the diffusers.

- Return air transfer across full-height partitions will require return air transfer duct elbows with 1" internal acoustical lining. A duct with an upturned elbow at each end with a minimum of 3 times the larger duct dimension length of straight duct between the elbows is usually be sufficient. If this is not possible then a duct with an elbow in the horizontal plane can be used, with an elbow leg length two times the larger duct dimension.

For NC-35 Spaces:

- Medium pressure ductwork running over NC-35 spaces shall be limited to 1500 fpm. Turbulence-inducing ductwork fittings shall be avoided. Fittings shall be spaced with a minimum of two duct diameters of straight duct between successive fittings.
- Low pressure ductwork shall be limited to 1000 fpm, with branch ducts no more than 700 fpm and a separate feeder duct tapping off to serve each diffuser.
- Diffusers shall be fed with an insulated flex duct at least 5 feet long with a volume damper at the upstream end, at least one-foot length of straight flex duct before the diffuser inlet connection, and a maximum face velocity of 600 fpm. Abrupt offsets of flex duct shall be avoided.
- Diffusers (5'-0" lengths in the case of linear diffusers) shall be rated for maximum NC-30. Dampers at diffusers should be used only for final trim.
- Return air transfer across full-height partitions requires acoustically lined transfer ducts as described below in the NC-30 guidelines. Transfer/exhaust fans, if required, shall be well removed from the sensitive room, and provided with 1" inch thick acoustically lined duct or sound attenuators as necessary to meet NC-35 in the room served.

For NC 40 Spaces:

HVAC equipment which serves spaces with background noise level design criteria of NC 40 or higher doesn't usually require guidelines as specific as those listed above, but should still follow the following general guidelines:

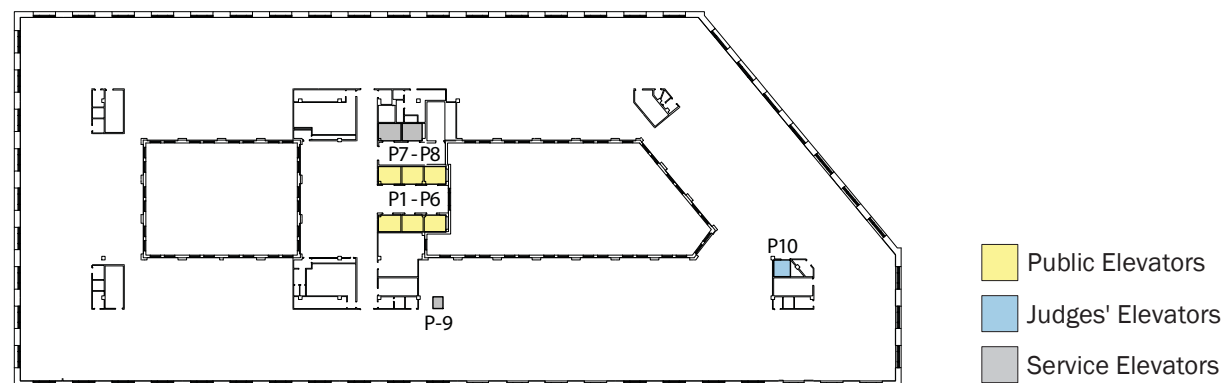
- Equipment should be selected with a maximum design load of 75% total equipment capacity. This helps reduce CFM and RPM noise issues.
- Ductwork should be sized for low-speed air flow. High FPM values in ductwork can cause turbulence and "oil canning" noise which is disruptive in listening environments.
- All air handling equipment should be properly isolated on springs, neoprene pads, spring hangers, spring/neoprene combo hangers, etc. Air handling units with internally spring-isolated fans should also have neoprene pad isolation for enclosures.
- Pumps should have spring isolated inertia bases, and piping should be isolated for first 50 feet of pipe run leading away from pumps, or up to the extent of the mechanical room where the pump is located, whichever distance is longer.

CONVEYING SYSTEMS

Elevators and Lifts

Existing vertical transportation systems covered herein is for ten (10) elevators as follows:

- Passenger elevators P1 through P4 serve floors L, 2 through 8. The elevators travel at a rated speed of 600 feet per minute (FPM) and have a rated maximum capacity of 3,500 lbs.
- Passenger elevators P5 & P6 serve floors B, L, 2 through 8. The elevators travel at a rated speed of 600 feet per minute (FPM) and have a rated maximum capacity of 3,500 lbs.
- Passenger elevators P7 & P8 serve floors B, L, 2 through 9. The elevators travel at a rated speed of 350 feet per minute (FPM) and have a rated maximum capacity of 3,500 lbs.
- Passenger elevators P9 serves floors B, L, 2. The elevator travels at a rated speed of 100 feet per minute (FPM) and has a rated maximum capacity of 3,000 lbs.
- Passenger elevators P10 serves floors L, 2-7. The elevator travels at a rated speed of 600 feet per minute (FPM) and has a rated maximum capacity of 3,500 lbs.



Existing Elevator Key Plan

Known History

The elevators are comprised of original manufactured equipment and subsequent 3rd party manufactured equipment installed during the last modernization performed in 2012. The existing equipment has not outlived its useful lifespan and does not require modernization except for possible modifications necessary to meet the design intent of the Master Plan renovations.

The following is a summary of the current equipment status, along with itemized system upgrade recommendations:

Hoist Machines

The elevators utilize geared traction hoist machines for cars 7 & 8 and PMAC gearless machines for cars P1 – P6, and P10. The machines are newly installed and have not yet reached the end of their designed useful lifespan. No further action is recommended at this time.

Controllers

The existing GAL manufactured microprocessor controllers were installed by Hudson Elevator during the installation in 2012. No further action is recommended at this time.

Operating Fixtures

The car operating panels are in satisfactory condition and comply with current ADA guidelines. All fixtures were upgraded in 2012 and meet ADA guidelines. No further action is recommended at this time.

Elevator Cabs

Typical - The interior panels are in good condition and are structurally sound. No further action is recommended at this time

Car Door Operators & Hoistway Door Equipment

The cars utilize GAL manufactured solid state VF drive controlled door operators installed in 2012 and do not require replacement at this time.

Mechanical Equipment and Wiring

The major mechanical components, such as pit buffers, compensating sheaves, car safeties, and car frames are in good physical condition. No further action is recommended at this time.

Code Compliance

The elevators are in compliance with code standards based on the date of installation. ADA standards allow for existing buildings to limit inside dimensions to 48” x 48”, with variable door size clear openings. In this case, all passenger elevators meet current ADA standards, and the door openings are all compliant.

Note - your service provider must verify that the controller installed meets the latest retroactive code enacted by the Department of Buildings for car and door lock monitoring as the latest code version is modified slightly from the code in effect at the time of installation.

Existing Conditions Conclusions

The existing elevators were last modernized in 2012. No further upgrades are recommended at this time.

Long Term Recommendations

The following recommendations and associated budget prices, as provided, are based on the findings and results of our survey, and are provided to assist the Owner in planning of improvements to the vertical transportation systems.

The elevators recently underwent a full comprehensive system upgrade / modernization in 2012. There are no additional elevator upgrades recommended at this time.

Note - New York City has passed a retroactive code requirement for door lock and car door monitoring. The building has until January 1st, 2020 to comply before being subject to violation.

80 Centre Street – Elevator Equipment Profile

Location:	80 Centre Street		VDA No.	13988
Building Type:	Commercial	Device ID	P1 – 1P46919 / P2 – 1P46918 P3 – 1P46895 / P4 – 1P46920 P5: 1P46916 / P6: 1P46894 P7: 1P46893 / P8: 1P46917 P10: 1P4653	
Capacity (lbs):	3,500	Speed (fpm):	600	Loading: Passenger
Power Supply:	208 VAC/ 250 AMPS	Drive Type/ Model:	PE1-PE6 & PE10: F5-KEB VF PE7-PE8: HPV 900	
Machine Type / Model:	PE1-PE6 & PE10: Imperial Gearless PE7-PE8: Hollister Whitney Geared Traction	Location:	Eleventh (11) floor	
Control Type / Model:	Microprocessor - Galaxy	Operation:	Automatic	
Floors Served Front:	PE1 – PE4 – L, 2 - 8 PE5: 1P46916 – B, L, 2-8 PE6: 1P46894 – B, L, 2-8 PE7: 1P46893 – B, L, 2 -9 (service car) PE8: 1P46917 – B, L, 2 -9 (service car) PE10: 1P4653 – L 2-7			
Floors Served Side / Rear:	None			
Front Door Type:	2SSO	Size:	PE1 - 6: 54" w x 84" h PE7 & PE8: 60" w x 84" h PE10: 48" w x 84" h	
Intercommun. Type:	Intercom			
Fire Recall Phase I:	Yes	Phase II:	Yes	
O.E.M.:	Unknown	Install Date:	1920's	
Modern. Contractor:	Hudson Elevator	Mod. Date:	2012	
Controller Manuf.:	GAL	Dr Operator:	GAL MOVFR	
Car and Cwt. Buffer Type:	Oil	Service Contractor:	NYC	
NOTATIONS:				

80 Centre Street – Elevator Equipment Profile (Continued)

Location:	80 Centre Street		VDA No.	13988
Building Type:	Commercial		Device ID.	PE9: 1P48957
Capacity (lbs):	3,000	Speed (fpm):	100	Loading: Passenger
Power Supply:	20 HP submergible		Type/Model:	Leistritz Power Unit
Pump Type / Model:	External Motor		Location:	Basement
Control Type / Model:	GAL		Operation:	Simplex
Floors Served Front:	B, 1, 2			
Floors Served Side / Rear:	None			
Front Door Type:	2SSO	Size:	48" x 84"	
Intercommunication Type:	Intercom			
Fire Recall Phase I:	Yes	Phase II:	Yes	
O.E.M.:	3rd Party		Install Date:	2014
Installation Contractor:	Hudson Elevator		Date:	2014
Controller Manufacturer:	GAL	Door Operator:	GAL MOVFR	
Car Buffer Type:	Spring	Service Contractor:	NYC	
NOTATIONS:				

PLUMBING

The Plumbing items listed below are upgrades to the Building required for the modernization efforts. The improvements below may change based on LEED and Code requirements that are in place at the time of installation.

Plumbing System Demolition Work

- Remove all vertical sanitary, vent, water riser in approximately 3 locations from the 9th floor down to the cellar.
- Remove all horizontal plumbing piping 4" sanitary, 3" CW, 2" HW, and ¾" HWR in the cellar.

Plumbing System Renovation Work

- Provide new plumbing 4" waste, 2" vent, 2" CW, 1 ½" HW piping to all new toilet rooms.
- Provide new 4" sanitary, 4" vent, 3" CW, 2" HW, and 1" HWR riser pipes in approximately (6 locations) from the 9th floor down to the cellar.
- Replace all horizontal plumbing piping 4" sanitary, 3" CW, 2" HW, and 1" HWR in the basement.
- Replace house domestic booster pumps (25 H.P. each)

HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

The renovation / consolidation of 80 Centre will convert it to primarily District Attorney offices.

Demolition Work

All abandoned and no longer required HVAC systems and equipment shall be removed in entirety. Including:

- Window AC units.
- Basement Level Print Shop chilled water system.
- Marriage bureau chilled water system.
- The abandoned (never used) cooling towers and chillers.
- Supplemental AC systems serving renovated spaces.

Existing to Remain

The following major systems shall remain or be upgraded:

- Steam heaters and steam infrastructure.
- Toilet exhaust systems.

Base Building Cooling Infrastructure

Provide a central Condenser Water system to condition all Base Building (non-office) spaces. The central system shall consist of:

- Two (2) 450 Ton variable speed cooling tower cells located at the roof.
- Two (2) 900 GPM variable speed primary condenser water pumps.
- Two (2) 900 GPM variable speed secondary condenser water pumps.
- Two (2) 450 Ton plate and frame heat exchangers.
- Main condenser water piping distribution including a set of 8" CWS/R risers located in the core.

The central cooling system shall be primarily utilized for cooling of the Cellar and Ground floor spaces.

HVAC for Cellar and 1st Floor, and 2nd Floor Cafeteria/Kitchen Spaces

Provide for water-cooled DX Air-Conditioning units to serve each space type including corridors. Each AC system shall consist of:

- Variable speed fans.
- Supply air ductwork and diffusers.
- VAV boxes with hot water reheat.
- Return air via ceiling plenum.
- Outside air ductwork and connection to the façade via louvers.
- Hot water preheat coils to temper incoming outdoor air.
- Economizer coils.
- Associated hot water and condenser water trim piping, valves, and fittings.
- Cooling coil condensate piping.
- Controls.

HVAC for 1st Floor Open Office Spaces

All office spaces shall be provided with water-cooled DX systems and fan coil units similar to those currently being utilized for the DA Office renovations.

These systems consist of:

- Indoor water-cooled condensers.
- Indoor evaporator cassette type units.
- Refrigerant piping.
- Cooling coil condensate piping.
- Supply air ductwork and diffusers.

Dedicated air-cooled outside air systems. Outside air shall be conditioned centrally (3 systems per floor) and distributed throughout the floor as needed.

HVAC for 2nd through 9th Floors Office Spaces

All office spaces shall be provided with split air-cooled DX systems similar to those currently being utilized for the DA Office renovations.

These systems consist of:

- Roof mounted air-cooled condensers.
- Indoor evaporator cassette type units.
- Refrigerant piping.
- Cooling coil condensate piping.
- Supply air ductwork and diffusers.
- Dedicated air-cooled outside air systems. Outside air shall be conditioned centrally (5 systems per floor) and distributed throughout the floor as needed.

Steam Heating System

The existing steam radiator heating system is in generally good condition. Provide for cleaning and maintenance of each existing radiator. Provide for replacement of all existing radiator control valves and steam traps. Radiators for office spaces shall be interlocked with their associated cooling systems to prevent simultaneous heating and cooling. Provide for inspection of all steam piping – any damaged or corroded piping should be replaced. Provide for replacement of all steam piping insulation.

Hot Water Heating System

Provide for a hot water heating system be installed for the Cellar and Ground floor Base Building spaces. This system will be utilized for outdoor air preheat and VAV box reheat as needed. The system shall consist of:

- Two (2) 3,000 MBH steam to hot water heat exchangers.
- Two (2) 300 GPM hot water pumps.
- 6” distribution piping, and associated valves and controls.

Miscellaneous Cooling Systems

Provide for spot cool type water-cooled Air-Conditioning units to serve Electrical, IT, AV, and Elevator Machine rooms. Each AC system shall consist of:

- Condenser water trim piping, valves, and fittings.
- Cooling coil condensate piping.
- Controls.

Toilet Exhaust

The Building’s two (2) existing 12,500 CFM central toilet exhaust fans should be replaced. Provide new / modified toilet exhaust branch ductwork and diffusers as required by the renovations. Rebalance complete system.

Kitchen Exhaust and Make-Up Air

Provide for Black Iron kitchen exhaust ductwork, exhaust grease / odor precipitator, and outside air makeup units as needed for each kitchen.

Smoke Exhaust

The Building will require a post-fire smoke purge system in order comply with the current NYC code requirements. The system shall be capable of purging any floor at a rate of 50,000 CFM. It is recommended that the system be split into two 25,000 CFM fan systems. Each system shall consist of a roof mounted exhaust fan, 15 sq-ft exhaust riser, Fire/Smoke Damper at each floor, branch ductwork, diffusers, and controls.

Miscellaneous Ventilation

Provide for miscellaneous exhaust and supply systems to serve back of house mechanical areas, janitor closets, workshops, gyms, etc. Each system shall consist of an exhaust fan, outside air fan, ductwork, diffuser, louver, dampers, and controls.

Building Controls

The Building does not currently have an overall Building Automation System. Provide a complete central BMS system for all existing and new equipment.

Phase II Report Recommendations

There are no mechanical recommendations from the Phase II report to be carried into the current phase.

FIRE PROTECTION SYSTEMS

The Fire Protection items listed below are upgrades to the Building required for the modernization efforts.

Fire Protection System Demolition Work

Remove any deficient and non-compliant existing sprinkler heads and piping in renovated areas.

Fire Protection System Renovation Work

- Provide (2) new 8 inch fire services from two independent streets with DCDA (BFP). Provide new 8 inch fire main to existing 8 inch cross connection at cellar level.
- Provide a new 1,000 GPM (100 H.P.) Fire pump and 0.75 H.P jockey pump including control panel and transfer switch.
- Provide full sprinkler coverage for the entire building as per Local Law 26 of 2004.

ELECTRICAL SYSTEMS

Electrical Demolition Work

- Remove all power and branch circuiting for demolished HVAC systems.
- Remove all power, branch circuiting, receptacles, lighting, etc. from renovation areas as required.

Electrical Renovation Work

The Building recently performed a complete overhaul of the electrical system.

For the renovation scope, new electrical work will be required to:

- Support the renovation areas including lighting, power receptacles, equipment, and appliances.
- Support the new mechanical systems.

Fire Alarm Demolition Work

Remove all abandoned devices from renovation areas as required

Fire Alarm Renovation Work

The existing Fire Alarm system should be modified as required to support the new programming and renovations.

In the areas of renovation, allow for budget pricing to include:

- New exit signs.
- New Fire Alarm devices such as speaker / strobes, smoke detectors, and pull stations.

Phase II Report Recommendations

It is recommended that the following Phase II recommendations be carried into the current phase of the Master Plan. Below are summaries of each major Electrical / Fire Alarm item from the Phase II report:

- Item D5010-1: Replacement of the Emergency Generator and Transfer Switches
Provide upgraded generator & emergency distribution power system with automatic transfer switches for code-required life safety loads and optional standby loads.

COMMUNICATIONS AND SECURITY SYSTEMS

Entry

There should be an increase in the amount of entry lanes into the location, in order to both speed up the entry flow of pedestrian traffic into the building, but also more importantly keep the level of security posture a building of this nature requires. This increase would require an additional magnetometer and x-ray machines for each additional lane from what is currently in practice.

Access Control

Access control card readers should be located at any exterior staff entry doors, each employee turnstile, any doors that separate a public area from a private area (for example, keeping district attorney staff areas separate from the public), entry and exit from parking areas, at each staff elevator, and it is recommended that critical utilizes closet(s)/room(s) such as electrical and information technology rooms have card readers as well to provide both protection and an electronic audit trail of whom is entering these spaces. Card readers might also be considered for mechanical spaces, in order to ensure that there is no unauthorized access, and that if unauthorized access is attempted, that an alert on the Security Management System and security personnel can respond accordingly. Any access control door would be equipped with at least a card reader and door position switch (magnetic contact), as well as another door hardware required depending on the hardware sets as detailed by the Door Hardware schedule and specifications. It is recommended that access control reader be used to secure public from private spaces versus traditional mechanical locks for enhanced protection, quicker response, and having an audit trail of information. The DA uses three main zones of security, which can be described as public, semi-private, and private, and access control should be used to separate all of these spaces, as it does currently in their existing space.

Duress

Duress buttons should be located within the District Attorney's areas. This should include in each room that there is potential interaction between attorneys and public, including any interview rooms. Duress buttons should also be location at security screening stations, including the lobby, any public counter or point of sale location, and interior of garages/parking locations. Integration within the DA interview rooms with video surveillance so that if the button is depressed a camera in the room automatically begins records the video as well as sending an alert to the AMAG system for a security team response.

Video Surveillance

Video surveillance shall be used to provide coverage of the building in order to deter, detect, and deny unauthorized access or activity. All vertical movement points should include video surveillance, which would include all passenger and staff elevators, and stairwells. All point of ingress and egress from the building should also be covered by video surveillance. All access controlled doors should be associated with a camera so that in the event of an access control alarm, the associated video can be viewed for confirmation, response, forensic information, etc. Any public waiting or queuing areas, in addition to the entrances, should be covered with video surveillance. There should also be an allowance for video

surveillance as requested by department, based on their individual needs. Existing IP cameras currently installed should leveraged and kept, renovation conditions permitting, and utilized. Any current DA existing analog systems, via their AMAG integrated security management system, should be upgraded to IP cameras and utilized within this space.

Security Operations Center(s)

Each building security operations center(s) should be equipped with the technology and components that the responsible parties for security can utilize to effectively protect their respective areas. There should be an operator workstation(s) with at least two screens, so that the operator can view both video surveillance and access control. In addition, depending on the number of operators, there may be a need for a video wall for real time monitoring or collaboration. SM&W has not surveyed these spaces to date, and cannot speak to what is existing and what is needed in these areas.

Intercoms

An intercommunication system will provide for one and two-way emergency communications between the staff at various points throughout the facility. Emergency communication will be conducted via a speaker/intercom system. These units will be recessed wall mounted in correctional grade housings with a call-in button on each unit. These will be located at the doors of all elevators and security vestibules.

Security Wiring and Conduit: Based on information received during end-user meetings, security will leverage and used the existing telecommunications network, via a dedicated VLAN for the security systems.

Refer to the chart on the following page for approximate device quantities for 80 Centre Street.

BUILDING SYSTEMS MODERNIZATION
COMMUNICATIONS AND SECURITY SYSTEMS

Bldg. 80 **Proposed Security**
Device Counts

Cellar	
Access Control	2
Camera	4
Duress	6

1st Floor	
Access Control	14
Camera	22
Magnetometers	2
X-Ray	2
Duress	6

2nd Floor	
Access Control	10
Camera	12
Duress	4

3rd Floor	
Access Control	10
Camera	10
Duress	4

4th Floor	
Access Control	5
Camera	5
Duress	2

Proposed Security
Device Counts

5th Floor	
Access Control	5
Camera	5
Duress	2

6th Floor	
Access Control	10
Camera	12
Duress	4

7th Floor	
Access Control	4
Camera	4
Duress	2

8th Floor	
Access Control	4
Camera	4
Duress	2

9th Floor	
Access Control	4
Camera	4
Duress	2

AUDIOVISUAL EQUIPMENT

Overview

This document provides the standards for the A/V equipment at 80 Centre Street.

A/V equipment shall be required in the following spaces:

- Courtrooms and Hearing Rooms
- Video/Teleconference rooms
- Training Rooms

Video Teleconferencing

Video Teleconference equipment shall be provided in dedicated rooms and spaces within the facility. The dedicated equipment shall be as follows:

- One (1) high speed videoconferencing CODEC (coder-decoder) with IP conference capabilities. CODEC to be provided with required network dialer/ interface and dedicated network terminal interface
- 55" LCD display; HD Video CODEC including HD PTZ Camera; Document Camera; auxiliary laptop input; remote control system with integrated touch panel.

Training Rooms

Training rooms shall be provided with the following equipment:

Projection Screen

Two ceiling mounted front projection screens. Screens shall be electric roll down, flush mounted in the ceiling.

Audio System

- Program audio, dedicated. Provide audio support for computer sources, video sources and other connected sources. Connect to ceiling mounted speakers.
- Voice amplification system. Provide microphone connections with connection to teleconference capability.

Video System

- Provide connectivity for notebook and video.
- Blue-ray/ DVD player
- CATV tuner
- Document camera

TELECOMMUNICATIONS

This document provides standards and guidelines for the Renovation of 80 Centre Street.

Telecommunication connections to this new facility shall be provided via four 4" conduits to service providers (i.e. Verizon, Cablevision, etc).

The building is serviced by two fiber optic connections (one for City of New York agencies, one for the State Court System), these fiber optic feeds provide the backbone for the telecommunication system.

The following document makes assumptions regarding the space and facility requirements envisioned for the renovated facility.

Physical Infrastructure

The physical infrastructure is comprised of three basic elements:

Technology spaces - equipment rooms with appropriate environmental HVAC, UPS power, etc. These include:

- TSER – Telecommunications Service Entrance Room
- MTER – Main Telecommunications Equipment Room
- TR – Telecommunications Room

The physical infrastructure between the different building networks should be adjacent or co-located to the extent plausible to allow for future flexibility of tying the termination point into another network with minimal disruption to ceilings and walls.

Telecommunications Service Entrance Room (TSER)

The Telecommunications Service Entrance Room (TSER) serves as the point of demarcation for incoming telecommunications service providers and city/state fiber-optic feeds and will stand as the transition point between outside plant (OSP) cabling and the premise cable plant.

The TSER shall be located to have convenient access to telecommunications distribution conduits that serve the overall building, as well as the MTER.

The purpose of the TSER is to facilitate the termination, splicing, rearrangement and distribution of incoming telecommunications (copper or fiber) cables which ultimately service the facility. Additionally, the TSER may serve as a pass-thru for some carrier services that are delivered directly to the MTER or for OSP cabling. Copper and fiber optic cable will be provided for the extension of circuits from the TSER to the MTER.

The TSER will provide space for carrier equipment and termination of carrier circuits such as trunk terminals, multiplexers and fiber optic terminals. Anticipated carrier services include:

- Carriers providing wired voice and data services
- City/State Fiber-optic

The TSER should be arranged so that they are not susceptible to flooding from sources inside or outside the building. The area should not be traversed by wet pipes, either run overhead or along the walls.

All incoming copper and optical fiber terminations, cross connection and voltage protection equipment within the TSER should be furnished, installed and maintained by the service provider with the exception of cabling ties and equipment connecting to the MTER which shall be provided by the owner.

Main Technology Equipment Room (MTER)

The MTER is the central hub of telecommunications connectivity for the voice, data and video links within the facility. The MTER for the facility shall be centrally located within the building.

Different agencies within the facility will require dedicated equipment rooms, like the shall require dedicated equipment rooms or patch points to their incoming services.

The MTER will be the point of termination and cross connection for fiber optic and copper backbone cables. The MTER will be sized and arranged to accommodate the following systems:

- Structured Cabling System (SCS) backbone terminations (both copper and optical fiber)
- Voice communications hardware, e.g. administrative PABX or other telephony equipment (VoIP) to support the voice communications
- Local Area Networking equipment (switches, routers, firewalls, etc)
- Wide Area Networking equipment
- Wireless LAN Networking equipment
- CATV communications equipment
- Application servers
- Storage, SAN and backup devices
- Security and Audiovisual servers
- Carrier or circuit termination equipment

Power outlets for all transmission and terminal equipment will be fed from UPS systems dedicated to the MTER backed up by generator power. Power to each equipment cabinet will be diversely fed from separate distribution units from separate sources such that failure of one source will not disrupt operation of dual-power equipment.

Telecommunications Rooms (TR)

The Telecommunications Rooms (TRs) are defined as the interface between the backbone cabling system and the horizontal cabling system. The TRs, located on each floor, provide space for backbone and horizontal cable terminations, patching and cross-connect equipment, LAN/WLAN electronics and interfaces between the cabling backbone, transport electronics and end user devices.

The TRs should be located so that installed and terminated horizontal cable lengths do not exceed 295'.

Based on the size of each floor, three or 4 TRs will be required on each floor to satisfy the cable length limit, and to provide appropriate segregation of agency equipment. The TRs should be vertically stacked and strategically/centrally located for each area served.

The TR should be approximately 120ft² on average. The rooms should be sized to accommodate approximately three (3) equipment racks per TR. The entrance doors open outwards to increase the available usable space within the TRs.

The TRs will be arranged to accommodate the following systems and equipment:

- Termination and patching facilities for horizontal cabling
- Termination and patching facilities for voice, data and video backbone cabling
- Hardware and racking for LAN cabling switches, VoIP switches, video cabling hubs, converters, and other
- Device sharing equipment
- Wireless LAN networking equipment
- Building Management Systems
- Security Systems
- Audiovisual and CATV equipment
- Vertical riser pathways

Power outlets for any transmission and terminal equipment located within the TR should be fed from an electrical panel dedicated to these loads, ideally located within each TR. Panels serving the TRs shall be on the building UPS/emergency power distribution system.

Dedicated cooling, electrical and fire suppression provisions are recommended for the MTER and TRs, to allow the network and associated electronics to operate efficiently and reliably over the life cycle of the building. The installation shall be in accordance with TIA/EIA 569A.

Typical finishes and MEP requirements for TSER, MTERs, and TRs

Finishes:

- Floor covering shall be static dissipative VCT
- Ceiling shall be exposed construction, no finished ceiling required.
- Walls
- One wall covered with fire rated plywood
- HVAC
- The room shall be served by a dedicated unit with humidity control. Emergency generator power is desired
- The HVAC system should be available 24 hr/day, 365day/yr
- The unit shall be monitored by the BMS
- Temperature to be maintained between 68 F and 77 F. Humidity to be maintained between 40% and 55%

Electrical

- Generator power to the room is desired
- UPS shall be monitored by the BMS. The appliance panels feeding the equipment shall be located within the room
- Cable tray above all equipment cabinets
- Power distributed to equipment will primarily be 110V, 20A dedicated circuits to equipment cabinets terminated in locking type receptacles for connection to plug strips within the cabinets or directly to equipment. Receptacles will typically be mounted to the cable tray above
- The overall load for equipment in the room is estimated to be approximately 50W/ft²
- Lighting level shall be 500 Lux at 3' A.F.F., minimum
- Dedicated ground bars are required around the room

Fire Protection

- Dry-type (dry pipe or gaseous type) fire suppression is recommended
- Hand-held fire extinguishers shall be provided within the room

Security

- Access space shall be controlled via card reader
- CCTV cameras shall monitor the room

Telecommunication Pathways

Building Distribution

It is assumed that enterprise data services to the facility will be provided by the MTER located within the Building.

Services provided by the MTER may include:

- Centralized voice services
- Centralized data storage and network
- Facility-wide applications servers
- Back-up facilities

Building Pathway Systems

Conduits, cable tray and other fixed containment that support data/telecommunications cabling within the facility are a key component in the telecommunications infrastructure. Design parameters established herein follow standards established in the TIA/EIA 569B, EN 50174-2 Installation Practices within Buildings documents.

These standards have been established in reference to the dynamic, changing nature of telecommunications cabling systems and provide guidelines to enable maximum cabling flexibility to accommodate change within the facilities.

Backbone Cabling Pathways, Vertical Risers

The backbone copper and optical fiber cabling shall follow vertically aligned riser routes with each TR stack to carry the backbone cables to their respective floors for termination. These pathways will accommodate the vertical cable distribution of all SCS cabling, both backbone and any inter-floor horizontal cabling which may be required.

There will be two backbone vertical risers to each respective floor for termination

Horizontal Cabling Pathways

The pathway system should be coordinated with the electrical distribution system in order to maintain a minimum 12” separation between parallel runs of telecommunications and electrical cabling. Where 12” separation is not possible, the telecommunications cabling should be separated from electrical cables by a ferrous material to minimize interference. Where electrical and telecommunications cabling cross, it should be at right angles only.

SCS Cable Types

The telecommunications cabling system should be designed in the following manner:

- Horizontal cabling should be home run from each telecommunications outlet to its respective TR
- No intermediate termination or patching facilities will be allowed
- Backbone fiber cabling should be home-run from the MTER to each respective TR
- Backbone voice/copper cabling should be home-run from the MTER to each respective TR
- Backbone coaxial cabling should be installed in a bus topology from the CATV distribution panel located in the MTER to each TR
- All cables are to be of plenum construction depending on local codes and standards

Cable length limitations should be as follows:

- Horizontal Cabling – 295’ from the workstation outlet to the termination point located within the TRs
- Backbone Fiber Cabling – 1000’ from the termination point in the TRs to the termination point within the MTER
- Backbone Copper Cabling – 1000’ from the termination point in the TRs to the termination point within the MTER

The cabling system should be designed to support digital and analog voice grade services, basic and primary rate integrated service digital network (ISDN) services, LAN, Wireless LAN, WAN, synchronous communications, information display terminals, simplex and multiplex video distribution.

Fiber/Copper Backbone Cabling

The fiber backbone cables, consisting of multiple-strand, multi-mode (OM3) optical fiber cables should be provided from the MTER to each of the TRs.

The individual cores of the fiber optic cables should be terminated with the relevant multi-mode LC connectors and housed in rack mounted fiber patch panels in the cabinets located within the MTER and the TRs.

The fiber backbone and systems design should support a VoIP solution throughout the campus. However, a limited traditional voice copper backbone should be installed to accommodate copper reliant analog or digital voice grade services that may be required.

Horizontal Cabling

The horizontal cables connecting the user device to the network should consist of Category 6 compliant 4- pair unshielded twisted pair (UTP) cables. To create an applications independent cabling system. A minimum of three (3) cables should be installed to each work area location.

- All 4-pair UTP cables should be terminated at the outlet utilizing Category 6, 8-pin modular connectors with the 568B wiring configuration
- All 4-pair UTP cables are to be terminated within the MTER and TR cabinets on rack mounted 24 or 48 port patch panels utilizing the 568B wiring configuration. The termination method should be identical for voice, data or video connections

Any systems not capable of being supported on this media shall be addressed on a case-by-case basis.

Where necessary, vendor specific cabling shall be provided.

Telecommunications Grounding (Earthing) System

The SCS cabling system must be provided with a reference signal grounding system, provided in accordance with the ANSI/TIA/EIA Joint Standard 607A or local codes and standards documents.

Wireless (802.11 and other formats)

Wireless 802.11 connectivity shall be provided throughout the facility via 802.11 a/b/g (or other future standards) access points for use by administrative staff and the public. Coverage will be overlapped for redundancy, accomplished through the appropriate location of access points. The wireless LAN is intended to serve:

- Wireless Phones
- Wireless mobile computing devices
- Public access to the Internet

CATV Cabling

It is expected that coaxial or optical fiber cable will enter the facility into the TSERs from service providers for cable TV. Backbone containment to the roof shall be provided to accommodate cabling for Satellite television service.

A copper coaxial backbone will be run to support video distribution throughout the building.



OVERVIEW

In conjunction to the reorganization and modernization of 80 Centre Street, the bridges' systems will be tied into 80 Centre Street and its structural system will be tied into both 100 Centre Street as detailed below.

SUBSTRUCTURE AND SUPERSTRUCTURE / SHELL**SUBSTRUCTURE AND SUPERSTRUCTURE/SHELL****Building Codes****Alterations**

Alterations to 80 and 100 Centre Street buildings will likely include modifications to existing structural members, increases in loads on existing members, and additions of new members. The alterations are expected to cost less than 30% of the value of the building. Accordingly, per Building Code Paragraphs 27-115 through 117, the alterations may be designed to conform to the building code in effect at the time of the original construction.

According to the architectural drawings for 100 Centre Street, we know this building was designed in 1939 and constructed in the ensuing years. Although original building drawings are not available for 80 Centre Street, based on comments from PE and visual observations on site, we understand this building is older than 100 Centre Street and was most likely designed and constructed in the 1930's. While this indicates that the 1938 and previous Building Code(s) could be used for the design of alterations for these buildings, LERA has decided to use the more recent 1968 Building Code without Local Law #17/95 (the Earthquake Code).

Accordingly, existing members that are modified or subjected to increased loads will be checked and reinforced as necessary to comply with the Building Code sans seismic requirements, and new structural members will be designed to comply with the Building Code sans seismic requirements.

Additions

The project includes the addition of a new pedestrian bridge between the 80 and 100 Centre Street Buildings at or above the 4th Floor and below the 8th Floor. The one story bridge will be approximately fifty feet in length. We understand the intention is to support the new bridge from the existing building structures in lieu of a new self-supporting structure, which would require new foundations. Based on surveys of existing utilities in the sidewalks, the construction of new footings would not be practical.

The bridge addition will not need to be designed for seismic loads and the existing structure will not need to be checked for seismic loads. According to Technical Policy and Procedure Notice ("TPPN") #4/96, Local Law #17/95 (the Earthquake Code) does not apply to alterations that do not require new or reinforced foundations, and where the cost of the alteration is less than 60% of the building. Also, the existing construction need not comply with the Earthquake Code, because the increases to seismic base shear and overturning moment caused by the bridge addition will be less than 20% of the original design values.

New Bridge Addition**General**

This work involves the addition of a new one story sloping pedestrian bridge spanning approximately fifty feet to connect and provide access between the 80 and 100 Centre Street Buildings at or above the 4th floor and below the 8th floor.

Existing Building Construction

Based on information gathered from a review of the available drawings and from the January 5th site visit, LERA determined that both 80 and 100 Centre Street are steel framed buildings with steel wide flange columns and beams on the gridlines. The floor systems for the two buildings are two different types of two-way reinforced concrete slabs that span between the steel beams. Steel spandrel beams exist at each floor level on the exterior grid lines spanning from column to column. The steel columns are founded on reinforced concrete walls and pilasters supported by concrete foundations.

Bridge Construction

LERA recommends a steel framed bridge structure with concrete slabs on metal deck for the floor and roof of the bridge. The slabs will be supported by steel wide flange W16 infill beams which will be supported by W36 girders spanning the fifty feet between the two building structures. The girders will be supported by the existing wide-flange building columns or by the steel spandrel beams. For the initial cost estimate, consider two, fifty foot long W36x150 steel girders per bridge level. Assume an additional 10 PSF of steel per bridge level for the steel infill beams. Please note that a one-story bridge will have two levels of framing.

Architectural Considerations

LERA understands that the bridge is currently intended to be located between grid lines 6 and 7 of the 80 Centre Street building and between gridlines H and F of the 100 Centre Street building, which will be directly above the protruding 3 story south entrance at 100 Centre Street. As noted in the available building drawings and/or confirmed on site, the distance between centerline of columns for this location is 17'-6" at 80 Centre Street and 12'-6" at 100 Centre Street. According to Perkins Eastman, the bridge would need to provide a corridor which is at least six feet wide. We anticipate approximately a minimum 10 foot structural width between the center lines of the new bridge girders to accommodate this minimum corridor width. This width adequately fits between the columns at the selected bays.

Structural Connections to Existing Buildings

The steel bridge girders would be supported directly by the building columns or by the spandrel beams if necessary. From a structural perspective, we recommend that, where practical, the bridge girders be supported directly by the existing columns. The girder-to-column connection would be accomplished by welding steel connection plates to the existing column and providing a bolted connection to support the new bridge girder. We believe that this would be the simplest solution with regard to structural efficiency, fabrication, and constructibility. However, connecting only to columns will create a structural configuration and corridor that has a greater width on one side of the bridge compared to the other side.

If the intention is to have a consistent width for the entire bridge, one side of the girders will require connections of the new bridge girders to the existing spandrel beams. This condition is likely to occur the 80 Centre Street side. Where the bridge girder needs to connect to an existing spandrel beam,

SUBSTRUCTURE AND SUPERSTRUCTURE / SHELL

it is likely that the new bridge girder would be deeper than the existing spandrel beam. Therefore, we anticipate that the bridge girder to spandrel beam connection would require special detailing and reinforcement, the spandrel beam itself would need to be reinforced for the additional load, and the spandrel beam to column connection would also require additional reinforcement.

Since we are connecting two buildings with independent structural systems, it is important to account for the fact that each building will move independently during wind and seismic events. Since the bridge will be attached to both structures and will be susceptible to these effects as well, it is important to accommodate these movements with slip connections on one end of the bridge girders.

New Openings in Existing Exterior Walls

Demolition will be required in the existing brick façade wall, between the columns supporting the new bridge, to allow circulation access through the new bridge corridor. This will require a new large opening in the brick façade wall. A new steel lintel will be required at the top of this opening, to be installed before demolition.

Following lintel installation, the openings may be cut below the lintel. Cost allowances should be made for reconstruction of the brick facade walls around new openings (to provide clean, solid opening edges). In addition demolition and reconstruction of the exterior façade wall will be required at the connection points of the bridge girders to the existing structure. This demolition work will include the removal of concrete encasement around existing wide-flange columns and beams.

Bridge Slope

It is understood that the elevations of the floors at 80 Centre Street and 100 Centre Street buildings do not align. At the 4th through 7th Floors, where the corridor is being considered, the bridge slope will need to accommodate a minimum elevation difference of 4'-1 1/2" at the 4th Floor and a maximum elevation difference of 5'-7 1/2" at the 7th Floor. In general, the bridge slope is an architectural design consideration and will not add any significant complexity to the structural design of the bridge. However, there will likely be some special detailing of the connections at the ends of the bridge girders to accommodate the slope.

Column Analysis

To investigate the impact of the new bridge loads on the existing building structures, LERA has performed a preliminary analysis on the building columns that would support the bridge, based on the assumed and/or documented building dead and live loads. We determined that at 80 Centre Street, it is likely that the two columns directly below the bridge will need to be reinforced all the way down to foundation. At 100 Centre Street, the columns are expected to be larger because they support more floors and higher floor loads. Therefore it is possible that the increase in column load due to the new bridge will not require these columns to be reinforced. However, we recommend that a contingency be carried for the potential reinforcement of these columns until the actual sizes of the columns are determined and a more comprehensive analysis can be accomplished.

A similar preliminary analysis was done to study the increase in load at the foundation level for both 80 and 100 Centre Street. It is our current opinion that the foundation walls, pilasters, and footings of both building structures will not likely need to be reinforced for the added loads from the new bridge structure.

Superstructure

Exterior Curtain Walls

Type G1: Conventionally glazed thermally-broken aluminum curtain walls installed as stick systems, including engineering design of curtain wall systems. Some of these systems are thermally-broken storefront design, using the same elements as the curtain wall systems.

Basis of Design: Sota Glazing, Inc., Sotawall Series.

Type G2: All-glass storefront and entrances, including engineering design of systems.

Basis of Design: Blumcraft of Pittsburgh, Inc., fittings with fully-tempered 1/2-inch glass, tinted in some locations.

Main Entrance Doors: Blumcraft of Pittsburgh, Inc., fittings with fully-tempered 1/2-inch glass, with balanced door pivot operation.

Exterior Walls

Metal Wall Panel Assemblies (M-1, M-2): Aluminum composite material panels 0.157 inch (4 mm) thick formed for installation on manufacturer's standard rainscreen support system.

Product: Reynobond RB160 or Alucabond Plus by 3A Composites or Formabond II by Centria.

Manufacturer's aluminum track and clip (secondary support) system.

Panel finish: 3 coat fluoropolymer.

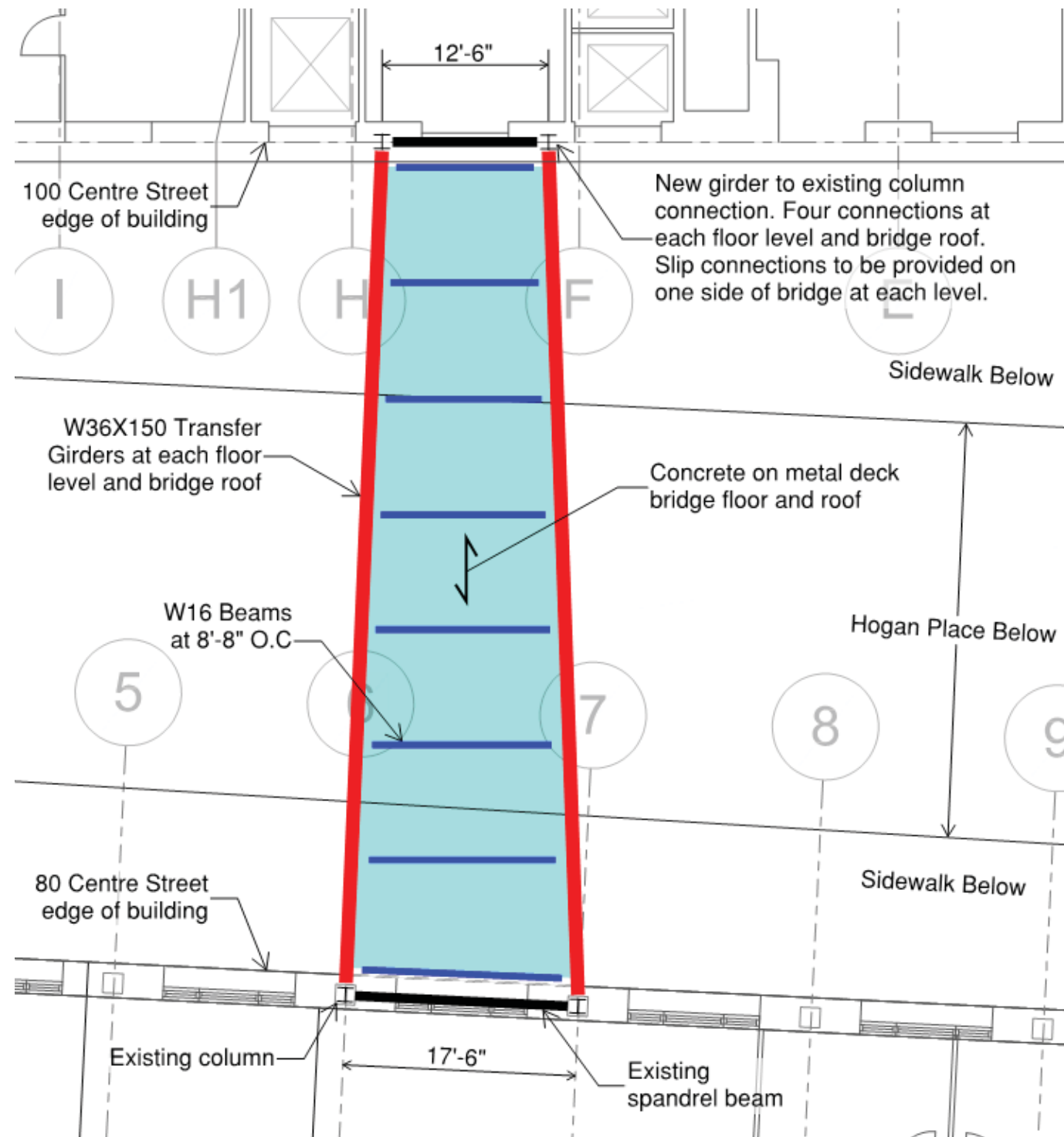
Air Barrier: Liquid-applied Air-Bloc 33 by Henry Corporation over CMU backup.

Alternate Air Barrier: "Wallshield" vapor permeable air barrier by Vaproshield over glass-mat-faced gypsum sheathing on metal stud backup.

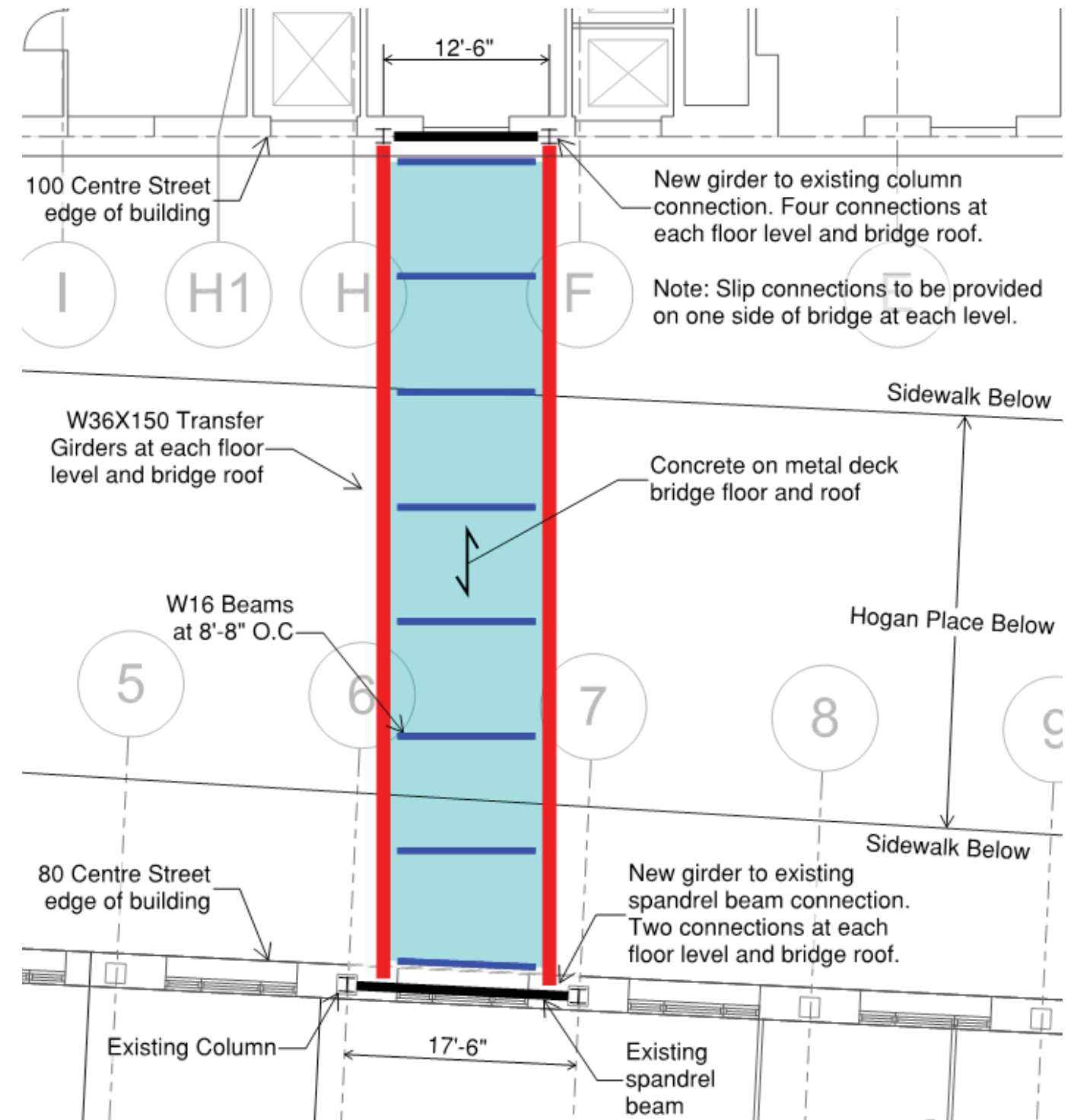
Insulation: In-wall mineral fiber, foil faced.

Bulkhead Walls: Drainable EIFS PB system installed over metal stud and glass-mat-faced gypsum sheathing.

SK-1, Bridge Framing Option 1
Girders Supported By Existing Columns Only



SK-2, Bridge Framing Option 2
Girders Supported By Existing Columns And Spandrel Beams



HEATING, VENTILATING, AND AIR CONDITIONING**General**

A new bridge connecting the 4th Floors of 80 Centre Street and 100 Centre Street has been proposed. The intent of the bridge above Hogan Place is to accommodate secure movement of the District Attorney employees between buildings.

Demolition Work

All existing HVAC infrastructure adjacent to the bridge connection points within each building must be relocated if still needed or demolished if no longer needed. Likely impacts are:

- Relocation of steam and/or hot water risers out of the pathway.
- Demolition of perimeter heaters.

HVAC for the Bridge

It is recommended that the Cooling and Heating infrastructure for the Bridge be extended from 80 Centre Street (refer to the Electrical section below).

For cooling of the bridge, provide for a water-cooled DX Air-Conditioning unit consisting of:

- Variable speed fans.
- Supply air ductwork and diffusers.
- Return air via ceiling plenum.
- Economizer coils.
- Associated hot water and condenser water trim piping, valves, and fittings.
- Cooling coil condensate piping.
- Controls.

For heating of the bridge, provide for hot water fin tube radiators along the Bridge's perimeter.

FIRE PROTECTION SYSTEMS

Fire Protection System Renovation Work

It is recommended that the sprinkler system for the Bridge be extended from 80 Centre Street to provide full sprinkler coverage for the entire building as per Local Law 26 of 2004.

ELECTRICAL SYSTEMS

Electrical Demolition Work

Remove all power, branch circuiting, receptacles, lighting, etc. from renovation areas as required.

Electrical Renovation Work

It is recommended that the Electrical from 80 Centre Street be extended for service of the Bridge due to 80 Centre Street's recent electrical upgrade.

For the renovation scope, new electrical work will be required to:

- Support the renovation areas including lighting, power receptacles, equipment, and appliances.
- Support the new mechanical systems.

Fire Alarm Demolition Work

Remove all abandoned devices from renovation areas as required

Fire Alarm Renovation Work

The existing Fire Alarm system should be modified as required to support the new programming and renovations.

OVERVIEW

A bridge feasibility study connecting 80 Centre Street and 100 Centre Street across Hogan Place, formerly Leonard Street (variable Right of Way width of 49.84 feet to 49.88 feet) is being considered. Since the construction of the bridge will affect the layout of Hogan Place (a City Map Change), one of two scenarios will need to be followed. Either a Uniform Land Use Review Procedure (ULURP) with the Department of City Planning, or a Revocable Consent Agreement with NYC Department of Transportation.

ULURP REQUIREMENTS

Since the Applicant for the Uniform Land Use Review Procedure (ULURP) is a City agency, the \$5,445 filing fee would be waived. The Application and Mapping components generally require the following procedure:

- Pre-Certification Process - Informational Interest Meeting Applicants who wish to schedule an Informational Interest Meeting for a City Map Change application should contact the Technical Review Division,
- Phillip Montgomery City Planner Technical Review Division pmontgomery@planning.nyc.gov
- OR Irene Sadko Chief Engineer and Deputy Director Technical Review Division isadko@planning.nyc.gov
- Pre-Application Statement
- Interdivisional Meeting
- Submission of a Draft Application
- Filed Applications - Upon filing an application at DCP, applications for changes to the City Map follow an interagency review process before receiving certification by the Department of City Planning.

A. Interagency Mapping Conference / Polling Letter - The Technical Review Division (TRD) project manager will send a Notice of Receipt within 5 days from the date of filing, as required by law. The project manager will initiate interagency review by either sending a polling letter or scheduling a mapping conference with various City agencies and utilities to solicit technical comments on the proposed change to the City Map. The Interagency Mapping Conference is held approximately one month after an application is filed to allow invitees adequate time to review the application. The conference is held at DCP headquarters and is chaired by the TRD mapping team project manager. Affected agencies and private utilities receive a copy of the application for review and may either comment on the proposal in writing, or at the conference. The proposal is presented at the conference and all attendees are invited to discuss questions, concerns or technical requirements. The Mapping Conference allows for early identification of issues or requirements which need to be addressed and resolved and, subsequently, may require the application to be modified.

B. Pre-Certification Report - Approximately three weeks after the Interagency Mapping Conference is held or the polling letter is sent, TRD will issue a pre-certification report. The report includes a project and background description; a list of invitees and attendees of the interagency mapping conference and a brief discussion of the mapping meeting (if applicable); unresolved issues; and comments and requirements received from the City agencies and utilities. The pre-certification report also contains a formal request to the topographical bureau of the applicable Office of the Borough President to review and sign an Alteration Map, prepared by the President’s Office or by the applicant, for official transmittal to DCP.

C. Alteration Map Preparation - The Alteration Map, which will eventually become part of the official City Map, must be reviewed and signed by the Borough President and his/her consulting engineer, and transmitted to DCP before an application can be certified as complete by the Department of City Planning. This map is usually prepared by the Topographical Bureau of the Office of the Borough President or by the applicant’s licensed engineer, architect, or land surveyor under the supervision of the Topographical Bureau (if so prepared the map must be signed and sealed by such licensed professional in addition to the BP required signatures). If any portion of a street proposed to be eliminated from the City Map is City-owned, a Discontinuance and Closing Map will be prepared along with the Alteration Map. Upon transmittal to DCP, maps must include: calculations proving closure for new block geometries and tie in to existing street system; CAD files for the maps*; and discontinuance.

D. CEQR Sign Off - As with all applications, the Lead Agency must complete its review of the City Environmental Quality Review (CEQR) application before the Department can certify the application.

Certification and Filing of the Alteration Map - Once the ULURP process is complete and the application for a change to the City Map is approved the Alteration Map is ready to be certified and filed. Once a Map is deemed ready to be certified and filed, the Technical Review Division of the Department of City Planning sends certification language to the Borough President’s Topographical Bureau and requests that it be added to the Alteration Map. The certification language contains the CPC approval date and calendar number and, if applicable, the City Council approval date and resolution number. The Borough President transmits a copy of the updated map to DCP for verification and when deemed satisfactory, DCP requests the Borough President’s Office to submit the required number of copies of the Alteration Map for filing. The Secretary of the City Planning Commission certifies all copies and the Technical Review Division files the maps with the legally required City agencies. The certified and filed map becomes effective as part of the official City Map the day after filing.

The application attachments are shown below.

The approximate time line below indicates that the ULURP procedure may take up to one year to be completed.

TIME LINE

Tentative Time Table for ULURP Process for a City Map change:

	ACTION	TIME TAKEN
1	Pre-application Phase- advisement, application review, and sign off	Varies
2	Application Filing	Varies
3	Notice of Receipt	1 Week
4	Interagency Conference/Polling Letter	3-4 Weeks
5	Precertification Report	3-4 Weeks
6	Receive CEQR sign off	Varies
7	Receive Alteration Map	Varies
8	City Planning Commission (CPC) Certification	3-5 Weeks
9	Community Board Review	8 Weeks (60 Days)
10	Borough President Review	4 Weeks (30 Days)
11	CPC Public Hearing and Adoption	8 Weeks (60 Days)
12	City Council (CC) Call Up	3 Weeks (20 Days)
13	CC Adoption	7 Weeks (50 Days)
14	Mayor	Varies
15	Mapping Agreement (for private applicants)	Varies
16	Map Certification and Filing	2-4 Weeks

Note:

1. Times shown prior to CPC Certification are tentative. After certification, the ULURP “clock” begins and the times shown are limited by law.
2. The actions shown with “varying” time limits depend on the applicants, their consultants, and the nature of the particular project.
3. All-told, the entire process can take as long as one year or more to be completed.
4. The applicant is responsible for covering all costs associated with the preparation of the application documents and many other costs that may be associated with the ULURP process. Several of the application documents are of a technical nature and in almost all cases will require the services of professional consultants such as a surveyor, engineer, architect, and/or attorney. Depending on the nature of the project, the ULURP can be a very costly and lengthy process.

	Change in City Map	Zoning Map Amendment	Zoning Text Amendment	Zoning Authorization	Zoning Certification	Zoning Special Permit	South Richmond District Authorizations	South Richmond District Certifications	South Richmond District Special Permits	Combination Acquisition and Site Selection by the City	Disposition of Non-Residential City-Owned Property	Acquisition of Property by the City	Site Selection (City Facility)	Office Space	197-A Plan	Urban Development Action Area - UDAAP	Major Concessions	Landfill	Easements (Administrative)	Follow-Up, Renewal of Previous Approval
	MM	ZM	ZR	ZA	ZC	ZS	RA	RC	RS	PC	PP	PQ	PS	PX	NP	HA	MC	ML	ME	CM
Pre-Application Statement	X	X	X	X	A	X	X	X	X	X	X	X	X				X	X		X
1 Land Use Application	X	X	X	X	X	X	X	X	X	X	X	X	X	X	**	X	X	X	X	X
2 Land Use Supplemental Form	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X
3 Attachment 2 - Site Data	X	X	B	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X
4 Attachment 3 - Project	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
5 Official Zoning Map	X	X	B	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
6 Tax Map(s)	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X
7 Project Area Photographs	B	X	B	A	A	X	X	X	X	X		X	X			X	X	X		
8 Area Map (will be used for presentations to the Commission)		X		A		X				X	X	X	X			X	X	X		
9 Zoning Change Map		X																		
10 Zoning Comparison Table		X																		
11 Land Use, Compliance and Conformance Tables		B																		
12 Land Use Map				A	X		A	A	X											
13 Survey	X			X	A	X	X	X	X									X		
14 Zoning Analysis				X	X	X	X	X	X											
15 Site Plan (will be used for presentations to the Commission)	B			X	X	X	X	X	X	X		A	X			R		X		
16 Elevation (will be used for presentations to the Commission)				A	A	A	A	A	A							R				
17 Section				A	A	A	A	A	A											
18 Neighborhood Character				A	A	A	A	A	A											
19 Landscape Plan				A	A	A	A	A	A											
20 Ground Floor Plan				A	A	A	A	A	A							R				
21 Upper Floor Plans				A	A	A	A	A	A											
22 Detail Elevation				A	A	A														
23 Application Map (Map of Proposed Change to the City)	X																	X		
24 City Map Change Area Map	X																			
25 Proposed Zoning Text			X																	
26 Statement of Findings				X	X	X	X	X	X											
27 Owner's Authorization				X	X	X	X	X	X											
28 Draft Alteration Map																				X
29 Fair Share Analysis										X		X	X							
30 UDAAP Zoning Chart																X				
31 UDAAP Project Summary																X				
Other Drawings for Site Analysis Purposes																				
32 Hillside/SNAD/South Richmond (Contact SI or Bronx Offices)				A	A	A	A	A	A											
Number of application packages required	25	14	5	10	10	14	5	5	5	14	14	14	14	12	**	12	14	18	4	A

This checklist is NOT an exhaustive list of application requirements. All applicants will be informed of all application requirements at the Interdivisional Meeting for the proposed project. Specific attachments may be waived by DCP depending on specific action requirements, or project-based considerations.
 *These application types do not require DCP Land Use applications. Information for these actions is submitted by other city agencies.
 ** Please contact the appropriate DCP Borough Office or Division to discuss your proposed project.

Notes:
 X. Required Attachment or Form
 A. Depends on specific action.
 B. Depends on specific project.
 R. Recommended but not required.

Revocable Consent Agreement

The revocable consent agreement requires the property owner (assuming it's DCAS) to appoint a representative from DCAS to initiate contact with NYCDOT - Revocable Consent. The person to contact at NYCDOT is Mr. Edward Schmell (212-839-6550). Mr. Schmell indicated that there will be no fees involved, since all concerned are City entities.

Application Requirements

Petition form. An application for a new revocable consent or for a renewal, modification, assignment or rescission of an existing revocable consent shall be made on a petition form obtained from the Department, and shall be signed by the petitioner or a person authorized to enter into binding agreements on behalf of the petitioner. In the case of a new consent, the petitioner shall submit the original plus ten copies of the completed form; in the case of a renewal, modification, assignment or rescission, petitioner shall submit the original plus five copies.

Plans

(1) Paper or mylar prints of a plan shall be submitted in the equivalent number of prints as are required for the petition form. Each plan print shall measure 18 by 24 inches unless otherwise authorized by the Department.

(2) The plan shall bear the seal of a Professional Engineer or Registered Architect licensed by the State of New York.

(3) The plan shall be drawn to scale and shall indicate the block and lot number of the property of the petitioner. The plan shall indicate in detail the method of construction, applicable technical information, and the materials to be used. A title box shall be placed on the right hand side of each sheet containing the words "Plan Showing Location of Proposed (structure type) to be Constructed in (name of street), Borough of (borough), to Accompany Application of (petitioner's name), dated (petition date), to the Department of Transportation of the City of New York" and shall indicate the date it was prepared and any subsequent revisions.

(4) All details of existing structures shall be shown in standard line thickness. All proposed new construction and existing structures which are the subject of the petition shall be plainly shown in red. Proposed removals or relocations, if any, of existing conduits, pipes lines, or other structures shall be clearly indicated by red dashed lines.

(5) The plan shall show the building lines and curb lines, railroad tracks, and, if applicable, any electrical conduits, sewers and other substructures in the street which may be affected in any manner by the proposed construction. All such information shall be obtained and verified by the petitioner. The location, character and dimensions of all such structures and substructures shall be accurately shown and indicated by dimensions on the plan.

(6) The plan shall include longitudinal and transverse sections to show the relative position of the

existing structures in the street and the proposed new construction.

(7) The applicant shall provide photographs of the existing conditions and may be required to provide photo simulations of the proposed structure and its surroundings as they would appear after installation.

(8) The plan shall also include the Professional Engineer's or Registered Architect's estimate of the current cost to remove or deactivate the proposed improvement and restore all sidewalks and pavements to current Department standards for new construction. Alternatively, the cost of removal may be provided on a separate sheet of paper provided that it is signed and sealed by a Professional Engineer or Registered Architect.

(9) Following the installation of any improvement for which a consent has been granted, the petitioner shall submit to the Department two copies of a plan indicating the "as built" condition. Such plan shall include any changes approved by the Department, with any deviations from the original plan shown by a double red line. Such plan shall be signed, sealed and dated by a Professional Engineer, Registered Architect or a Licensed Land Surveyor and shall include a certification which reads: "This drawing represents the as-built condition and shows the actual location of all subsurface conditions uncovered during this installation."

Action by the Department

(a) The Department shall, within 30 calendar days of receipt of a complete petition for a revocable consent, forward a copy of such petition to: the Borough President for the borough in which the proposed improvement is to be located; all Community Boards in whose districts the proposed improvement is to be located; DCP, if required to do so pursuant to section 7-03; and all other City agencies affected by the proposed consent. The Department shall allow 30 calendar days for the Borough President, Community Board, and other affected agencies to comment on the petition.

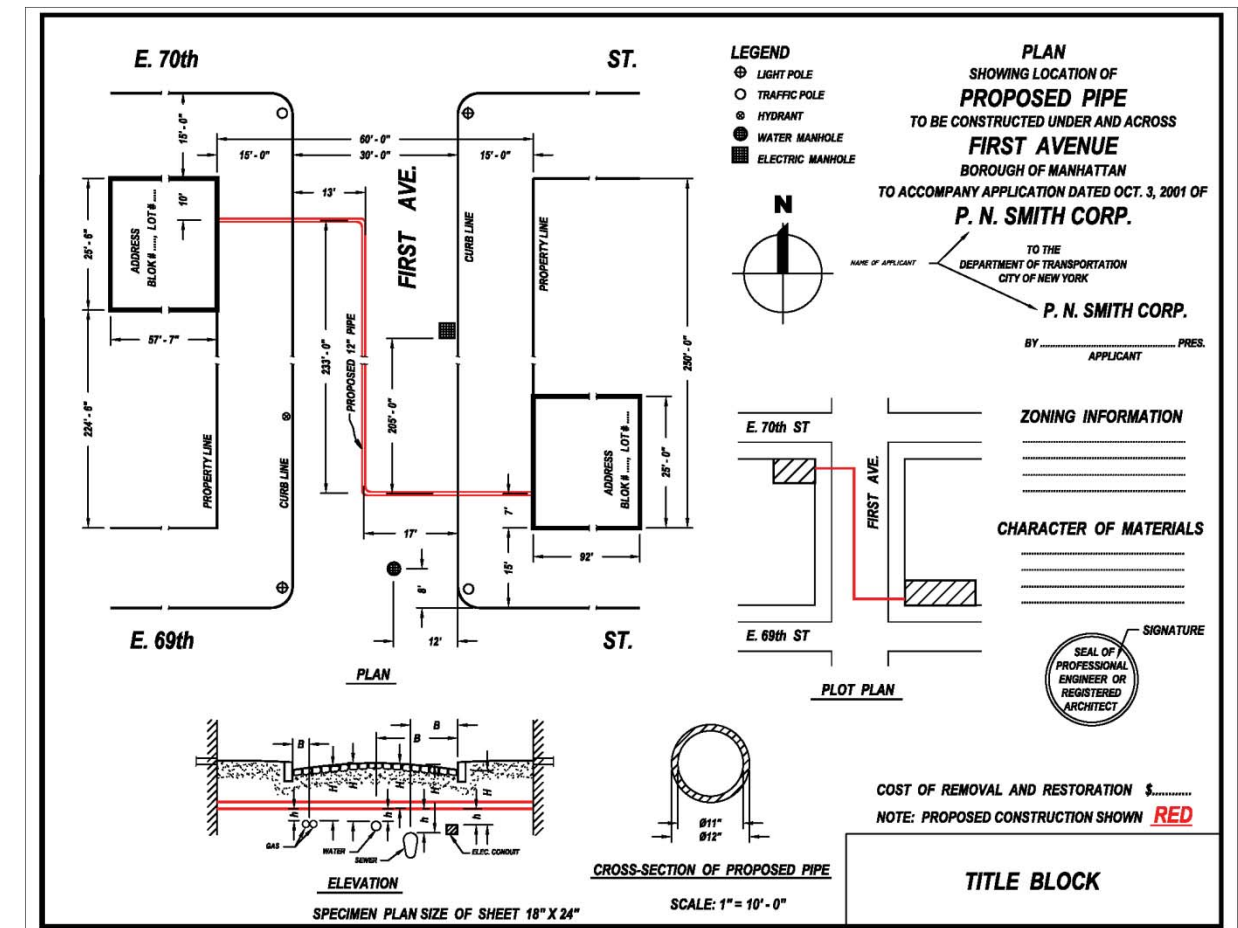
(b) The Department shall inform the petitioner in writing of all objections. Review of the petition shall be stayed until all objections are resolved. The petitioner shall be given the opportunity to revise the petition or plan in order to resolve the objection(s). If any objection has not been resolved within 90 days from the date the petitioner was informed of the latest objection, such petition may, in the discretion of the Department, be deemed to have been withdrawn.

(c) Prior to granting any revocable consent or renewal or modification to the location or an increase in the dimension of an improvement, the Department shall hold a public hearing on the terms and conditions of the proposed revocable consent agreement. Notice of such hearing shall be published by the Department at the expense of the petitioner in accordance with section 371 of the Charter.

(d) Notwithstanding the foregoing, the Department may deny a petition for a revocable consent without a hearing if, in the sole judgment of the Commissioner, the grant of such consent would interfere with the use of the inalienable property of the City (including streets and sidewalks) for public purpose or would otherwise not be in the best interest of the City.

(e) The revocable consent agreement shall be filed by the Department with the appropriate County Clerk.

Please be aware the a plan and section showing the exact location of the proposed bridge (both horizontally and vertically) will need to be created, including a Metes and Bounds description (see sample below). This task will require a boundary and topographical survey in order to establish the horizontal and vertical relationships between the buildings and the property lines.



OVERVIEW

In an effort to make New York City healthier and more sustainable, the City of New York enforces legislation requiring City funded projects to achieve a certain level of LEED certification. The requirements outlined in the RFP for the Manhattan Courts Master Plan Phase III state that the proposed building upgrades must be sufficient to achieve LEED Silver certification in accordance with Local Law 85 of 2009 (LL85). The proposed building infrastructure upgrades have been designed to comply with this requirement.

Since the instatement of LL85, the City has reevaluated its position and established new legislation: Local Law 31 and 32 of 2016, mandating that all city funded projects over \$2 million, including substantial reconstruction of existing buildings, achieve at a minimum a LEED Gold Rating. In addition, projects with construction costs above \$30 million will be required to reduce energy cost by a minimum of 25% in accordance with LEED Energy and Atmosphere Credit: Optimize Energy Performance or the New York State Energy Code, whichever is more stringent. The proposed building design shall also reduce energy cost by an additional 5% if the payback does not exceed seven years. Premiums have been added to the cost estimate to account for the cost differential from LEED Silver to Gold.

LEED certification will need to be pursued individually for each building under the most current version of LEED: LEED V4. The scope of the Manhattan Plan Phase III is limited to interior fit-outs and infrastructure upgrades and largely excludes exterior work. For that reason it is not recommended to pursue certification under the LEED for Building Design and Construction: New Construction and Renovation (LEED BD+C: NC) rating system.

The most appropriate rating systems for 80 Centre Street is the LEED for Interior Design and Construction: Commercial Interiors (LEED ID+C: CI). The entirety of the interiors (100% of the building) would need to be included as spaces can only be left out if they are under separate ownership or management, or if there is a clear division between renovated and non-renovated work (such as a fire wall or floor division). However, while the entirety of each building would need to be included, the focus of the credits is more in line with the extent and scale of the building renovations.

The following LEED project goal summary outlines the most feasible credits to pursue to achieve LEED Silver and LEED Gold.

recommended points to achieve			LEED v4 for ID+C: Commercial Interiors Project Checklist				
Silver	Gold	N			Possible Points	Feasibility Overview	
	2		Credit	Integrative Process	2	Starting in predesign and continuing throughout the design phases, identify and use opportunities to achieve synergies across disciplines and building systems. Use the project goals analysis to inform the owner's project requirements (OPR), basis of design (BOD), design documents, and construction documents. Conduct a site and energy-related systems analysis (1 point). Conduct a water-related systems analysis (1 point).	
17	18	18	Location and Transportation				18
		18	Credit	LEED for Neighborhood Development Location	18	N/A	
8	8		Credit	Surrounding Density and Diverse Uses	8	Provide a scaled area plan or map showing the project site, the surrounding area, a 1/4-mi (400-m) radius from the project boundary, use locations and walking route to each use.	
7	7		Credit	Access to Quality Transit	7	Provide a map indicating the project location, location of the transit stop(s), routes serving each stop, and the walking routes (with walking distance noted) between the location of the project functional entry and the stop(s).	
	1		Credit	Bicycle Facilities	1	Provide a bicycle storage room with-in a 200 yard bicycling distance of a bicycle network that connects to either 10 diverse uses or bus rapid transit stop, rail station or ferry terminal. In addition provide showers for regular building occupants.	
2	2		Credit	Reduced Parking Footprint	2	Provide documentation demonstrating the minimal parking provided on-site.	
4	4	8	Water Efficiency				12
Y	Y		Prereq	Indoor Water Use Reduction	Required	Base on preliminary calculations the prerequisite is met by replacing all existing fixtures with low flow fixtures.	
4	4	8	Credit	Indoor Water Use Reduction	12	Based on preliminary calculations that considers the replacement of all existing fixtures with low flow fixtures we achieve 34.98% annual water savings.	
13	20	18	Energy and Atmosphere				38
Y	Y		Prereq	Fundamental Commissioning and Verification	Required	A commissioning authority (CxA) must complete commissioning (CxP) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies.	
Y	Y		Prereq	Minimum Energy Performance	Required	The nature of the planned work provides the opportunity to increase energy efficiency to required level.	
Y	Y		Prereq	Fundamental Refrigerant Management	Required	The prerequisite will be easily met through replacement of the existing window A/C units and installation of the proposed cooling systems.	



LEED v4 for ID+C: Commercial Interiors
Project Checklist

recommended points to achieve			Possible Points	Feasibility Overview
Silver	Gold	N		
	5		Credit	Enhanced Commissioning 5 A commissioning authority (CxA) must complete <i>additional</i> commissioning (CxP) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies.
10	10	15	Credit	Optimize Energy Performance 25 Results are based on a preliminary analysis; a complete analysis will be required to confirm these results
2	2		Credit	Advanced Energy Metering 2 Install energy metering on all whole-building energy sources and end uses that represent 20% or more of the total annual consumption.
		3	Credit	Renewable Energy Production 3 N/A
1	1		Credit	Enhanced Refrigerant Management 1 Perform calculation to determine if refrigerant environmental impact of new and existing equipment is within acceptable range.
	2		Credit	Green Power and Carbon Offsets 2 Engage in a contract to purchase green power, carbon offsets, or Renewable Energy Certificates (RECs) that total 25% of the building annual energy consumption.

9	10	3	Materials and Resources		13
Y	Y		Prereq	Storage and Collection of Recyclables Required Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building.	
Y	Y		Prereq	Construction and Demolition Waste Management Planning Required Develop and implement a construction and demolition waste management plan which includes establishing waste diversion goals and specifying whether materials will be separated or commingled.	
1	1		Credit	Long-Term Commitment 1 Occupant will remain in the same location for at least 10 years	
2	2	2	Credit	Interiors Life-Cycle Impact Reduction 4 Points can be earned in one or all of three ways; through the reuse of at least 50% of interior nonstructural elements (2 points), or the reuse of at least 30% of the total furniture and furnishing costs (1 point), or design for flexibility using at least three strategies (1 point).	
2	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations 2 Use at least 20 different permanently installed products sourced from at least five different manufacturers that meet one of the specified criteria and/or use products that comply with one of the specified criteria for 50%, by cost, of the total value of permanently installed products in the project.	
2	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials 2 Use at least 20 different permanently installed products from at least five different manufacturers that have publicly released a report from their raw material suppliers and/or use products that meet at least one of the responsible extraction criteria specified for at least 25%, by cost, of the total value of permanently installed building products in the project.	



LEED v4 for ID+C: Commercial Interiors
Project Checklist

recommended points to achieve			Possible Points	Feasibility Overview
Silver	Gold	N		
2	2		Credit	Building Product Disclosure and Optimization - Material Ingredients 2 Use at least 20 different permanently installed products from at least five different manufacturers that use any of the specified programs to demonstrate the chemical inventory of the product to at least 0.1% (1000 ppm) and/or use products that document their material ingredient optimization using the paths below for at least 25%, by cost, of the total value of permanently installed products in the project.
	1	1	Credit	Construction and Demolition Waste Management 2 Divert at least 50% (1 point) or 75% (2 points) of the total construction and demolition material; diverted materials must include at least three material streams or do not generate more than 2.5 pounds of construction waste per square foot of the building's floor area (2 points).

10	12	5	Indoor Environmental Quality		17
Y	Y		Prereq	Minimum Indoor Air Quality Performance Required Confirm that the ventilation air is provided to all occupiable spaces in the building and perform the VRP calculations and outdoor air testing for those systems.	
Y	Y		Prereq	Environmental Tobacco Smoke Control Required Prohibit smoking outside the building except in designated smoking areas located at least 25 feet from all entries, outdoor air intakes, and operable windows.	
2	2		Credit	Enhanced Indoor Air Quality Strategies 2 Incorporate entryway systems and at least one indoor air quality strategies, such as filtration for mechanically ventilated spaces.	
3	3		Credit	Low-Emitting Materials 3 Points are achieved according to the threshold level of compliance with emissions and content standards for the number of product categories including interior paints and coatings applied on site, interior adhesives and sealants applied on site, flooring, composite wood, ceiling, walls, thermal, and acoustical insulation and furniture.	
1	1		Credit	Construction Indoor Air Quality Management Plan 1 Develop and implement an indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building.	
2	2		Credit	Indoor Air Quality Assessment 2 Conduct a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot or conduct a baseline indoor air quality test for all occupied spaces to demonstrate that contaminants do not exceed the maximum concentration levels specified.	
	1		Credit	Thermal Comfort 1 Design heating, ventilating, and air-conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard 55-2010, Thermal Comfort Conditions for Human Occupancy, with errata or a local equivalent. And Provide individual thermal comfort controls for at least 50% of individual occupant spaces. Provide group thermal comfort controls for all shared multioccupant spaces, and for any individual occupant spaces without individual controls.	
	1	1	Credit	Interior Lighting 2 Determine if lighting controls will be included for 50% of the individual occupant spaces (1 point) and/or lighting quality complies with 4 of the of the strategies outline in the credit requirements. (1 point)	
		3	Credit	Daylight 3 It is not feasible to earn points under this credit due to existing window sizing, configuration and orientation.	



LEED v4 for ID+C: Commercial Interiors
Project Checklist

recommended points to achieve			Possible Points	Feasibility Overview
Silver	Gold	N		
		1	Credit	Quality Views 1 It is not feasible to earn points under this credit due to existing window sizing, configuration and orientation.
2	2		Credit	Acoustic Performance 2 For all occupied spaces, meet the specified requirements, as applicable, for HVAC background noise, sound isolation, reverberation time, and sound reinforcement and masking.
3	3	3	Innovation 6	
2	2	3	Credit	Innovation 5 Exemplary Performance Quality Transit - double highest threshold Reduced Parking Footprint - 80% reduction
1	1		Credit	LEED Accredited Professional 1 At least one principal participant of the project team must be a LEED Accredited Professional (AP) with a specialty appropriate for the project.
3	4	0	Regional Priority 4	
	1		Credit	Regional Priority: Specific Credit 1 Enhanced Commissioning Credit Required Point Threshold: 5
1	1		Credit	Regional Priority: Specific Credit 1 Enhanced Indoor Air Quality Strategies Credit Required Point Threshold: 2
1	1		Credit	Regional Priority: Specific Credit 1 Interior Life-Cycle Impact Reduction Credit Required Point Threshold: 2
1	1		Credit	Regional Priority: Specific Credit 1 Building Product Disclosure and Opt.- EPD Credit Required Point Threshold: 1
59	73	55	TOTALS	Possible Points: 110

Silver 50-59 points Gold 60-79 points

PRELIMINARY PROJECT GOALS

Preliminary project LEED goals were developed to determine feasibility of earning LEED Silver and Gold Certification. They take into consideration the project scope, budget and operational realities. The following is a summary of the project goals subdivided by credit category and the project checklist using the LEED v4 for Interior Design and Construction rating system. For a more detailed description of prerequisite and credit requirements refer to the Reference Guide for Interior Design and Construction.

LEED v4 for Interior Design and Construction: Commercial Interiors

Silver	Gold	N
17	18	18

Location and Transportation

Silver	Gold	N
8	8	

Surrounding Density and Diverse Uses rewards projects based on the surrounding density within a 1/4 mile radius. The surrounding density for the project site far exceeds the highest threshold with a combined surrounding density greater than 35,000 square feet per acre of buildable land.

Silver	Gold	N
7	7	

Access to Quality Transit rewards projects for their proximity to quality transit which is measured by the amount of weekday and weekend trips. The project's access to quality transit far exceeds the highest threshold with trip counts greater than 360 weekday trips and 216 weekend trips.

Silver	Gold	N
	1	

Bicycle Facilities rewards projects for their proximity to a bicycle network and for providing bicycle storage and showers for building occupants. The project can possibly meet the requirements of this credit by providing a functional entrance located within 200 yards of walking distance to a bicycle network that connects to at least 10 diverse uses within 3 miles and bicycle storage and showers can be included in the design with minimal effect.

Silver	Gold	N
2	2	

Reduced Parking can be earned because minimum to no off-street parking is provided.

Silver	Gold	N
4	4	8

Water Efficiency

Silver	Gold	N
Y	Y	

Indoor Water Use Reduction prerequisite requires projects to reduce indoor water consumption. The scope of this project is to replace all existing fixtures with low-flow, water saving, fixtures. Based on our preliminary calculations we meet the prerequisite requirements.

Silver	Gold	N
4	4	8

Indoor Water Use Reduction rewards projects that reduce indoor water consumption. According to our initial calculations it was determined that the project can reduce water consumption up to 34.89% compared to the baseline established in the prerequisite by the replacing all existing low efficiency fixtures with typical high efficiency low-flow fixtures.

Silver	Gold	N
13	20	18

Energy and Atmosphere

Silver	Gold	N
Y	Y	

Fundamental Commissioning and Verification prerequisite requires projects to support the design, construction, and eventual operation of a project that meets the owner’s project requirements for energy, water, indoor environmental quality, and durability. A qualified commissioning authority must be contracted to complete the commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1–2007 for HVAC&R Systems. The project must engage with a commissioning authority prior to completion of design development. To meet the prerequisite, the commissioning agent may be a qualified employee of the owner, an independent consultant, or an employee of the design or construction firm who is not part of the project’s design or construction team, or a disinterested subcontractor of the design or construction team. However, to meet EAc1 Enhanced Commissioning, the commissioning authority may not be an employee of the design or construction firm nor a subcontractor to the construction firm. Determine if EAc1 Enhanced Commissioning will be pursued, as this carries implications for who can serve as the Cx authority and when Cx activities must commence. Develop a plan to engage with a qualified Cx authority early in the design phase but no later than the completion of design development. WSP Built Ecology and other in-company commissioning agents are eligible to perform Cx duties for EAp1, though possibly not for EAc1 pending clarification from USGBC on the level of independence required for a Cx authority performing enhanced commissioning.

Silver	Gold	N
Y	Y	

Minimum Energy Performance prerequisite requires projects to reduce the environmental and economic harms of excessive energy use by achieving a minimum level of energy efficiency for the building and its systems. There are two options to demonstrate prerequisite compliance. Option 1 involves completing a tenant-level energy simulation. Option 2 requires that the project meet the mandatory and prescriptive provisions of ASHRAE Standard 90.1–2010. Option 2 also requires a 5% reduction in lighting power density below ASHRAE 90.1-2010, and that 50% (by rated power) of ENERGY STAR eligible appliances, office equipment, electronics, and food service equipment are

ENERGY STAR qualified. Most projects pursue the prescriptive path (Option 2) as a more cost effective and streamline effort. If the prescriptive path is selected, the maximum number of points available under the related credit EAc2 is 16, compared to a maximum of 25 points when the tenant-level energy simulation is pursued. The scope of the prerequisite includes all new tenant-level systems and base building system modified through the design and construction process. Confirm that the prescriptive approach is the most applicable to this project. In cases where preferred systems have already been identified, an energy model will provide limited value to the project. Implement the system design per the mandatory provisions and prescriptive requirements of ASHRAE 90.1-2010. Design upgrades to the lighting to meet a minimum 5% reduction in the lighting power density. Develop an inventory of new appliances, office equipment, and electronics to be included in the scope of work and ensure that at least 50% of the rated power of that equipment is ENERGY STAR qualified. Equipment procured and installed by either the design team or the tenant must be addressed. Note that existing appliances, office equipment, etc. are excluded from the prerequisite calculations.

Silver	Gold	N
Y	Y	

Fundamental Refrigerant Management prerequisite requires projects to reduce stratospheric ozone depletion. Cooling is currently provided by window A/C units purchased after 1995 are unlikely to include CFC refrigerants. The proposed scope of work identifies extensive upgrades to the cooling systems, including the installation of cooling towers to serve the cellar, ground floors and 2nd floor cafeteria / kitchen, and split air-cooled DX systems to serve 2nd through 9th floor spaces. The prerequisite will be easily met through replacement of the existing window A/C units and installation of the proposed cooling systems. Implement the cooling systems installation per the proposed design. Consider the requirements associated with EAc5 Enhanced Refrigerant Management.

Silver	Gold	N
	5	

Enhanced Commissioning rewards projects for participating in building commissioning to further support the design, construction and eventual operation of a project. If the owner chooses to participate in earning this credit it is *possible* to earn 4 points by providing enhanced commissioning process activities for mechanical, electrical, domestic hot water, and renewable energy systems. Such activities a commissioning agent would perform include review of contractor submittals, verify seasonal testing and develop an on-going commissioning plan. It is *possible* to earn a maximum of 5 points by developing monitoring based procedures in addition to the tasks described above.

Silver	Gold	N
10	10	15

Optimize Energy Performance rewards projects that reduce environmental and economic harms associated with excessive energy use by achieving higher levels of operating energy performance. There are two options to demonstrate prerequisite compliance. Option 1 involves completing a tenant-level energy simulation. Option 2 includes multiple prescriptive strategies addressing base building systems, HVAC systems, lighting power, lighting controls, equipment, and appliances. Each of these strategies is described in more detail below. Most projects pursue prescriptive paths available through Option 2 because they are generally more cost effective and provide a more streamlined effort.

Prescriptive Compliance Options:

- Building envelope (opaque). Two points are available for projects that meet requirements of the ASHRAE 50% Advanced Energy Design Guide for all roofs, walls, floors, slabs, doors, vestibules, and continuous air barriers. The proposed design calls for limited adjustments to the opaque envelope elements making this credit component unlikely.
- Building envelope (glazing). Two points are available for projects that meet requirements of the ASHRAE 50% Advanced Energy Design Guide for all vertical fenestration. These points may be achievable with proposed updates to the building fenestration as stated in the 80 Centre Executive Summary.
- Base building equipment. Two points are available for projects that meet requirements of the ASHRAE 50% Advanced Energy Design Guide for all base building equipment. These points are likely achievable given the proposed base building HVAC renovations as indicated in Phase III Task 3.3.
- HVAC systems. Two points are available for projects that provide a separate control zone for each solar exposure and interior space. In addition, the project must provide controls capable of sensing space conditions and modulating the HVAC system in response to space demand for all private offices and other enclosed spaces such as conference rooms.
- Lighting power. Up to four points are available for reducing lighting power density beyond the prerequisite requirements. Reductions of over 25% (4 points) are achievable with the installation of high efficiency LED lighting.
- Lighting controls. One point is available for installing daylight-responsive controls in all regularly occupied daylit spaces within 15 feet (4.5 meters) of windows and under skylights for at least 25% of the connected lighting load. One additional point is available for installing occupancy sensors for at least 75% of the connected lighting load. These points would be achievable given proposed updates to the lighting controls.

Silver	Gold	N
2	2	

- Equipment. Two points are available for installing ENERGY STAR for 90% of applicable appliances, office equipment, electronics, and commercial food service equipment
Pursue prescriptive requirements for energy efficiency as practical, given the project design scope and budget. The following prescriptive requirements appear to be the most achievable based on the proposed design, for a total of 10 points: building envelope glazing (2 points), base building equipment (1 point), lighting power (3 points), lightings controls (2 points), and equipment (2 points).

Silver	Gold	N
		3

Advanced Energy Metering rewards projects for tracking building level and system-level energy use. It is *possible* to earn 1 point if the owner choses to install new or existing energy meters that provide data representing the total building energy consumption. To earn a maximum of 2 points the owner can chose to install meters to individual energy end users that represent 10% or more of the total annual consumption.

Renewable Energy Production rewards projects that reduce the environmental and economic harms associated with fossil fuel energy by increasing self-supply of renewable energy. The owner can chose to install or lease a renewable energy system to offset fossil fuel based energy consumption. It is *possible* to earn up to 3 points based on the percentage of renewable energy.

Silver	Gold	N
1	1	

Enhanced Refrigerant Management rewards projects that reduce ozone depletion and while minimizing direct contributions to climate change. Cooling is currently provided by window A/C units purchased after 1995 are unlikely to include CFC refrigerants. The proposed scope of work identifies extensive upgrades to the cooling systems including the installation of cooling towers to serve the cellar and ground floors, water cooled DX air-conditioning to serve Cellar, 1st floor and 2nd floor Cafeteria/ Kitchen spaces, and split air-cooled DX systems to serve 2nd through 9th floor space. The credit will be achievable through replacement of the existing window A/C units and installation of the proposed cooling systems that reduce the ozone depletion and global warming impact of refrigerants used in the system. However, compliance will depend on the specific equipment selected to meet the proposed system needs. All permanently-installed equipment with 0.5 pounds of refrigerant charge or more must be included in the LEED refrigerant impact calculation. Only projects with an overall refrigerant impact less than or equal to 100 can earn this credit. Specify cooling systems that, in aggregate, comply with the credit requirements. Include a preference for cooling systems that minimize both ozone depletion and global warming potential. Reducing the overall cooling load; minimizing use

of smaller, more inefficient units; and optimizing use of indirect and direct evaporative cooling can help to achieve the credit requirements.

Silver	Gold	N
	2	

Green Power and Carbon Offsets rewards projects that participate in the reduction of greenhouse gas emissions through the use of grid-source, renewable energy technologies and carbon mitigation projects. It is possible earn 1 to 2 points if the owner chooses to engage in a contract for a minimum of 5 years to offset 50% or 100% of the building energy use by the purchase of green power, carbon offsets, or renewable energy certificates.

Silver	Gold	N
9	10	3

Materials and Resources

Silver	Gold	N
Y	Y	

Storage and Collection of Recyclables prerequisite requires projects to reduce the waste that is generated by building occupants and hauled to and disposed of in landfills. Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building.

Silver	Gold	N
Y	Y	

Construction and Demolition Waste Management Planning prerequisite requires projects to reduce construction and demolition waste disposed of in landfills and incineration facilities by recovering, reusing, and recycling materials. Develop and implement a construction and demolition waste management plan which includes establishing waste diversion goals and specifying whether materials will be separated or commingled. Provide a final report detailing all major waste streams generated, including disposal and diversion rates.

Silver	Gold	N
1	1	

Long-Term Commitment can be earned because the occupant will remain in the same location for at least 10 years.

Silver	Gold	N
2	2	2

Interior Life-Cycle Impact Reduction rewards projects that encourage adaptive reuse and optimize the environmental performance of products and materials. Points can be earned in one or all of three ways. Either through the reuse of at least 50% of interior nonstructural elements (2 points), or the reuse of at least 30% of the total furniture and furnishing costs (1 point), or design for flexibility using at least three strategies (1 point) such as designing 50% of the nonstructural walls, ceilings and floors to be movable or demountable, implement flexible power distribution systems for at least 50% of the project floor area and ensure that at least 50% of nonstructural materials, by cost, are reusable or recyclable. In order to more precisely determine the number of points that can be earned it will require further development of the design

therefore at this preliminary phase we can only safely assume partial points can be achieved.

Silver	Gold	N
2	2	

Building Product Disclosure and Optimization – Environmental Product Declarations rewards reporting of environmental impacts of specified building products. Use at least 20 different permanently installed products sourced from at least five different manufacturers that meet one of the specified criteria and/or use products that comply with one of the specified criteria for 50%, by cost, of the total value of permanently installed products in the project. It is our goal meet the requirements of this credit to earn the maximum number of points.

Silver	Gold	N
2	2	

Building Product Disclosure and Optimization – Sourcing of Raw Materials rewards reporting of raw material sources and material with recycle content. Use at least 20 different permanently installed products from at least five different manufacturers that have publicly released a report from their raw material suppliers and/or use products that meet at least one of the responsible extraction criteria specified for at least 25%, by cost, of the total value of permanently installed building products in the project. It is our goal meet the requirements of this credit to earn the maximum number of points.

Silver	Gold	N
2	2	

Building Product Disclosure and Optimization – Material Ingredients rewards material ingredient disclosure via chemical screening tools. It is our goal meet the requirements of this credit to earn the maximum number of points.

Silver	Gold	N
	1	1

Construction and Demolition Waste Management rewards projects that reduce construction and demolition waste disposed of in landfills and incineration facilities by recovering, reusing, and recycling materials. It is possible to earn points if the owner chooses to divert at least 50% of the total construction and demolition material and three waste streams (1 point) or divert 75% of the total construction and demolition material and four waste streams (2 points).

Silver	Gold	N
10	12	5

Indoor Environmental Quality

Silver	Gold	N
Y	Y	

Minimum Indoor Air Quality Performance prerequisite requires projects to meet the requirements for both ventilation and monitoring. Operable windows and window A/C units are the only source of outdoor ventilation air in many areas that consequently do not receive adequate outdoor air as stipulated by code for the renovated areas. The proposed HVAC renovations include the installation of ventilation systems to serve all building spaces. This prerequisite establishes a baseline for providing a minimum amount of outdoor air per ASHRAE Standard 62.1-2010. The prerequisite has different compliance paths for

mechanically ventilated and naturally ventilated spaces. However, ASHRAE 62.1-2010 effectively prohibits natural ventilation via operable openings as a stand-alone strategy. This is because the standard requires spaces to be mechanically ventilated whenever the operable windows are closed. From a LEED compliance and documentation standpoint, demonstrating compliance via the mechanical ventilation path is the most straightforward by assuming operable windows will not be used. The prerequisite also includes outdoor air monitoring requirements. Specifically, variable air volume systems must incorporate a direct outdoor air measurement device and constant volume must incorporate a current transducer on the supply fan, an airflow switch, or similar monitoring device. Modify the proposed HVAC upgrades, as needed, to ensure that all occupiable spaces with the LEED CI scope are supplied with ventilation air. The current LEED and ASHRAE 62.1-2010 definition for “occupiable space” is an enclosed space intended for human activities, excluding those spaces that are intended primarily for other purposes, such as storage rooms and equipment rooms, and that are occupied only occasionally and for short periods of time. Verify that the proposed upgrades will deliver ventilation air to the occupiable spaces in the cellar and ground floors. Throughout future design iterations, reference the ASHRAE 62.1-2010 standard to meet the required ventilation (outdoor air) flows and incorporate outdoor air monitoring technology per the prerequisite requirements.

Options associated with mechanical ventilation have been included below, given the proposed HVAC systems upgrades.

- Option 1: Meet all of the following requirements: entryway mats, MERV 13 filters, and cross-contamination prevention (e.g. negative pressure).
- Option 2: Comply with one of the following requirements: exterior contaminant prevention, increased ventilation, CO2 monitoring, or additional source control and monitoring.

Based on the proposed renovations, Option 1 appears to be the most appropriate strategy for 1 point; to pursue a second point, installation of CO2 monitoring is likely the most viable approach. Identify the most appropriate credit strategy given the owner goals and design intent. Align future design iterations with the requirements for the preferred credit strategy.

Silver Gold N

Y	Y	
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Environmental Tobacco Smoke Control prerequisite requires projects to prevent or minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke. Prohibit smoking outside the building except in designated smoking areas located at least 25 feet from all entries, outdoor air intakes, and operable windows. Also prohibit smoking outside the property line in spaces used for business purposes.

Silver Gold N

3	3	
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Low-Emitting Materials rewards projects for reducing concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment. Points are achieved according to the threshold level of compliance with emissions and content standards for the number of product categories such as interior paints and coatings applied on site, interior adhesives and sealants applied on site, flooring, composite wood, ceiling, walls, thermal, and acoustical insulation and furniture. It is our goal to reach full compliance to earn the maximum number of points.

Silver Gold N

2	2	
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Enhanced Indoor Air Quality Strategies rewards projects for improving air quality. Operable windows are the only source of outdoor ventilation air in many areas that consequently do not receive adequate outdoor air as stipulated by code for renovated areas. The proposed HVAC renovations include the installation of ventilation systems to serve the all building spaces. This credit offers two compliance options. Both options contain multiple requirements that are applicable to spaces based on the ventilation strategy utilized (e.g. mechanical ventilation, natural ventilation, or mixed-mode). The building can pursue Option 1 or Option 2 independently (one point each), or pursue both options for a total of two points. From a LEED compliance and documentation standpoint, demonstrating compliance via the mechanical ventilation path is the most straightforward by assuming operable windows will not be used.

Silver Gold N

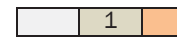
1	1	
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Construction Indoor Air Quality Management Plan rewards projects that minimize indoor air quality problems associated with construction and renovation. The project can earn the 1 point under this credit by developing and implementing an indoor air quality management plan that includes provisions such as to protect absorptive materials stored on-site and installed from moisture damage and to not operate permanently installed air-handling equipment during construction unless filtration media with a minimum efficiency reporting value (MERV) of 8.

Silver Gold N

2	2	
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Indoor Air Quality Assessment rewards projects that establish better quality indoor air in the building after construction and during occupancy. It is possible to 1 or 2 points under this credit if the owner chooses to comply with one of the two options. The first option can earn one point by conducting a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot. The other option can earn 2 points by conducting a baseline indoor air quality test for all occupied spaces to demonstrate that contaminants do not exceed the maximum concentration levels specified.


Silver Gold N
 1

Thermal Comfort rewards projects that promote occupants’ productivity, comfort, and well-being by providing quality thermal comfort. The building has a central steam system serving under-window radiators for heating. Cooling is provided via window A/C units. Operable windows are the only source of thermal comfort control available to occupants. The existing BAS is very limited. There is no central building BAS system and most HVAC equipment is operated manually. The proposed scope of work identifies extensive upgrades to the cooling systems, including the installation of cooling towers to serve the cellar and ground floors, water cooled DX air-conditioning to serve Cellar, 1st floor and 2nd floor Cafeteria/ Kitchen spaces, and split air-cooled DX systems to serve 2nd through 9th floor space. The HVAC systems and building envelope must be designed to meet ASHRAE Standard 55–2010. Thermal comfort controls must be provided for at least 50% of individual occupant spaces (e.g. open-office workstations, private offices). Group thermal comfort controls must be provided for all shared multi-occupant spaces (e.g. conference rooms, training rooms, and courtrooms). The provided controls must allow occupants to adjust at least one of the following in their local environment: air temperature, radiant temperature, air speed, or humidity.

Eligible controls include the following:

Individual Occupant Spaces		Shared Multi-Occupant Spaces
Open-Office Workstations	Private Offices	
adjustable underfloor diffuser (one per workstation)	operable window thermostat	operable window thermostat
task-mounted controls (e.g. plug-in fans, humidifiers) (one per workstation)	ceiling fan	ceiling fan
	adjustable underfloor diffuser	adjustable underfloor air diffusers
	task-mounted controls (e.g. plug-in fans, humidifiers)	

The proposed HVAC renovations will facilitate compliance with ASHRAE Standard 55–2010. However, in our experience it is rare to meet the v4 requirements for thermal comfort controls in 50% of individual occupant spaces through the base HVAC system and controls; task-mounted controls such as plug-in desktop fans can be used to achieve the required level of controllability. During future iterations, ensure the HVAC system design aligns with ASHRAE Standard 55-2010. For individual occupant spaces: Assess the percentage of private offices that have thermal comfort controls. In addition, assess the percentage of compliant controls for open-office workstations.

Silver Gold N
 1


Determine if the overall percentage is 50% or greater. Develop a strategy for providing additional controls, if needed, to reach the 50% threshold. Note that using operable windows to comply with the credit requirements for EAc5 may lead to more complexity in documenting EQp1 and EQc1. For shared multi-occupant spaces: Provide thermal comfort controls to meet the credit requirements for 100% of shared multi-occupant spaces.

Silver Gold N
 3

Interior Lighting rewards projects that promote occupants’ productivity, comfort, and well-being by providing high-quality lighting. The project will earn 1 point for lighting quality by complying with four out of the eight lighting quality strategies; such strategies include use light sources with a CRI of 80 or higher, for 75% of the light sources to have a rated life of at least 24,000 hours and use direct-only overhead lighting for 25% or less of the total connected lighting load for all regularly occupied spaces. It is also possible to earn the 1 point for providing lighting control for at least 90% of individual occupant spaces and all shared multioccupant spaces if the client decides to provide such controls.

Silver Gold N
 1

Daylight rewards projects that introduce daylighting into the space. In this preliminary phase of design we do not find it feasible to earn points under this credit due to existing window sizing, configuration and orientation.

Silver Gold N
 2 2

Quality Views rewards projects that give building occupants a connection to the natural outdoor environment by providing quality views. In this preliminary phase of design we do not find it feasible to earn the point under this credit due to existing window sizing, configuration and orientation.

Acoustic Performance rewards projects that provide workspaces and classrooms that promote occupants’ well-being, productivity, and communications through effective acoustic design. The project will earn 2 points under this credit by meeting specified requirements for HVAC background noise, sound isolation, reverberation time and sound reinforcement and masking. Refer to the acoustic specification for design requirements.

Silver	Gold	N
3	3	3

Innovation

Silver	Gold	N
2	2	3

Innovation rewards projects that achieve exceptional or innovative performance. The project can achieve a maximum of 2 points for exemplary performance in Credit Quality Transit for meeting double the highest threshold and for Credit Reduced parking for providing off-street parking 80% below the baseline.

Silver	Gold	N
1	1	0

Accredited Professional rewards projects that at least one principal participant of the project team is a LEED Accredited Professional (AP) with a specialty appropriate for the project. The project can earn the 1 point in this credit.

Silver	Gold	N
3	4	0

Regional Priority

Regional Priority (4 points) credits are identified by the USGBC regional councils and chapter as having additional regional importance for the project’s region. A project can earn four of the six credits identified; the following credits will earn a point under Regional Priority:

Silver	Gold	N
	1	0
1	1	0
1	1	0
1	1	0

- Enhanced Commissioning - Required Point Threshold: 5
- Enhanced Indoor Air Quality Strategies - Required Point Threshold: 2
- Interior Life-Cycle Impact Reduction - Required Point Threshold: 2
- Building Product Disclosure and Optimization – EPD Required Point Threshold: 1



OVERVIEW

A critical element of the project is planning construction phasing that will allow to maintain active and appropriate court operations for the duration of the project. We have developed a preliminary phasing plan for the Phase III of the Manhattan Courts Master Plan that will need to be further developed with a construction manager once the project moves into the design phases.

Phasing of the Manhattan Courts needs to be considered in two parts:

Agency/Program Components moves within a building:

The goal is to move each agency once. If that is not achievable, appropriate swing space within or outside the building is required to make the appropriate spaces available to the courts.

Agency/Program Components moves between buildings:

Many of the program components require moves between buildings. These relocations are critical components to the phasing plans of all buildings. Consideration has been made to renovate each building independently and limit the critical path dependencies between buildings.

80 CENTRE STREET CRITICAL STEPS

We have identified the parties that need to make an early move to permanent off site spaces and swing space before any construction within the courts can commence. These moves make large amounts of space available within 80 Centre Street and 100 Centre Street to accelerate the overall construction sequence. These moves are as follows:

The District Attorney

The District Attorney will need to relocate to offsite swing space, thereby freeing up the 6th-9th floors and two wings of the 15th floor in 100 Centre Street. (ECAB and WASU Property Release remain in 100 Centre Street to support arraignment). This is a very critical step. The total area that will be available for construction with this move is approximately 150,000 SF. Refer to 100 Centre Street Volume for detailed information.

Special Narcotics Prosecutor, Bowery Resident's Committee (SPAN), Department of Health (DOH), The City Building Department (DOB HUB), and Marriage License Bureau

The above programs will need to relocate to offsite leased space, thereby freeing up 43% of the occupied space in 80 Centre Street.

This is a very critical step. The total area that will be available for construction with this move is approximately 115,000 SF. This available area can then be actively renovated in the first phases of construction in 80 Centre Street for the construction of new DANY office spaces. Providing these new offices in the initial phases allows for previously relocated DANY offices to move back into their final location in 80 Centre Street.

Probation

We have proposed that a component of Probation be temporarily relocated into 80 Centre Street for the duration of construction of 100 Centre Street. The reason this is necessary is that the proposed plans locate a portion of Probation on the 12th floor- space currently occupied by the Department of Corrections. Operation of the 12th floor Department of Corrections will need to be maintained until ALL wings of the building have been renovated with the proposed vertical circulation from the new, consolidated DOC space on the 3rd floor. Otherwise, DOC would be unable to feed prisoners to the courts of non-renovated wings securely.

The work and clients of Probation is sensitive, and it would be difficult to relocate them outside of the courts system without issues with the neighborhoods. We have proposed relocating them to 80 Centre Street in the current Marriage Bureau location. This location is ideal as it has its own dedicated entry on Worth Street, and would therefore not interfere with DANY or Civil Court operations, and remain isolated.

Probation will relocate to 100 Centre Street at the last phase of 100 Centre Street.

Courtroom Counts

We have developed the available courtroom counts in each phase of the proposed phasing plan in order to maintain current operations.

Of critical consideration is the remnant 6 Supreme Criminal Courtrooms in 111 Centre Street. These 6 Courtrooms will, at a later phase, likely become a major impediment to the completion of 111 Centre Street.

Our proposed phasing plan takes this into consideration, and in order to manage project costs and accelerate the completion of 111 Centre Street- we have shown that the Criminal Courts will operate with 5-6 fewer courtrooms in the final phases of 100 Centre Street Construction.

If this is determined to be unacceptable – there alternatives are:

- Slow or delay the renovations of 111 Centre Street. This will also impact and delay the phasing of 80 Centre Street. The remnant 6 courtrooms, if they remain in 111 Centre Street would delay the completion of 111 and 80 Centre Street by approximately 1 year.
- Find appropriate Swing Court locations. This can be difficult due to ULURP requirements, and it would be best if these Swing Courts were found within the 4 buildings. We have considered that there is potential to develop swing courtrooms in 80 Centre Street (in the current Department of Buildings space)- but, locating Criminal Courts there would be difficult as introduction of Department of Corrections into 80 would be too intrusive. IF the Criminal Courts could find use of swing courts in 80 WITHOUT requiring Department of Corrections, there may be potential in this. At the writing of this report, this was under consideration by OCA, and has not been further developed.

The phasing of 80 Centre Street is proposed to be largely a horizontal phasing. Spaces previously identified will be relocated to leased space. Followed by tying in DANY renovated space into the new infrastructure. Those spaces vacated in the earlier phase would be renovated. 80 Centre Street's complete renovation is dependent on the removal of the 13 Supreme Civil Courts which are currently located on the 1st, 2nd and 3rd floor.

PHASING
COURT COUNT OVERVIEW

Court Count

The table to the right indicates the number and location of operational courts per facility, by phase.

80 Centre Street currently has 13 operational Supreme Civil Courts- these will all be eliminated at the completion of construction. Many of these courts are undersized and inadequate for Civil Court usage.

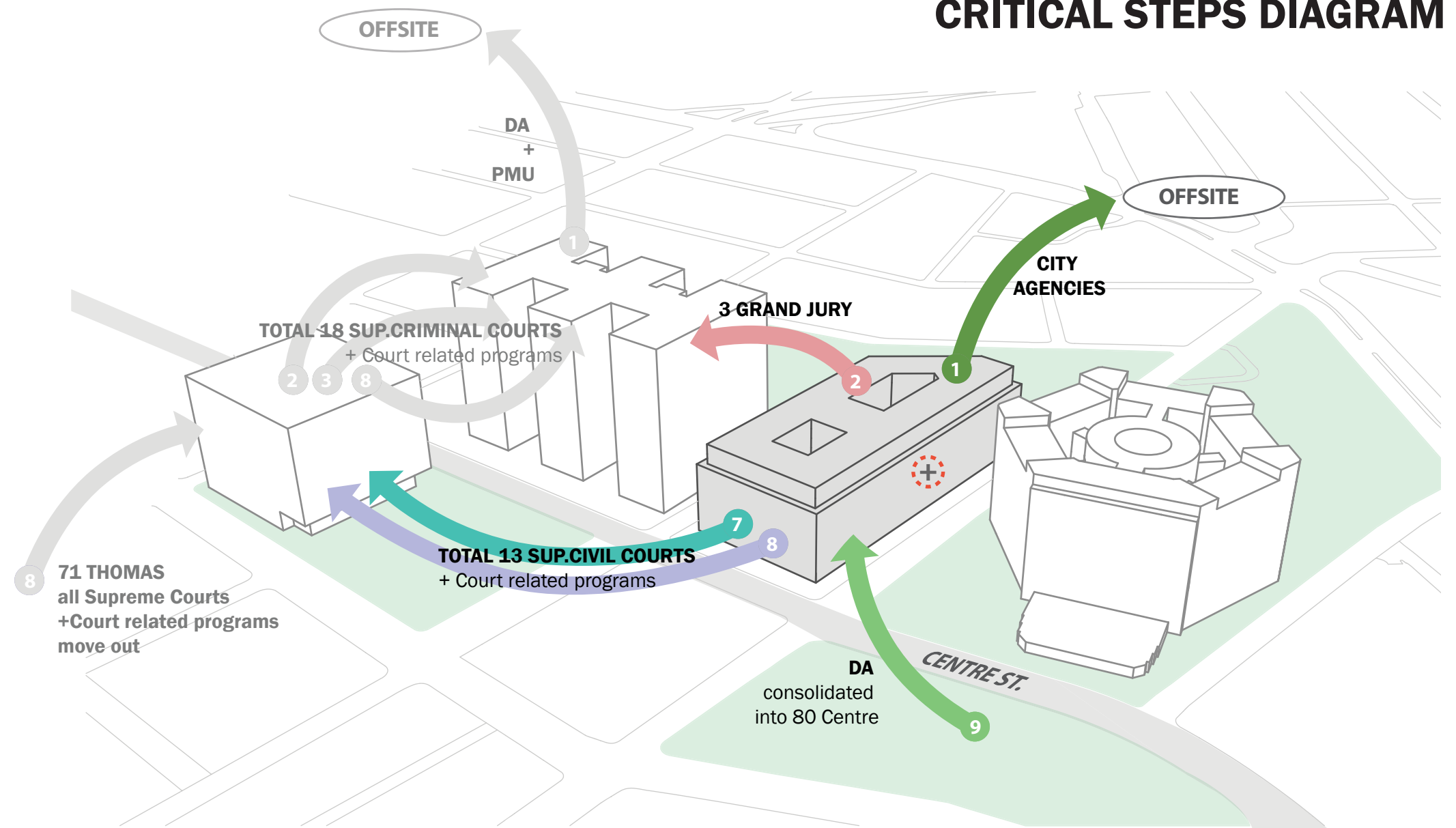
After the initial phases of 80 Centre Street to renovate the areas left vacant by the permanently relocated agencies, construction work in 80 would need to pause while waiting for the 13 courts to relocate into 111 Centre Street. This occurs in phases 6 and 7

This phasing presumes that no swing courts are constructed in 80 Centre Street. There is a potential that the DOB space on the 3rd floor could be converted into operational courtrooms to benefit either the Criminal or Civil courts during construction. Doing so would delay construction in 80 Centre Street.

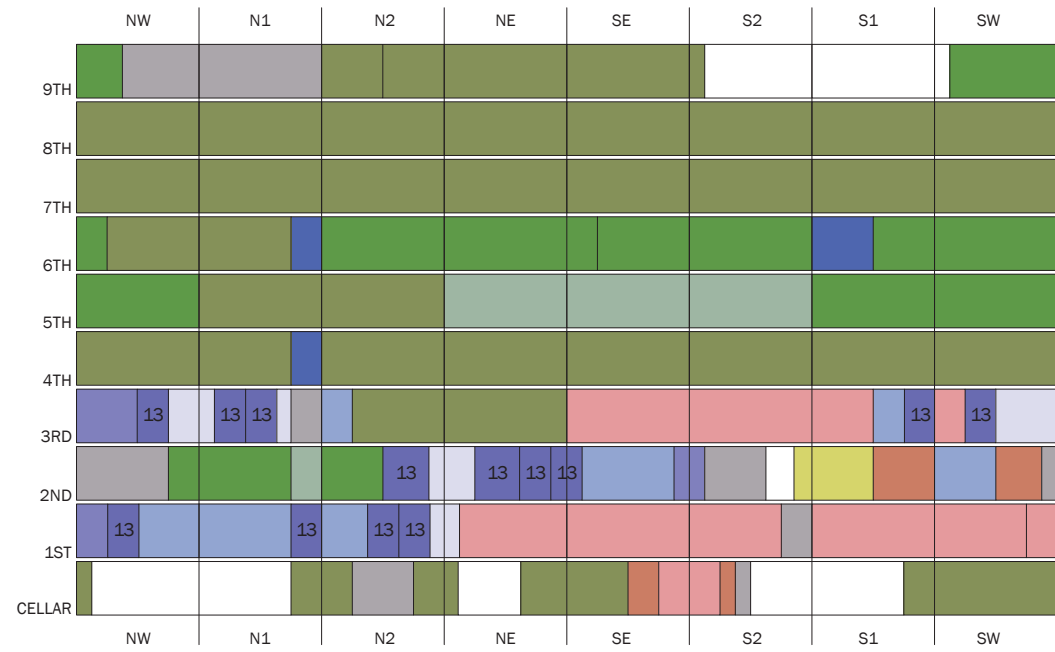
	Existing	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Finish	Proposed	2031 Need
Supreme Criminal	100	19	19	22	28	30	30	31	32	32	36	
	111	18	18	11	6	6	6	6	0	0	0	
	80											
	60											
	Total	37	37	33	34	36	36	37	32	32	36	36
City Criminal	100	17	17	22	21	19	20	17	16	17	18	
	111											
	80											
	60											
	Total	17	17	22	21	19	20	17	16	17	18	18
Criminal Court Total	54	54	55	55	55	56	54	48	49	54	54	56
Supreme Civil	Existing											
	100											
	111	10	10	9	9	4	13	20	20	24	24	
	80	13	13	13	13	13	13	13	8	0	0	
	60	29	23	24	22	22	28	26	29	29	29	
	71 Thomas	6	6	6	6	6	6	6	6	0	0	
Total	58	52	52	50	45	60	65	63	53	53	53	53
City Civil	Existing											
	100											
	111	22	22	19	17	23	19	16	17	23	23	
	80											
	Total	22	22	19	17	23	19	16	17	23	23	23
Vacated Courts in 111 Centre	0	0	7	12	10	7	0	0	0	0	0	0
Swing Courts in 80	0	0	0	0	0	0	0	0	0	0	0	0
Civil Court Total	80	74	78	79	78	86	81	80	76	76	76	76

Above court need
 Below court need
 Construction is completed

- **PRE PHASE 1**
• City Agencies: 80 → Offsite
- **PRE PHASE 2**
• Grand Jury: 80 → 100
- **PRE PHASE 7**
• 4 Supreme Civil Courts: 80 → 111
- **PRE PHASE 8**
• 9 Supreme Civil Courts: 80 → 111
- **POST PHASE 9**
• DANY: Offsite → 80
- + **80 CENTRE : POTENTIAL SWING SPACE**
Marriage License Bureau + DOB HUB:
Swing Space for 100 and 111 Centre
• Probation
• Potential Swing Courtrooms

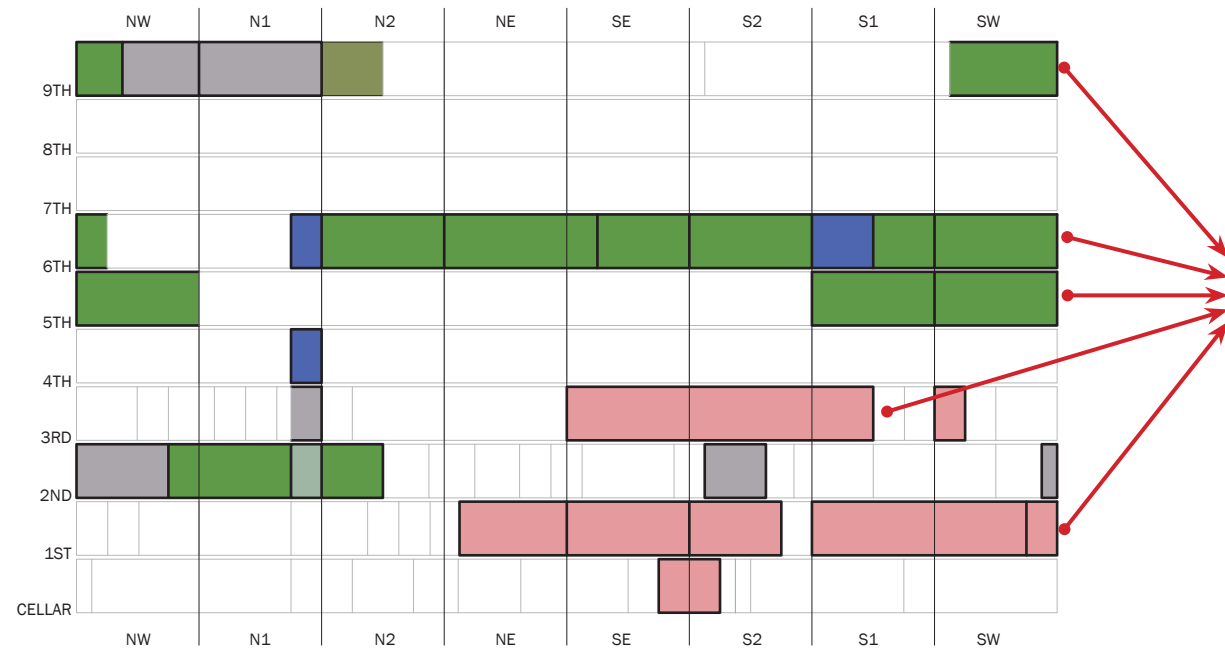


	DESIGN	SWING/ LEASE	CONSTRUCTION									
			Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	
100	(2019)		(2021)								(2028)	
111	(2019)			(2022)							(2027)	
80	(2019)	19mo.	13mo.	(2021)	(2023)	Waiting for courts to move			(2026)	8mo.	8mo.	(2028)
60	(2019)			(2021)							(2026)	



EXISTING

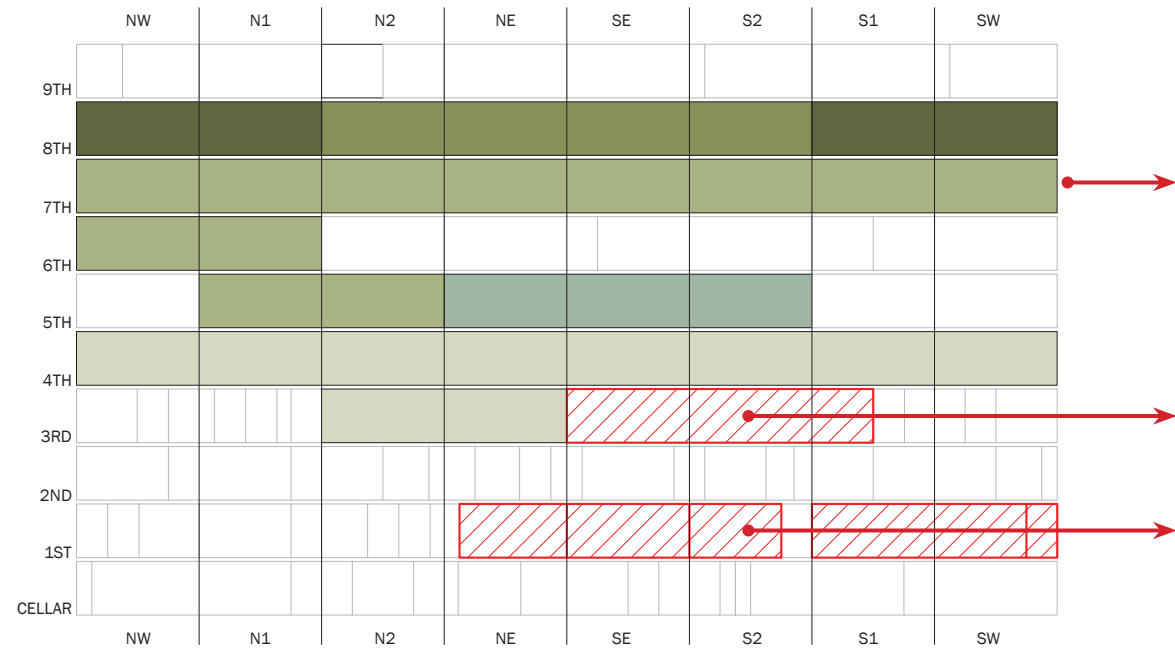
	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	0	0	0	0
TOTAL	0	0	0	0



TOTAL : 108,706 SF TO LEASED SPACE

PRE-PHASE

	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	0	0	0	0
TOTAL	0	0	0	0



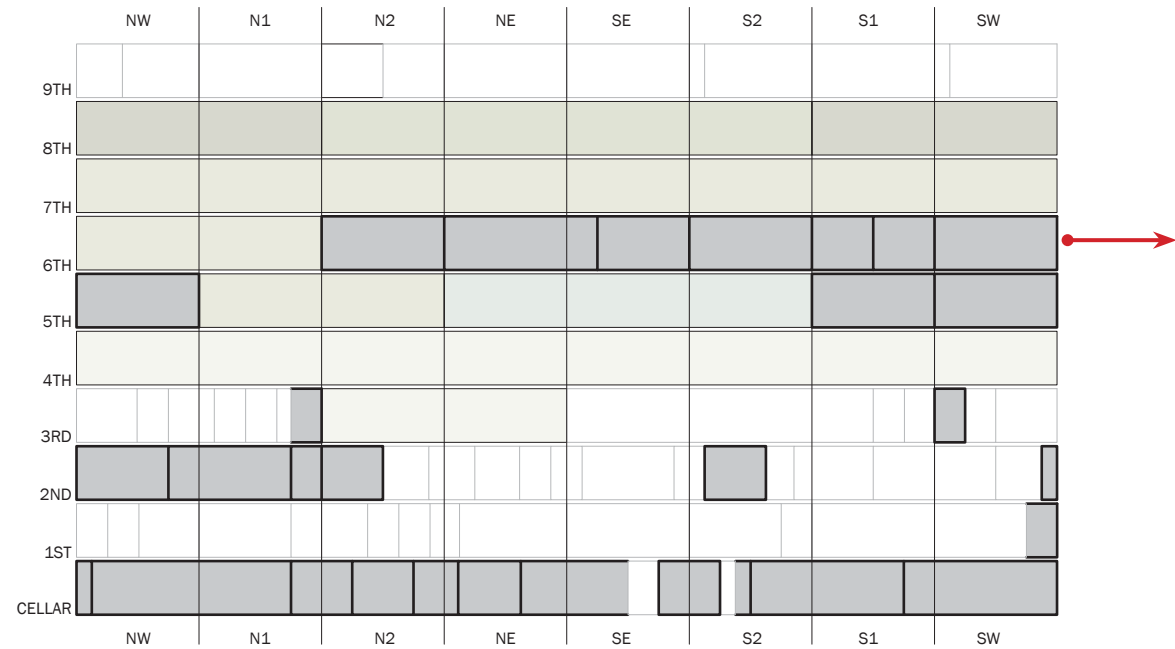
TIE IN DANY RENOVATED SPACES TO NEW INFRASTRUCTURE

POTENTIAL CIVIL COURT SWINGS.
AREA : 16,082 SF

PROBATION SWING SPACE
AREA : 23,768 SF

PHASE 1

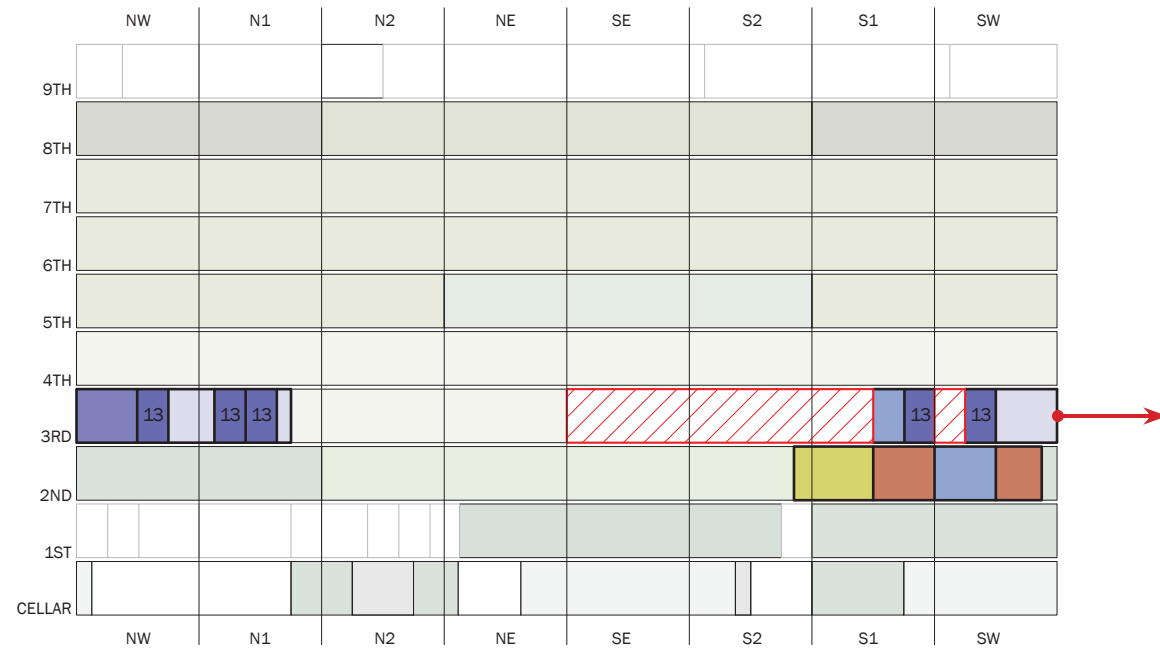
	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	0	0	0	0
TOTAL	0	0	0	0



RENOVATE VACATED SPACES

PHASE 2

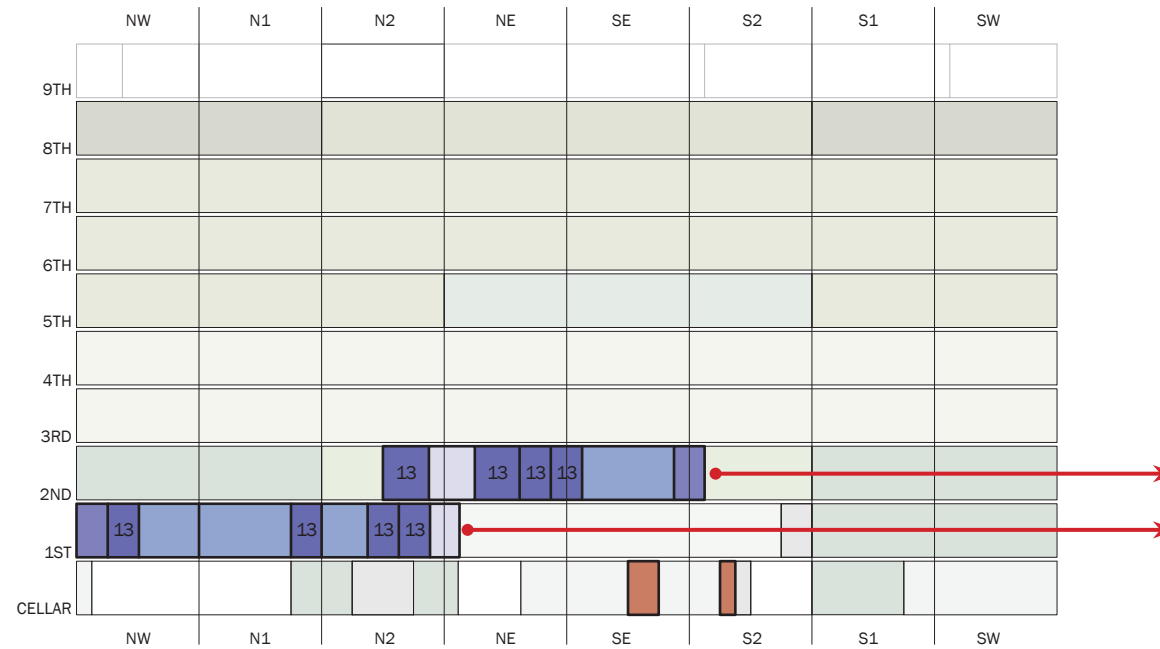
	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	0	0	0	+8
TOTAL	0	0	0	+8



RENOVATE 5 COURTS AT 3RD FLOOR + SWING COURTS

PHASE 6

	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	-13	0	-13	-5
TOTAL	-13	0	-13	-5

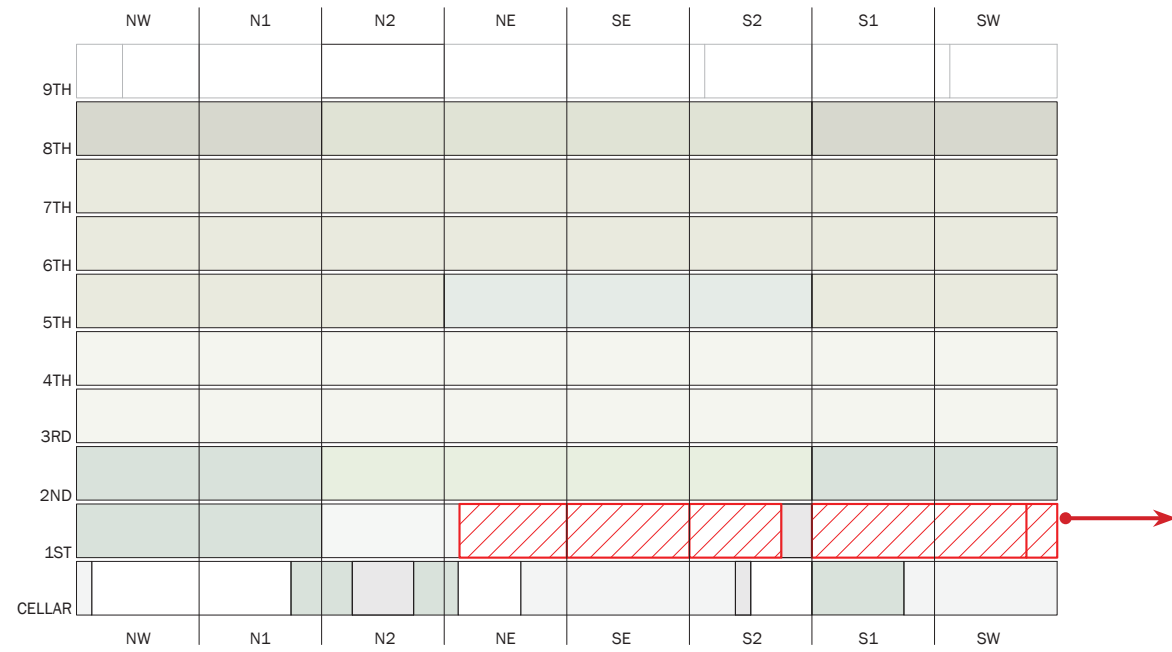


RENOVATE 4 COURTS AT 2ND FLOOR

RENOVATE 4 COURTS AT 1ST FLOOR

PHASE 7

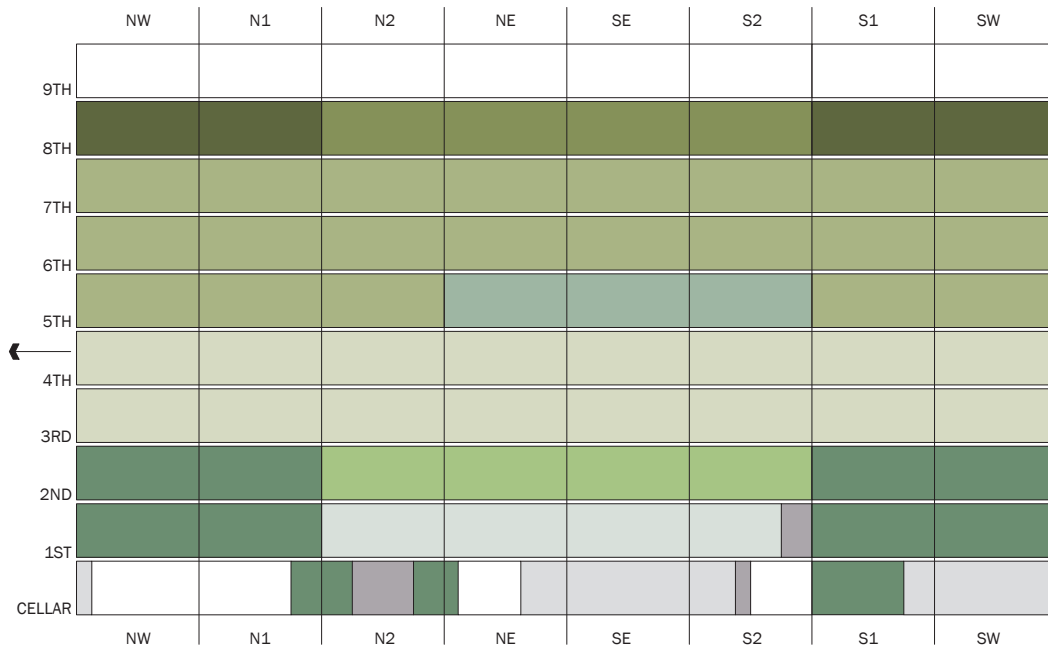
	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	-8	0	-8	-13
TOTAL	-8	0	-8	-13



RENOVATE PROBATION SWING SPACE

PHASE 9

	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	0	0	0	-13
TOTAL	0	0	0	-13



COMPLETE

	LOSS	GAIN	PHASE OVERALL	ACCUMULATED OVERALL
SUPREME CIVIL	0	0	0	-13
TOTAL	0	0	0	-13

OVERVIEW

We have prepared budget cost estimates for the developed scheme for the four facilities as shown in the drawings. The cost estimates reflect the anticipated scope of work and do not include any exterior upgrades to façade, glazing, roofing. Exterior upgrades include the work associated to the new entry lobbies at 100 and 111 Centre Street.

The basis and assumptions of the cost estimate are as follows:

- The unit prices were developed using 2017 dollars, labor costs included at local unit rates and exclude a PLA.
- No provisions for underground gas and vapor mitigation.
- Assumed all required municipal water is available at the property line.
- Assumed all long lead items can be pre-purchased to meet schedule requirements.
- The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules and regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in or require an increase in the cost of work.
- Abatement has been included in the construction costs.
- Security, communications, AV, IT and digital signage system includes infrastructure costs only (empty conduits, back boxes and power requirements).
- Program space unit rates include: miscellaneous metals, millwork, thermal and moisture protection, doors and windows, finishes, specialties, equipment and furnishing.
- DCAS provided unit SF costs for offsite temporary and permanent leased office space.
- Proposed design and cost estimate are based on the Task Order mandated LEED Gold.

Cost escalation has been calculated independently for each building based on the total construction hard costs for each building. Escalation is calculated at 3% per year to the mid-point of construction. Escalation for each building is as follows:

- 60 Centre Street: 4.5 years (midpoint): 13.5%
- 80 Centre Street: 5.5 years (midpoint): 16.5%
- 100 Centre Street: 5 years (midpoint): 15.0%
- 111 Centre Street: 4.5 years (midpoint): 13.5%

Estimate excludes the following:

- Inert gas fire suppression systems
- Traffic Impact Fees
- Sewer Tap Fees
- Water Tap Fees
- Land & off-site improvements
- Costs associated with air monitoring and clearance sampling
- New Utilities, assumed all existing are adequate

The renovation work areas associated to court operations are as follows:

- Civil Court operations (60 and 111 Centre Street) 527,557 SF
- Criminal Court operations (100 Centre Street) 565,320 SF
- DANY (80 Centre Street) 384,173 SF

In total, the apportioned costs associated with criminal and civil court operations are roughly equitable and proportional based on the area of renovation.

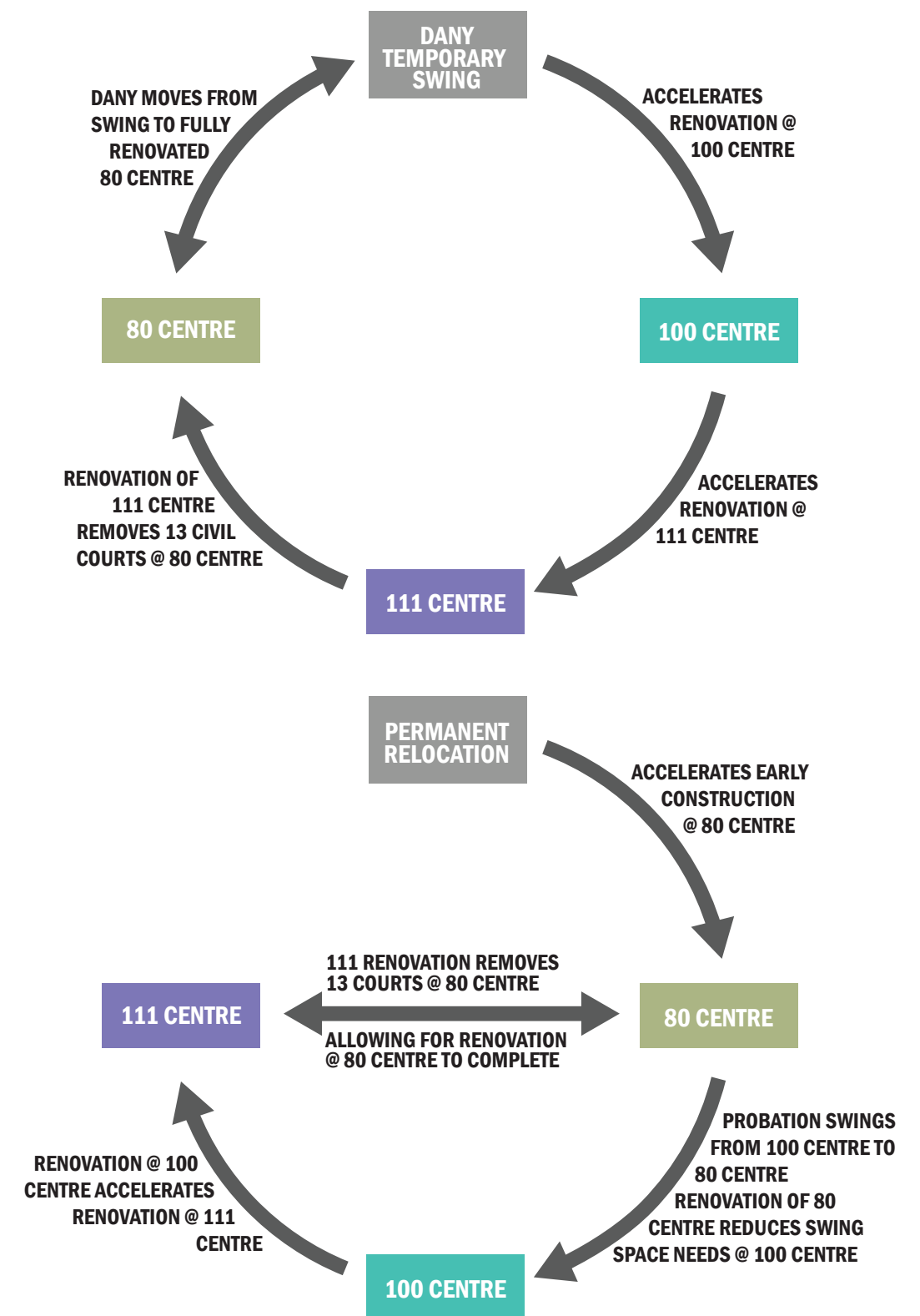
SWING SPACE/ AGENCY RELOCATION

In total, there are roughly 260,000 SF off-site office space required for the scope of work defined in this proposal. Of this, approximately 150,000 SF are required for temporary offsite space to support construction. This is largely for DANY relocation out of 100 Centre Street. The remaining 110,000 SF is allotted for the permanent off-site relocation of various agencies within 80 Centre Street.

For the purpose of the estimate, and as the most conservative option, the off-site location is within leased office space in lower Manhattan. In working with MOCJ and DCAS real estate group, the cost estimate reflects a 15 year lease and operating costs, as well as a budget for tenant fit-out in the off-site location. If appropriate space can be found in city owned facilities, the lease and operating costs can be lessened. Appendix for DCAS lower Manhattan leased space cost evaluation.

Principally, all the swing and permanent relocations are indirectly linked between 80, 100 and 111 Centre Street. Offsite relocation directly benefits 80 Centre Street, and could be partially attributable to those costs. But, indirectly, the permanent relocation benefits 100 Centre Street for the relocation of the District Attorney and indirectly impacts 111 Centre Street by allowing for Supreme Criminal Court relocation.

Swing directly benefits 100 Centre Street by expediting construction. Indirectly, 80 Centre is impacted as the District Attorney ultimately goes there. 111 Centre Street is indirectly impacted by the acceleration of 100 Centre Street construction therefore accelerating construction in 111 Centre Street.



**COST ESTIMATE
COST SUMMARY**

COST SUMMARY								
			BY BUILDING					
DESCRIPTION			60 Centre St.	80 Centre St.	100 Center St.	111 Center St.	Swing Space	Totals
CONSTRUCTION COSTS:								
INFRASTRUCTURE	See estimate detail		\$ 41,386,413	\$ 25,172,695	\$ 62,048,900	\$ 25,106,582	\$ -	\$ 153,714,591
INT. CONSTRUCTION- PROGRAM AREA	See estimate detail		\$ 77,559,824	\$ 112,195,080	\$ 227,005,652	\$ 102,506,200	\$ -	\$ 519,266,756
BASE CONSTRUCTION COST:			\$ 118,946,237	\$ 137,367,775	\$ 289,054,552	\$ 127,612,783	\$ -	\$ 672,981,347
CONST COSTS - LEED GOLD PREMIUM	1%		\$ 1,189,462	\$ 1,373,678	\$ 2,890,546	\$ 1,276,128	\$ -	\$ 6,729,813
STAGING/REMOBILIZATION PREMIUM	5%		\$ 6,006,785	\$ 6,937,073	\$ 14,597,255	\$ 6,444,446	\$ -	\$ 33,985,558
DISRUPTION/DUST CONTROL & PROTECTION/OVERTIME PREMIUM	10%		\$ 12,614,248	\$ 14,567,853	\$ 30,654,235	\$ 13,533,336	\$ -	\$ 71,369,672
GENERAL CONDITIONS	10%		\$ 13,875,673	\$ 16,024,638	\$ 33,719,659	\$ 14,886,669	\$ -	\$ 78,506,639
BOND & INSURANCES	3%		\$ 4,578,972	\$ 5,288,130	\$ 11,127,487	\$ 4,912,601	\$ -	\$ 25,907,191
OVERHEAD & PROFIT	15%		\$ 23,581,707	\$ 27,233,872	\$ 57,306,560	\$ 25,299,894	\$ -	\$ 133,422,033
PROGRAM DESIGN CONTINGENCY	25%		\$ 45,198,271	\$ 52,198,255	\$ 109,837,573	\$ 48,491,464	\$ -	\$ 255,725,563
ESCALATION	See qualifications		\$ 30,508,833	\$ 43,063,560	\$ 82,378,180	\$ 32,731,738	\$ -	\$ 188,682,311
CONSTRUCTION COST:			\$ 256,500,190	\$ 304,054,833	\$ 631,566,047	\$ 275,189,058	\$ -	\$ 1,467,310,128
CONSTRUCTION CONTINGENCY	10%		\$ 25,650,019	\$ 30,405,483	\$ 63,156,605	\$ 27,518,906	\$ -	\$ 146,731,013
TOTAL CONSTRUCTION COST:			\$ 282,150,209	\$ 334,460,316	\$ 694,722,652	\$ 302,707,964	\$ -	\$ 1,614,041,141
SOFT COSTS:								
A/E FEES (Including specialty consultants)	14%		\$ 39,501,029	\$ 46,824,444	\$ 97,261,171	\$ 42,379,115	\$ -	\$ 225,965,760
A/E FEES - LEED GOLD PREMIUM	0.25%		\$ 705,376	\$ 836,151	\$ 1,736,807	\$ 756,770	\$ -	\$ 4,035,103
CM FEES	10%		\$ 28,215,021	\$ 33,446,032	\$ 69,472,265	\$ 30,270,796	\$ -	\$ 161,404,114
COMMISSIONING	1%		\$ 2,821,502	\$ 3,344,603	\$ 6,947,227	\$ 3,027,080	\$ -	\$ 16,140,411
COMMISSIONING - LEED GD PREMIUM	0.25%		\$ 705,376	\$ 836,151	\$ 1,736,807	\$ 756,770	\$ -	\$ 4,035,103
FURNITURE & EQUIPMENT	See estimate detail		\$ 13,558,707	\$ 19,592,823	\$ 28,831,320	\$ 13,346,700	\$ -	\$ 75,329,550
TOTAL SOFT COST :			\$ 85,507,010	\$ 104,880,204	\$ 205,985,596	\$ 90,537,231	\$ -	\$ 486,910,041
SWING SPACE/PHASING COSTS:								
OFFSITE PERMANENT SPACE	See estimate detail		\$ -	\$ -	\$ -	\$ -	\$ 109,890,000	\$ 109,890,000
OFFSITE SWING / TEMPORARY SPACE	See estimate detail		\$ -	\$ -	\$ -	\$ -	\$ 149,850,000	\$ 149,850,000
MOVING COST	6.5%		\$ 7,731,505	\$ 8,928,905	\$ 18,788,546	\$ 8,294,831	\$ -	\$ 43,743,788
TOTAL SWING SPACE/PHASING COST:			\$ 7,731,505	\$ 8,928,905	\$ 18,788,546	\$ 8,294,831	\$ 259,740,000	\$ 303,483,788
TOTAL COST:			\$ 375,388,725	\$ 448,269,425	\$ 919,496,794	\$ 401,540,026	\$ 259,740,000	\$ 2,404,434,969
Notes:								
Estimate details will include all structural, architectural and MEP costs required for the work and will be on separate sheets.								

COST ESTIMATE
BUILDING ESTIMATE DETAIL

80 Centre Street		Cost			
		QTY	Unit	Unit Cost	Cost
INFRASTRUCTURE					
Architectural					
	Digital Building Wide Signage System	384,173	SF	\$ 1	\$ 384,173
Elevators					
	No Elevator scope required				
Plumbing					
	Renovation Work				
	Remove/Replace horizontal & riser pipe:				
	4" Sanitary	3,310	LF	\$ 215	\$ 711,650
	4" Vent	3,310	LF	\$ 215	\$ 711,650
	3" CW	3,310	LF	\$ 230	\$ 761,300
	2" CW	5,810	LF	\$ 185	\$ 1,074,850
	1" CW	5,810	LF	\$ 160	\$ 929,600
	Removal of Plumbing Fixtures	1	LS	\$ 51,200	\$ 51,200
	Replace House Domestic Booster Pumps	1	LS	\$ 100,000	\$ 100,000
Mechanical					
	Demolition Work				
	Window AC Units	1	LS	\$ 25,000	\$ 25,000
	Basement Level Print Shop CHW System	1	LS	\$ 75,000	\$ 75,000
	Marriage Bureau CHW System	1	LS	\$ 75,000	\$ 75,000
	Abandoned Cooling Towers and Chillers	1	LS	\$ 175,000	\$ 175,000
	Supplemental AC systems serving renovated spaces	1	LS	\$ 100,000	\$ 100,000
	Base Building Infrastructure				
	Two (2) 450 Ton Cooling Tower Cells	1	LS	\$ 450,000	\$ 450,000
	Two (2) 900 GPM Primary CW Pumps	1	LS	\$ 80,000	\$ 80,000
	Two (2) 900 GPM Secondary CW Pumps	1	LS	\$ 80,000	\$ 80,000
	Two (2) 450 Ton Plate and Frame Heat Exchangers	1	LS	\$ 70,000	\$ 70,000
	CW Piping incl. 8" CW Risers at core	1	LS	\$ 140,000	\$ 140,000
	Steam Heating System				
	Clean/Maintain existing radiator	1	LS	\$ 100,000	\$ 100,000
	Replace Radiator Control Valves	1	LS	\$ 400,000	\$ 400,000
	Replace Steam Traps	1	LS	\$ 300,000	\$ 300,000
	Interlock radiators w/ cooling system	1	LS	\$ 1,000,000	\$ 1,000,000
	Inspection	1	LS	\$ 50,000	\$ 50,000
	Hot Water Heating System				
	Two (2) 3000 MBH Steam to HW Heat Exchanger	1	LS	\$ 150,000	\$ 150,000
	Two (2) 300 GPM HW Pumps	1	LS	\$ 30,000	\$ 30,000
	HW Piping	1	LS	\$ 720,000	\$ 720,000
	Control Points	1	LS	\$ 1,350,000	\$ 1,350,000
Fire Protection					
	Remove deficient existing sprinkler heads	384,173	SF	\$ 1.25	\$ 480,216
	8 Inch Fire Services (2)	384,173	SF	\$ 2.25	\$ 864,389
	New 1,000 GPM (120 HP) Fire Pump w/ 3/4 HP Jockey pump including control panel, and transfer switch	384,173	SF	\$ 3.5	\$ 1,344,606
	Sprinkler Pipe & Heads for the entire building	384,173	SF	\$ 6.0	\$ 2,305,038
Electrical					
D5010-1	Replace Generator & Transfer Switches	1	LS	\$ 2,007,040	\$ 2,007,040

80 Centre Street		Cost			
		QTY	Unit	Unit Cost	Cost
Communications					
	Security System Infrastructure (Empty Conduits, Back boxes and Power Requirements only)				
	Entry -magnetometer and x-ray machines	384,173	SF	\$ 0.25	\$ 96,600
	Access Control	384,173	SF	\$ 0.44	\$ 169,050
	Duress	384,173	SF	\$ 0.50	\$ 193,200
	Video Surveillance	384,173	SF	\$ 0.75	\$ 289,800
	Security Operations Center(s)	384,173	SF	\$ 0.57	\$ 217,350
	Intercoms	384,173	SF	\$ 0.40	\$ 154,560
	Security Empty Conduit System	384,173	SF	\$ 1.38	\$ 531,300
	Power Requirements for Security Systems	384,173	SF	\$ 2.51	\$ 966,000
	AV & IT System Infrastructure (Empty Conduits, Back boxes and Power Requirements only)	384,173	SF	\$ 6.00	\$ 2,305,038
Bridge		QTY	Unit	Unit Cost	Cost
INFRASTRUCTURE					
Site Work					
	Abatement at existing buildings	1	LS	\$ 40,000	\$40,000
	Demolition at existing buildings - openings	4	EA	\$ 50,000	\$200,000
	Transition Lobby	1	LS	\$ 60,000	\$60,000
Concrete					
	Concrete @ Metal Deck	112	CY	\$ 1,200	\$134,200
	Ramp	1	LS	\$ 15,000	\$15,000
Masonry					
	Reconstruction of brick façade walls - openings	4	EA	\$ 30,000	\$120,000
Metal					
	STRUCTURAL STEEL				
	Structural steel bracing	1830	GSF	\$ 50	\$91,500
	Steel supporting floor @ roof deck	20	TONS	\$ 10,000	\$200,000
	Reinforcement of existing frame	1	LS	\$ 400,000	\$400,000
	Reinforcement of columns below bridge at 80th centre street	1	LS	\$ 350,000	\$350,000
	Reinforcement of columns below bridge at 100th centre street	1	LS	\$ 350,000	\$350,000
METAL DECK					
	Floor deck	1830	SF	\$ 6	\$10,980
	Roof deck	915	SF	\$ 6	\$5,490
METAL FABRICATION					
	Metal panels @ roof/floor edge	915	SF	\$ 60	\$54,900
	Metal panels @ underside of bridge	915	SF	\$ 60	\$54,900
	Stainless steel railings	244	LF	\$ 750	\$183,000
Thermal & MP					
	BUILDING INSULATION				
	Behind metal panels	1830	SF	\$ 7	\$12,810
SPRAY ON FIREPROOFING					
	Steel supporting floor and roof deck	1830	SF	\$ 4	\$7,320
ROOFING					
	Roofing system	915	SF	\$ 35	\$32,025
SHEET METAL/FLASHING					
	Flashing @ roof	152	LF	\$ 30	\$4,560

**COST ESTIMATE
BUILDING ESTIMATE DETAIL**

80 Centre Street			Cost			
			QTY	Unit	Unit Cost	Cost
		CAULKING & SEALANT				
		Misc. caulking	1	LS	\$ 10,000	\$10,000
Doors & Windows		Structural glazing	3050	SF	\$ 160	\$488,000
Plumbing		Plumbing - Drainage	1830	GSF	\$ 35	\$64,050
HVAC		HVAC	1830	GSF	\$ 85	\$155,550
Fire Protection		Fire Protection	1830	GSF	\$ 15	\$27,450
Electrical		Electrical	1830	GSF	\$ 45	\$82,350
Total Bridge Infrastructure Cost:						\$3,154,085
Total Infrastructure Cost:						\$25,172,695
80 Centre Street			QTY	Unit	Unit Cost	Cost
INTERIOR						
Demolition						
		Abatement	384,173	SF	\$ 4.00	\$ 1,536,692
		Demolition	384,173	SF	\$ 10	\$ 3,841,730
Architectural						
		1st Floor Lobby Renovation	5,651	SF	\$ 125	\$ 706,375
		Public Corridor Renovation - All Floors	11,551	SF	\$ 100	\$ 1,155,100
		Green Roof	3,665	SF	\$ 112.00	\$ 410,480
	Minor	Office Renovation	194,082	SF	\$ 123.20	\$ 23,910,902
	Moderate	Office Renovation	117,638	SF	\$ 162.40	\$ 19,104,411
	Major	Office Renovation	55,251	SF	\$ 201.60	\$ 11,138,602
Mechanical						
		New Bathroom finishes, accessories and fixtures	6,320	SF	\$ 450	\$ 2,844,000
		Cellar, 1st Floor, 2nd Floor - Cafeteria/Kitchen Spaces				
		Variable Speed Fans	1	LS	\$ 14,080	\$ 14,080
		Supply Air Ductwork & diffusers	1	LS	\$ 307,200	\$ 307,200
		VAV boxes w/ HW Reheat	1	LS	\$ 17,920	\$ 17,920
		Return Air via ceiling plenum				Inc. Above
		Outside Air ductwork & connection via louvers	1	LS	\$ 3,840	\$ 3,840
		HW preheat coils for Outside Air	1	LS	\$ 2,560	\$ 2,560
		Economizer Coils	1	LS	\$ 5,120	\$ 5,120
		HW/CW piping	1	LS	\$ 307,200	\$ 307,200
		Cooling coil condensate piping	1	LS	\$ 6,400	\$ 6,400
		Controls Points	1	LS	\$ 321,280	\$ 321,280
		1st Floor - Office Spaces				
		Indoor water-cooled condensers	1	LS	\$ 162,000	\$ 162,000
		Indoor evaporator cassette type units	1	LS	\$ 93,600	\$ 93,600
		Refrigerant Piping	1	LS	\$ 360,000	\$ 360,000
		Cooling coil condensate piping	1	LS	\$ 25,200	\$ 25,200
		Supply Air Ductwork & diffusers	1	LS	\$ 234,000	\$ 234,000
		Dedicated air-cooled outside air systems (3 systems)	1	LS	\$ 826,000	\$ 826,000
		Floors 2-9 - Floor Spaces				
		Roof mounted ACC	1	LS	\$ 1,468,026	\$ 1,468,026
		Indoor evaporator cassette type units	1	LS	\$ 848,193	\$ 848,193
		Refrigerant Piping	1	LS	\$ 2,562,280	\$ 2,562,280
		Cooling coil condensate piping	1	LS	\$ 228,360	\$ 228,360
		Supply Air Ductwork & diffusers	1	LS	\$ 2,120,482	\$ 2,120,482
		Dedicated air-cooled outside air systems (5 systems)	1	LS	\$ 5,500,000	\$ 5,500,000

80 Centre Street			Cost			
			QTY	Unit	Unit Cost	Cost
		Misc. Cooling Systems				
		CW Piping	1	LS	\$ 100,000	\$ 100,000
		Cooling coil condensate piping	1	LS	\$ 20,000	\$ 20,000
		Controls Points	1	LS	\$ 200,000	\$ 200,000
		Toilet Exhaust				
		Two (2) 12,500 CFM TX Fan	1	LS	\$ 37,500	\$ 37,500
		Toilet exhaust branch ductwork & diffusers	1	LS	\$ 75,000	\$ 75,000
		Air Balancing	1	LS	\$ 20,000	\$ 20,000
		Kitchen Exhaust and Make Up Air				
		Black Iron Kitchen Exhaust Ductwork	1	LS	\$ 750,000	\$ 750,000
		Exhaust grease/odor precipitator	1	LS	\$ 500,000	\$ 500,000
		Outside Make-up Air Units	1	LS	\$ 250,000	\$ 250,000
		Smoke Exhaust				
		Two (2) 25000 Smoke Exhaust Fans	1	LS	\$ 100,000	\$ 100,000
		Two (2) 15 SF exhaust risers	1	LS	\$ 142,500	\$ 142,500
		FSD at each floor	1	LS	\$ 120,000	\$ 120,000
		Branch Ductwork	1	LS	\$ 15,000	\$ 15,000
		Diffusers	1	LS	\$ 75,000	\$ 75,000
		Control Points	1	LS	\$ 50,000	\$ 50,000
		Misc. Ventilation				
		Misc. Exhaust and Supply systems (incl. louvers, fans,	1	LS	\$ 100,000	\$ 100,000
		Building Controls				
		BMS system	1	LS	\$ 7,245,000	\$ 7,245,000
Electrical		Demolition Work				
		Remove all power and branch circuiting for demolished HVAC systems.	384,173	SF	\$ 0.75	\$ 289,800
		Remove all power, branch circuiting, receptacles,	384,173	SF	\$ 0.33	\$ 128,440
		Renovation Work				
		Support the renovation areas including lighting, power receptacles, equipment, and appliances.	384,173	SF	\$ 47.76	\$ 18,348,550
		Support the new mechanical systems	384,173	SF	\$ 3.77	\$ 1,449,000
Fire Alarm		Demolition Work				
		Remove all abandoned devices from renovation areas	384,173	SF	\$ 0.57	\$ 220,183
		Renovation Work				
		The existing Fire Alarm system should be modified as	384,173	SF	\$ 4.78	\$ 1,834,855
Bridge			QTY	Unit	Unit Cost	Cost
INTERIOR						
Finishes		Floor Finish - Durable Material	732	SF	\$ 25	\$18,300
		Ceiling Finish - Metal Panel	732	SF	\$ 60	\$43,920
Total Bridge Interior Construction Cost:						\$62,220
Total Interior Construction Cost:						\$ 112,195,080
Furniture & Equipment						
		All Building Furniture, including Public Area Furniture	384,173	SF	\$ 51	\$ 19,592,823
Total Furniture Cost:						\$ 19,592,823

COST ESTIMATE
SWING SPACES ESTIMATE DETAIL

Swing Spaces	Cost			
	QTY	Unit	Unit Cost	Cost
Offsite Permanent Space SF needs:				
Rent Cost	110,000	SF	\$ 899.00	\$ 98,890,000
Build Out Cost	110,000	SF	\$ 100.00	\$ 11,000,000
Duration of Lease:	15	Years		\$ -
Offsite Swing / Temporary Space SF needs:				
Rent Cost	150,000	SF	\$ 899.00	\$ 134,850,000
Build Out Cost	150,000	SF	\$ 100.00	\$ 15,000,000
Duration of Lease:	15	Years		\$ -
Total Swing Space Cost:				\$ 259,740,000



TYPES OF RENOVATIONS AND NEW CONSTRUCTION

The following are descriptions for the proposed scope of work in each type of renovation for estimation purposes. Finish material quality will vary in functions. A factor will be included in estimate to reflect the difference. Completed finishes of all like rooms are intended to be the same or similar.

The indication of ‘Major/Moderate/Minor’ is an order of magnitude and is intended to account for variables such as:

Some existing partitions may remain in Moderate

Some existing MEP systems may remain in Moderate

Some finish upgrades may be involved in Major work

The general guideline for estimation purposes is as follows:

Minor Office Renovation

These spaces have been recently renovated or will be renovated in near future. Intention is the work in the space will be moderate and only require touch up of existing finishes

- Touch-up paint on partitions and repair ceilings as needed
- Connection to new MEP systems

Moderate Office Renovation (Office to Office)

The space layout changes but use remains the same.

Demolition:

- Remove partitions
- Remove floor finish – say VET
- Remove millwork
- Remove ceiling – say ACT
- Remove doors and frames
- Demo HVAC
- Demo Electrical

New Construction:

- New partitions (Floor to underside of slab above, acoustical batt insulation, 2 layers gypsum wallboard on both sides, see acoustical recommendations)
- New minor millwork (countertops, kitchenette)
- New doors and frames
- New acoustic ceiling tile and/or gypsum board ceiling
- New carpet flooring
- New vinyl floor base
- Paint walls
- New light fixtures
- Misc. HVAC equipment
- Ductwork, insulation and accessories
- Fire protection
- Receptacles/ conduit wire
- Telephone and data
- Switches
- Fire Alarm devices
- Public address – speaker
- CCTV Cameras
- Conduit and wire

Major Office Renovation

The space layout and use change.

Demolition:

Remove wall partitions

- Remove floor finish – say VET
- Remove millwork
- Remove ceiling – say ACT
- Remove doors and frames
- Demo HVAC
- Demo Electrical

New Construction:

- New partitions (Floor to underside of slab above, acoustical batt insulation, 2 layers gypsum wallboard on both sides, see acoustical recommendations)
- New minor millwork (countertops, kitchenette)
- New doors and frames
- New acoustic ceiling tile and/or gypsum board ceiling
- New carpet flooring
- New vinyl floor base
- Paint Walls
- New light fixtures
- Misc. HVAC equipment
- Ductwork, insulation and accessories
- Fire Protection
- Receptacles/ conduit wire
- Telephone and data
- Switches
- Fire Alarm devices
- Public address – speaker
- CCTV Cameras
- Conduit and wire

Restoration Scope for 1st Floor Main Lobby

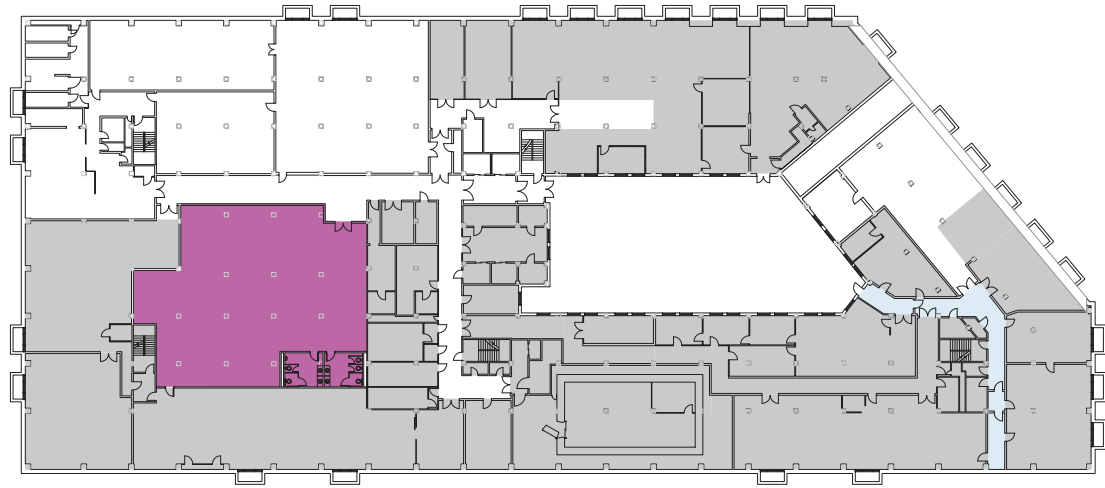
- Restore existing finishes at ground floor lobby
- Provide new power assisted accessible hardware at existing entry doors
- New Handicap Accessible Ramp at Centre Street
- New Lighting

Rehabilitation Scope for Public Corridors: All Floors

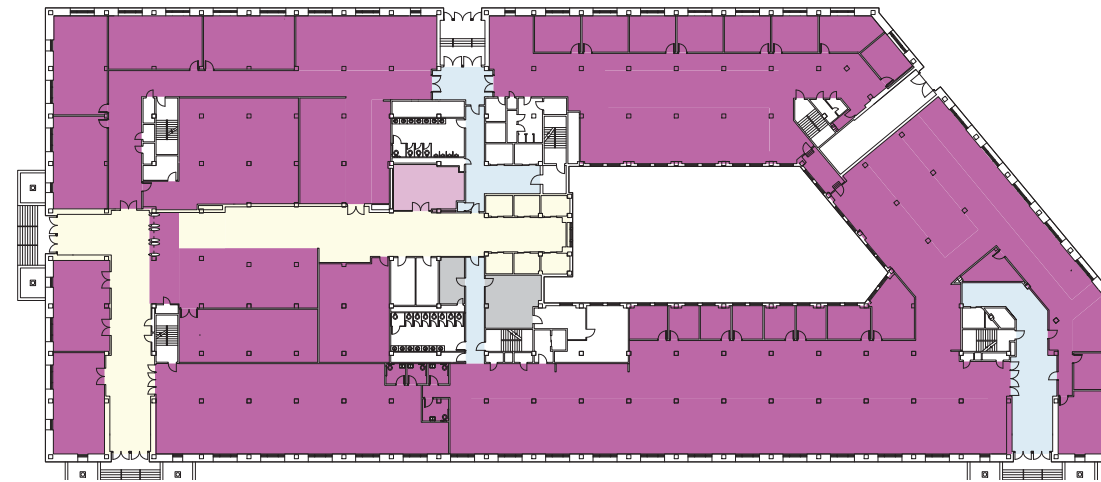
- Rehabilitation scope limited to the main elevator lobby and central core area
- Refinish, repair existing flooring and marble walls
- Replace existing tile flooring outside elevator lobbies
- New ACT ceiling and lighting

Existing Public Bathrooms: All Floors

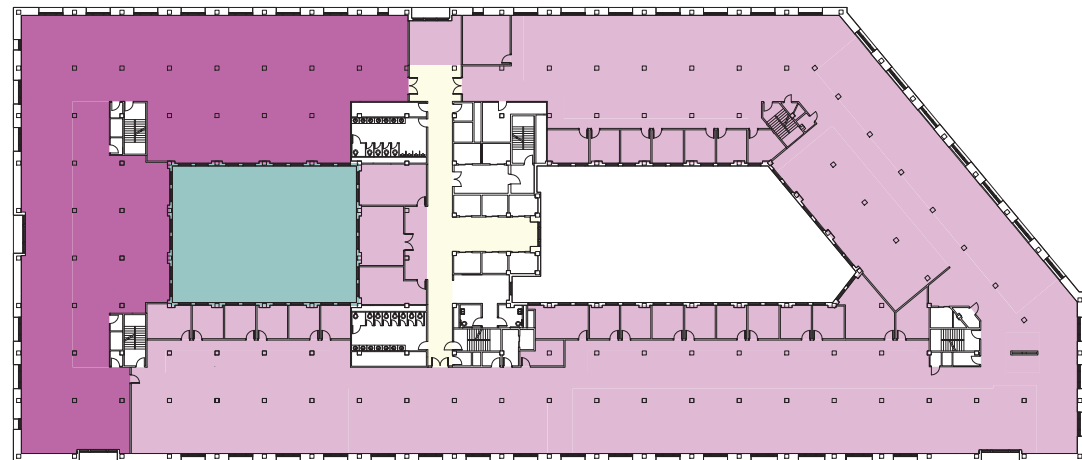
- Replace all fixtures and replace with new accessible fixtures and partitions
- Patch and repair existing tile and ceilings
- Installation of new lighting



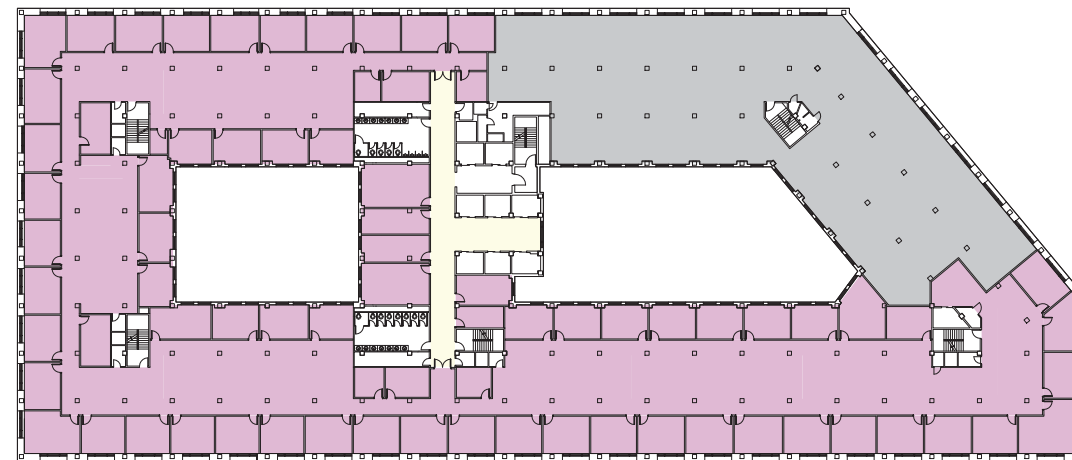
CELLAR FLOOR



1ST FLOOR

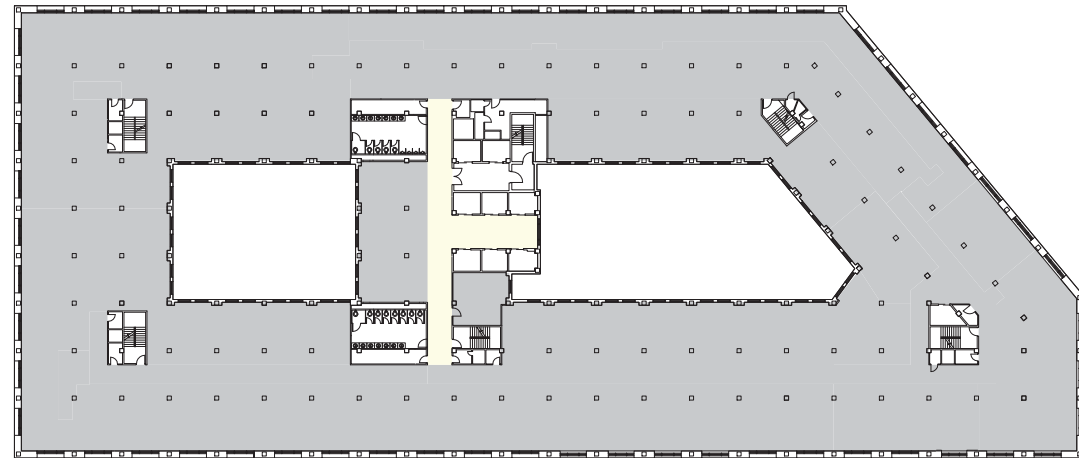


2ND FLOOR

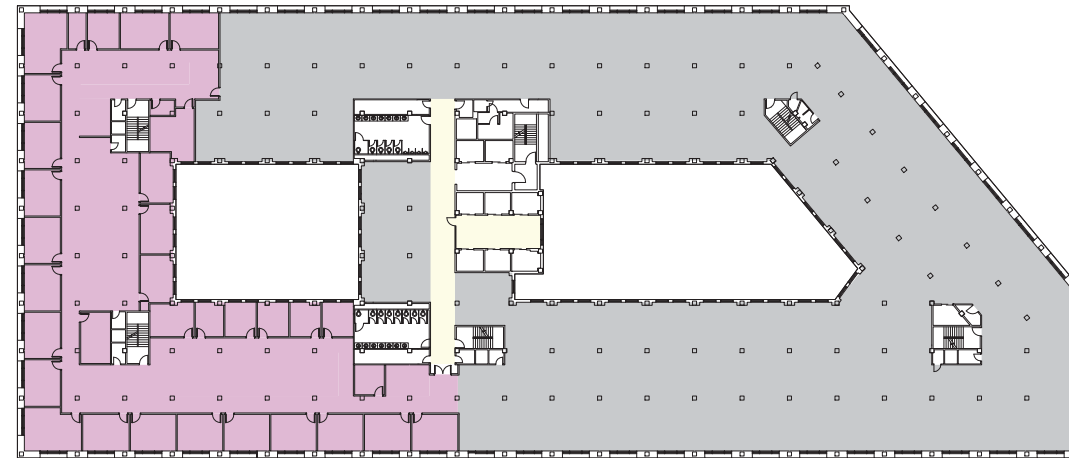


3RD FLOOR

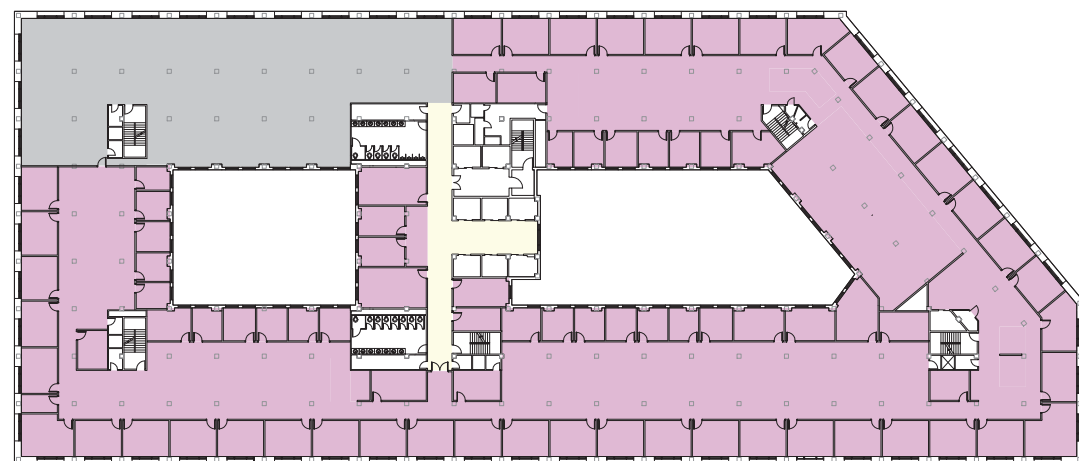
- GREEN ROOF
- MINOR OFFICE RENOVATION
- MODERATE OFFICE RENOVATION
- MAJOR OFFICE RENOVATION
- PUBLIC CIRCULATION
- STAFF CIRCULATION



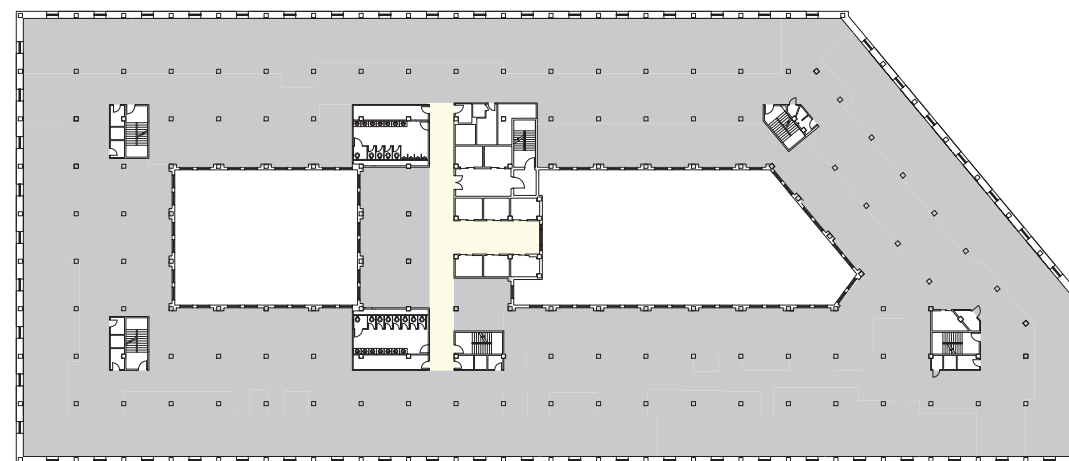
4TH FLOOR



5TH FLOOR

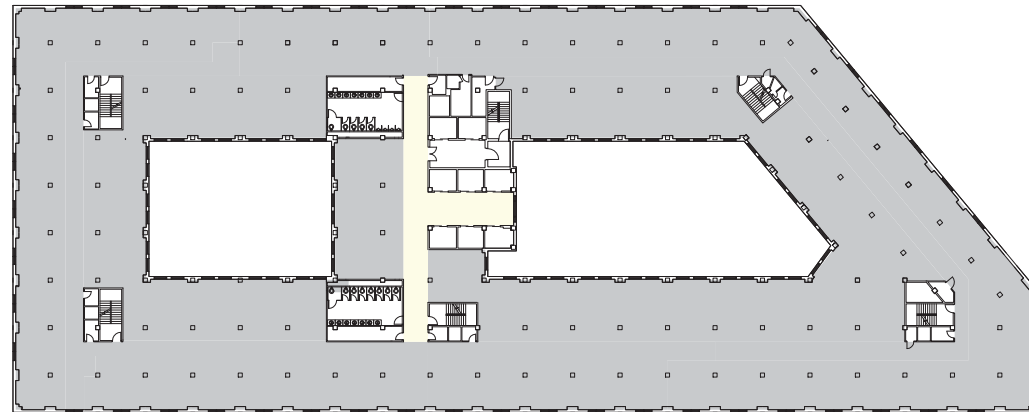


6TH FLOOR

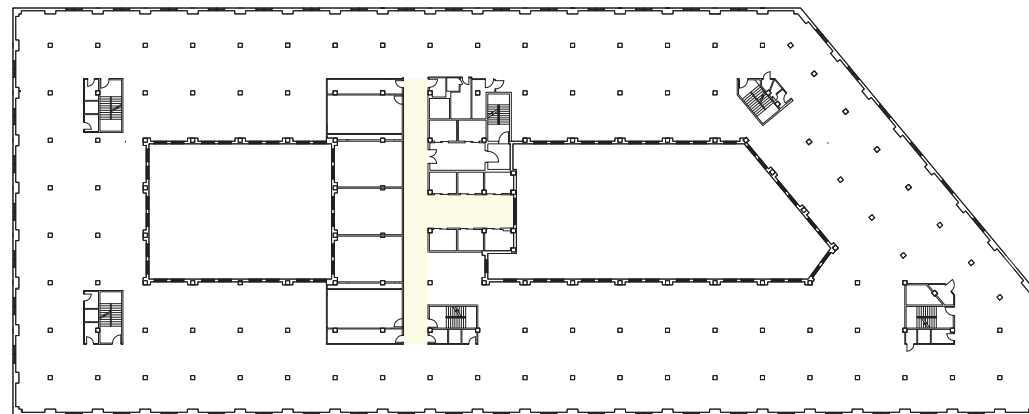


7TH FLOOR

- GREEN ROOF
- MINOR OFFICE RENOVATION
- MODERATE OFFICE RENOVATION
- MAJOR OFFICE RENOVATION
- PUBLIC CIRCULATION
- STAFF CIRCULATION



8TH FLOOR



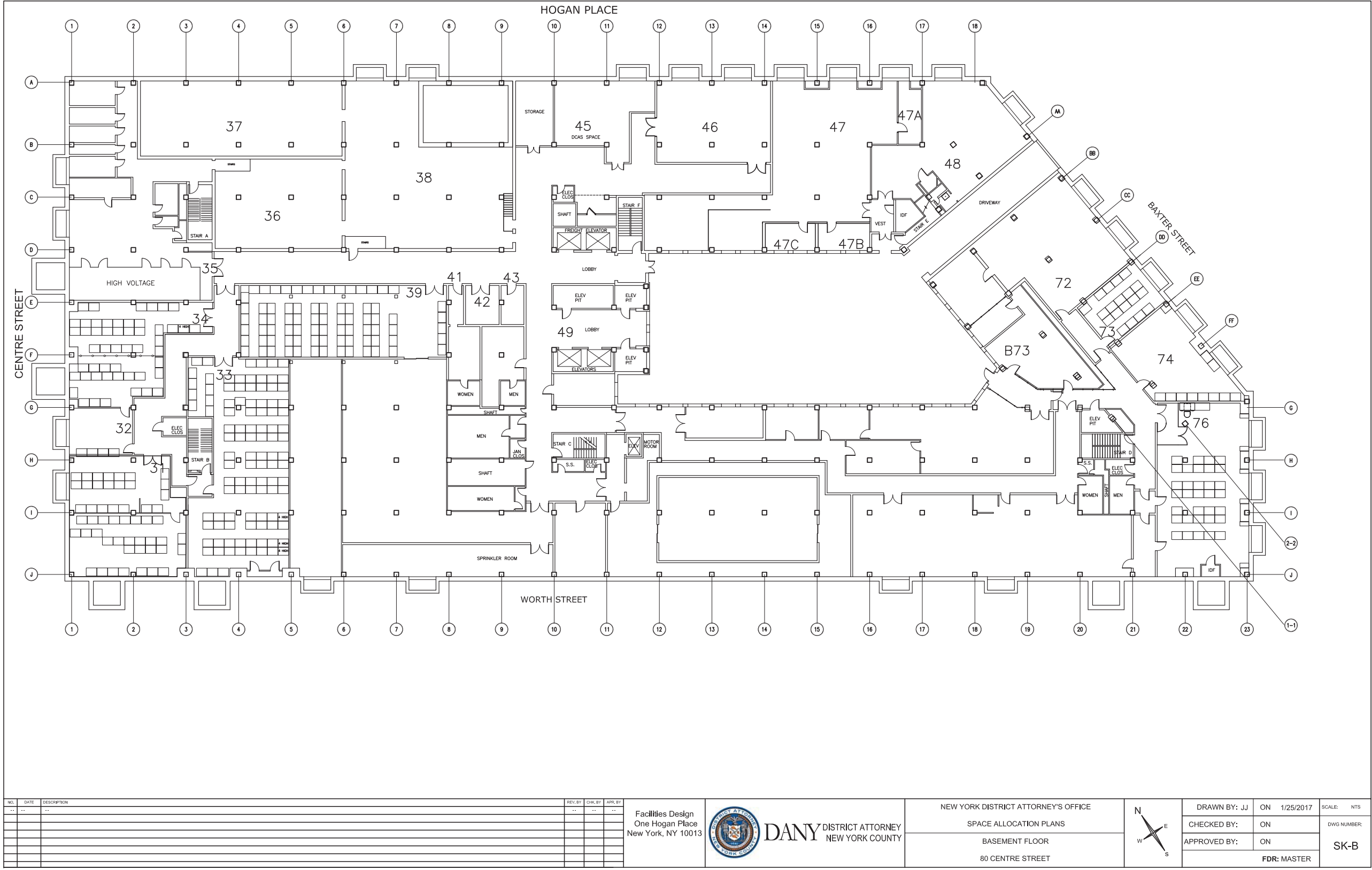
9TH FLOOR

- GREEN ROOF
- MINOR OFFICE RENOVATION
- MODERATE OFFICE RENOVATION
- MAJOR OFFICE RENOVATION
- PUBLIC CIRCULATION
- STAFF CIRCULATION

SUPPORTING DOCUMENTS

DANY RENOVATION PLANS	98
DANY FACILITY MASTER PLAN PROGRAM	107
EXISTING CONDITION PHOTOGRAPHS	111





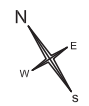
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Facilities Design
 One Hogan Place
 New York, NY 10013

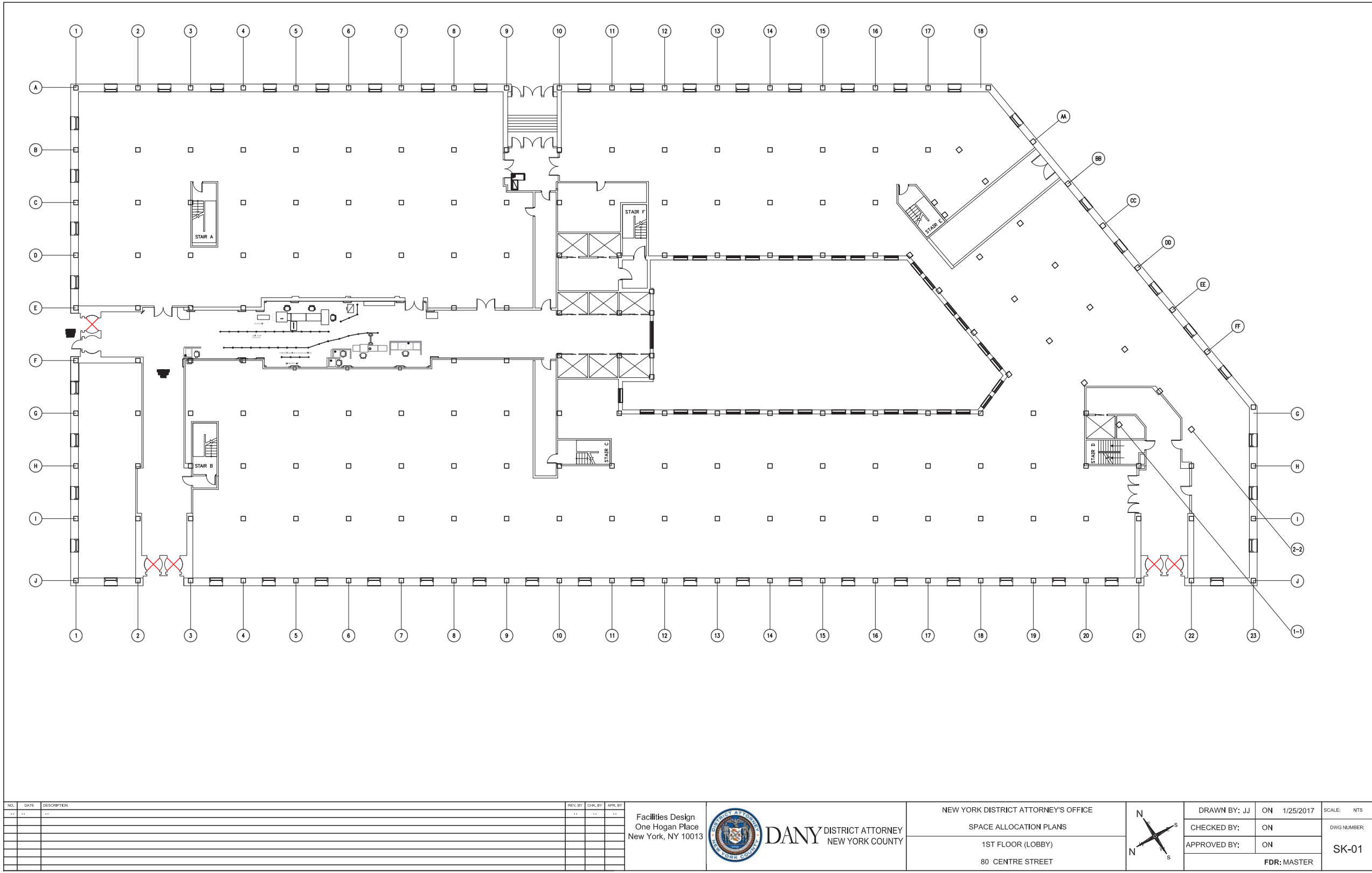


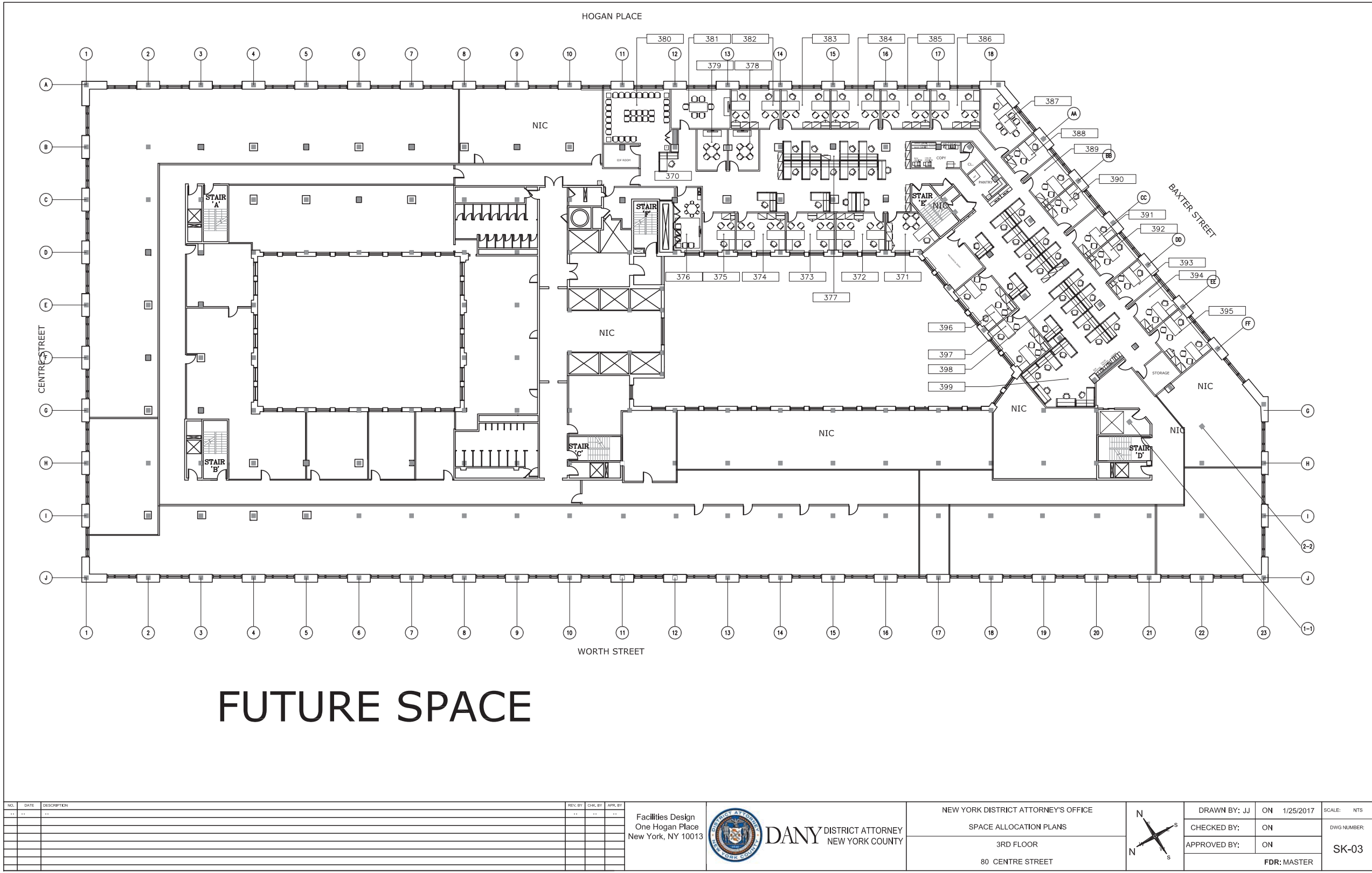
DANY DISTRICT ATTORNEY
 NEW YORK COUNTY

NEW YORK DISTRICT ATTORNEY'S OFFICE
 SPACE ALLOCATION PLANS
 BASEMENT FLOOR
 80 CENTRE STREET



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CHECKED BY:	ON	DWG NUMBER:
APPROVED BY:	ON	SK-B
FDR: MASTER		





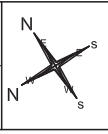
FUTURE SPACE

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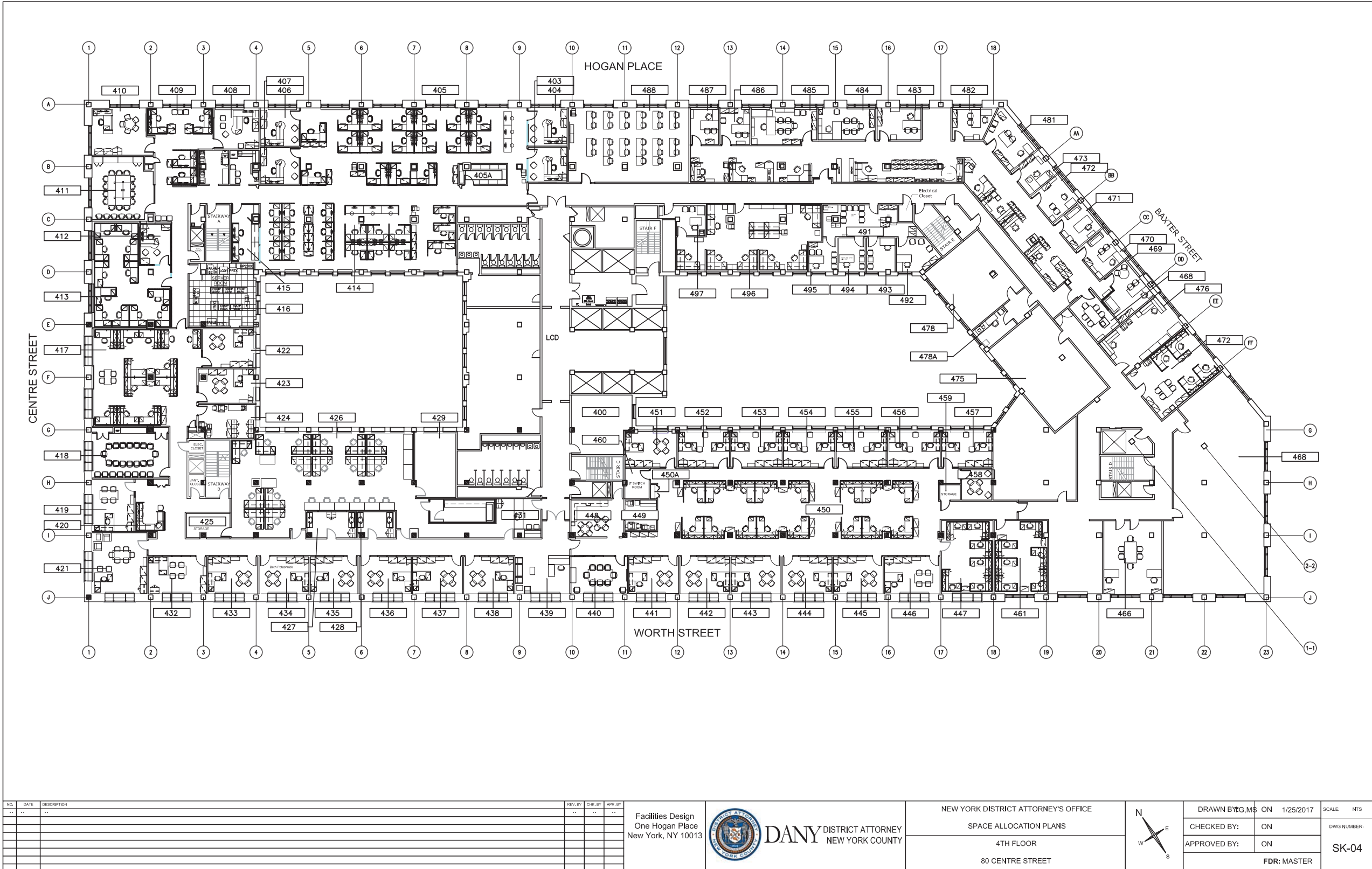
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 One Hogan Place
 New York, NY 10013



NEW YORK DISTRICT ATTORNEY'S OFFICE
 SPACE ALLOCATION PLANS
 3RD FLOOR
 80 CENTRE STREET



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APPROVED BY:	ON		SK-03
FDR: MASTER			

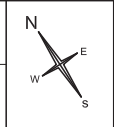


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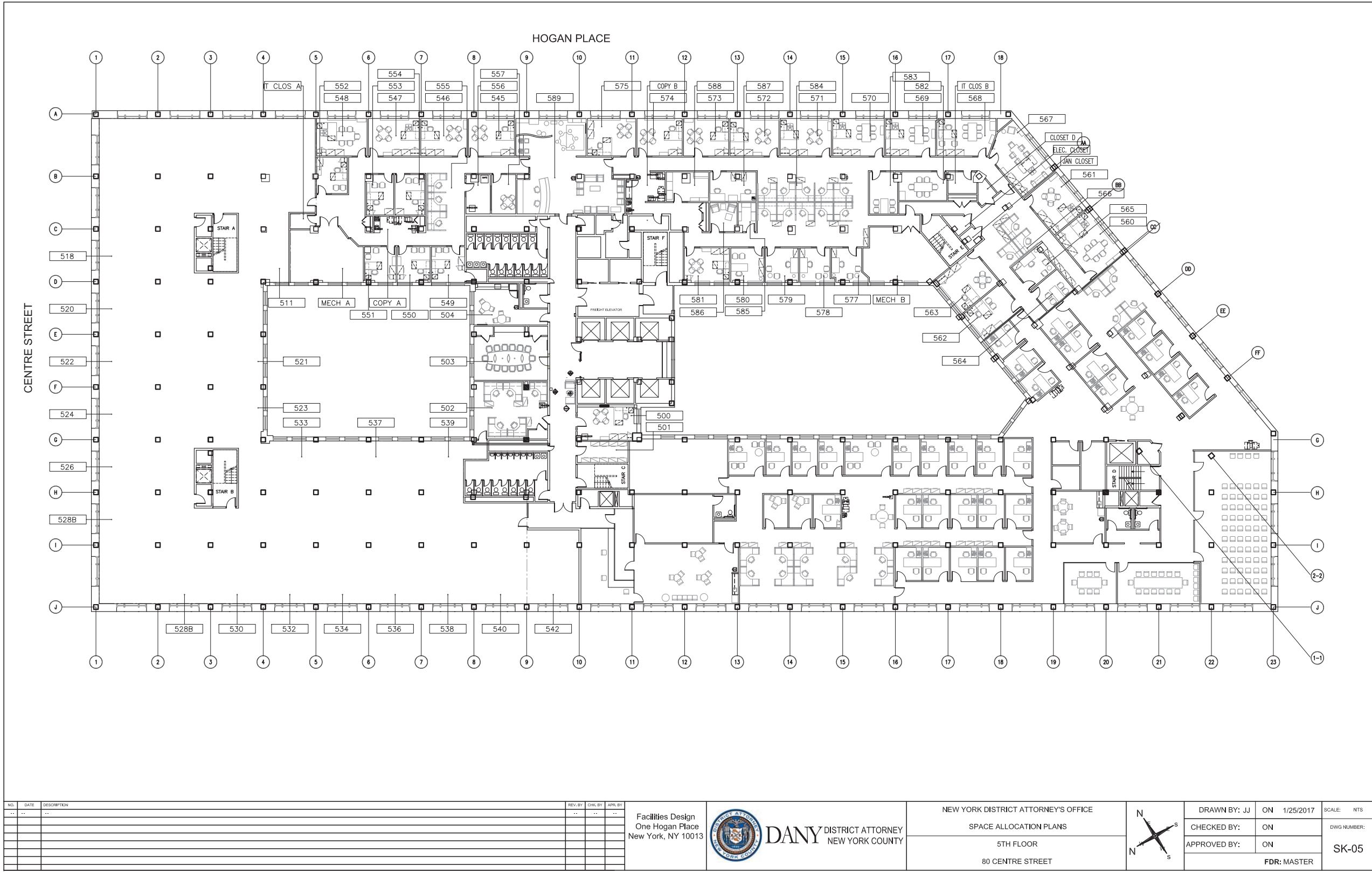
Facilities Design
 One Hogan Place
 New York, NY 10013



NEW YORK DISTRICT ATTORNEY'S OFFICE
 SPACE ALLOCATION PLANS
 4TH FLOOR
 80 CENTRE STREET



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APPROVED BY:	ON		SK-04
FDR: MASTER			

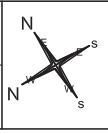


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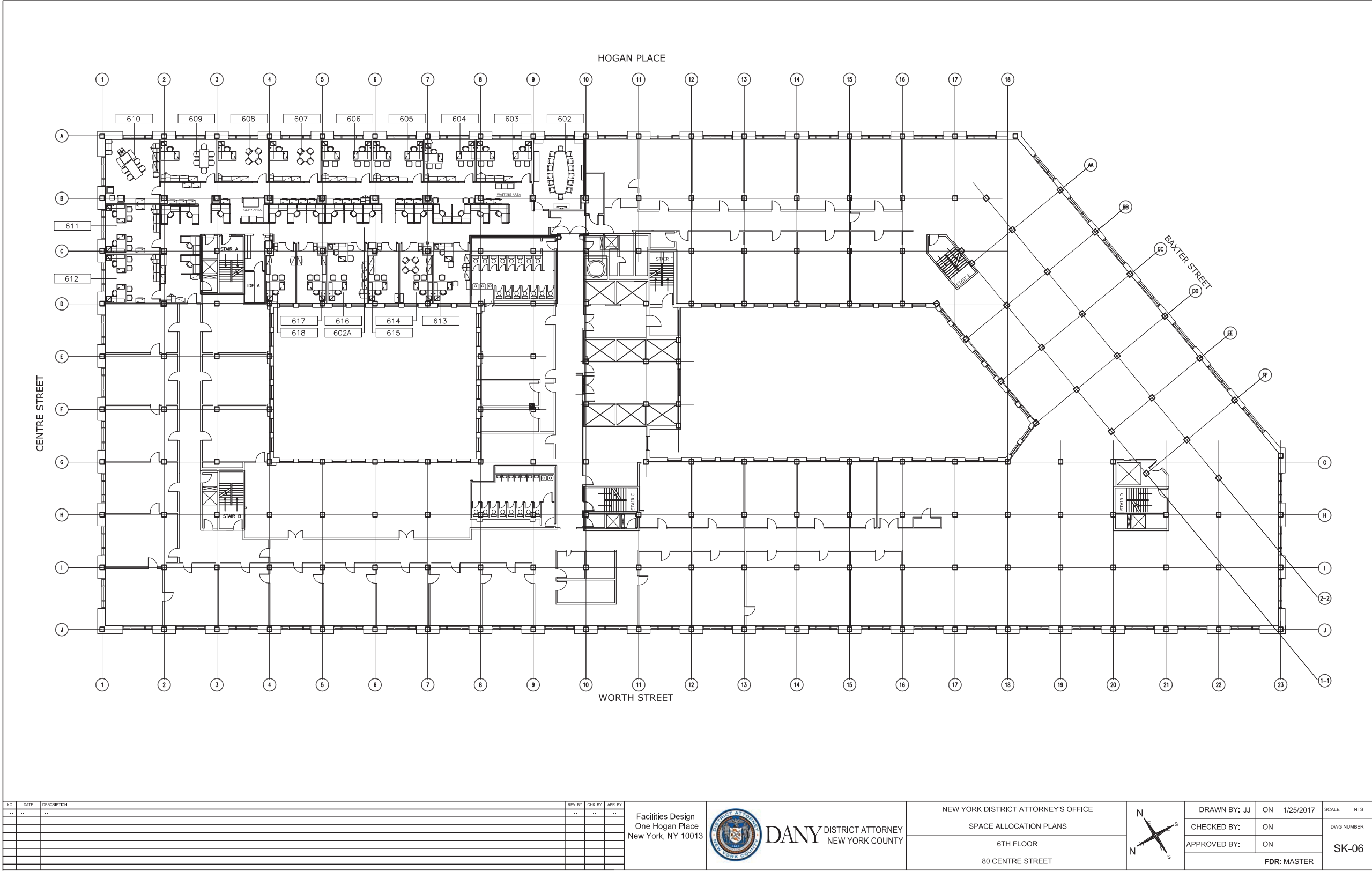
Facilities Design
 One Hogan Place
 New York, NY 10013



NEW YORK DISTRICT ATTORNEY'S OFFICE
 SPACE ALLOCATION PLANS
 5TH FLOOR
 80 CENTRE STREET



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FDR: MASTER			

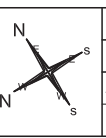


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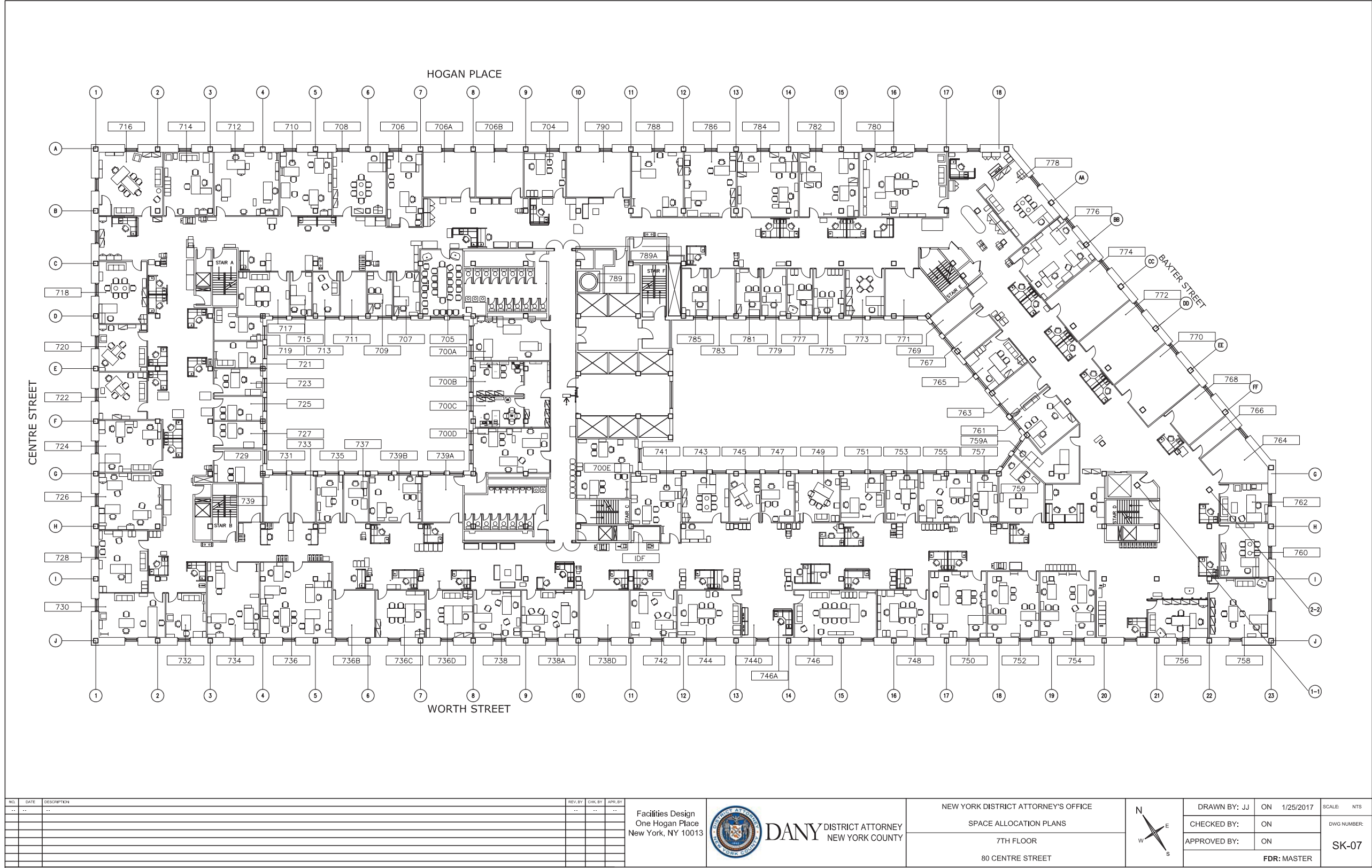
Facilities Design
 One Hogan Place
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NEW YORK DISTRICT ATTORNEY'S OFFICE
 SPACE ALLOCATION PLANS
 6TH FLOOR
 80 CENTRE STREET



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FDR: MASTER		

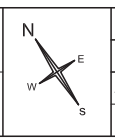


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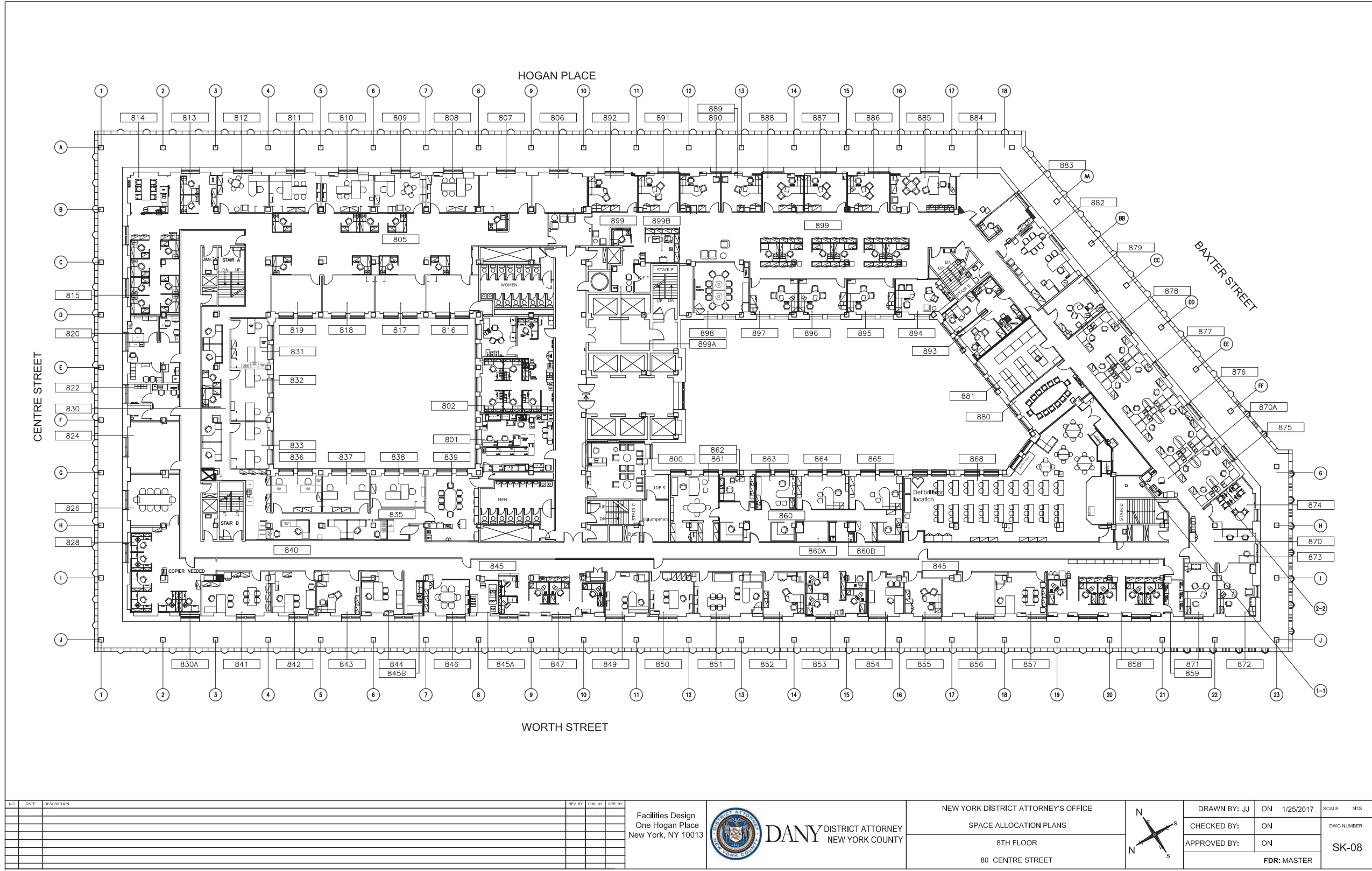
Facilities Design
 One Hogan Place
 New York, NY 10013

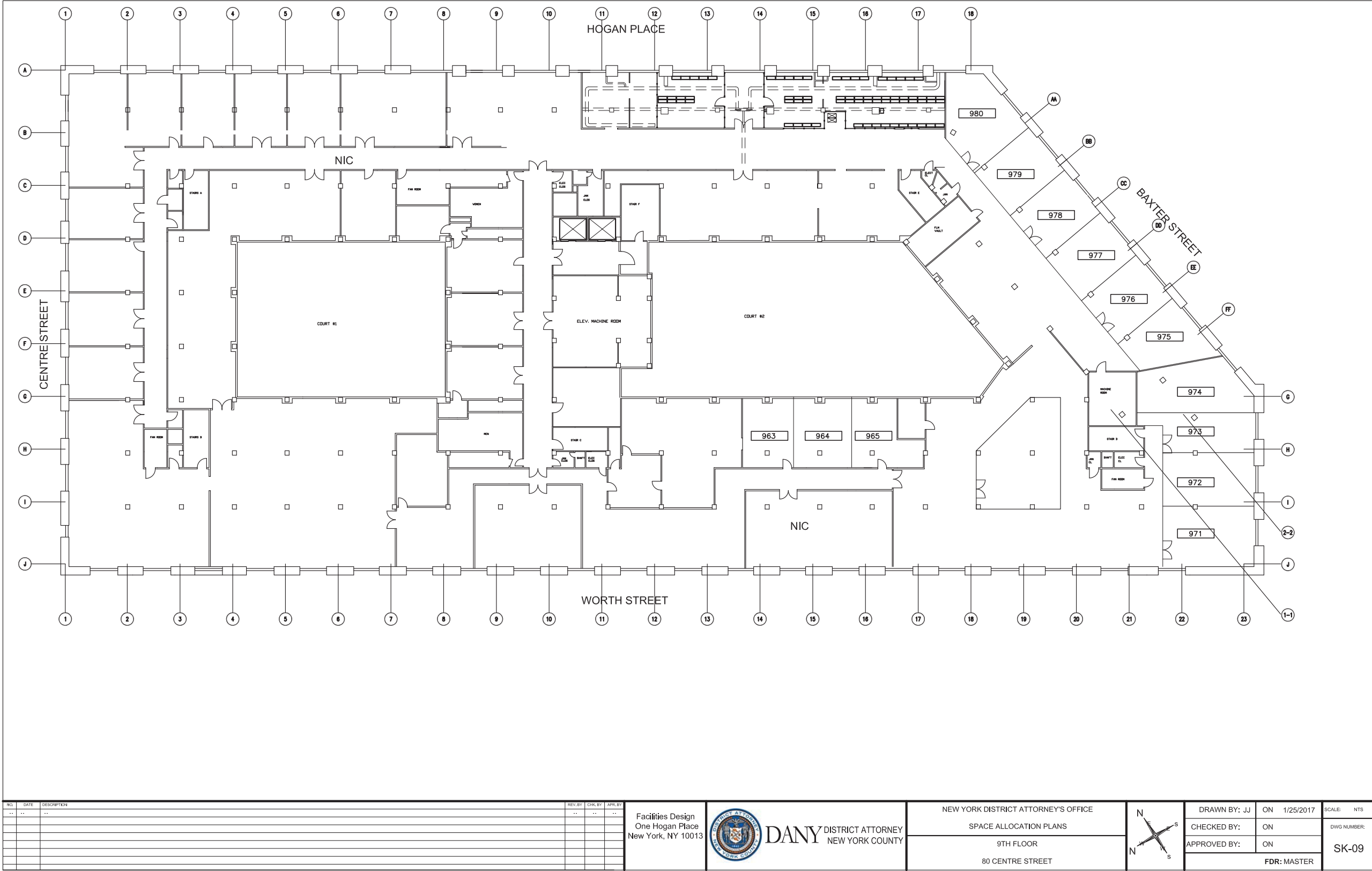


NEW YORK DISTRICT ATTORNEY'S OFFICE
 SPACE ALLOCATION PLANS
 7TH FLOOR
 80 CENTRE STREET



DRAWN BY: JJ	ON 1/25/2017	SCALE: NTS
CHECKED BY:	ON	DWG NUMBER:
APPROVED BY:	ON	SK-07
FDR: MASTER		



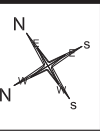


NO.	DATE	DESCRIPTION	REV. BY	CHK. BY	APPR. BY

Facilities Design
 One Hogan Place
 New York, NY 10013



NEW YORK DISTRICT ATTORNEY'S OFFICE
 SPACE ALLOCATION PLANS
 9TH FLOOR
 80 CENTRE STREET



DRAWN BY: JJ	ON 1/25/2017	SCALE: NTS
CHECKED BY:	ON	DWG NUMBER:
APPROVED BY:	ON	SK-09
FDR: MASTER		

A | APPENDIX

A.1 The Program

DANY | Summary

THE NEW YORK COUNTY DISTRICT ATTORNEY'S OFFICE | FACILITY PROGRAM
Program Version 2 | August 12, 2015

DIVISION	PROPOSED SF	EXISTING SF
TRIAL DIVISION		
Dedicated	69,250	66,905
Flexible	7,440	1,779
Shared	8,715	4,293
Subtotal	85,405	72,977
INVESTIGATIONS DIVISION		
Dedicated	47,792	53,235
Flexible	3,540	6,078
Shared	7,335	7,376
Subtotal	58,667	66,689
APPEALS DIVISION		
Dedicated	7,024	7,110
Flexible	840	467
Shared	1,200	2,213
Subtotal	9,889	9,790
SUPPORT STAFF		
Dedicated	15,646	12,790
Flexible	960	2,281
Shared	2,190	1,577
Subtotal	18,796	16,648
EXECUTIVE STAFF		
Dedicated	8,826	8,887
Flexible		318
Shared	965	848
Subtotal	10,151	10,053
COLLABORATIVE/SHARED		
Dedicated	0	n/a
Flexible	13,870	n/a
Shared	74,305	n/a
Subtotal	88,175	6,417
ASF Subtotal	271,083	182,574
30% Circulation	53,058	51,911
Total (Existing)		234,485
Total (Proposed)	324,141	
% Change	38%	

DANY | SUMMARY BY SPACE TYPE

DEDICATED SPACES

FUNCTION	SPACE QUANTITY		DESIGN CAPACITY				COMMENTS	ASF		
	Existing	Proposed	Proposed ASF/Seat	Seating Capacity	ASF/ Space	Total ASF		Existing 2015	Existing Need 2015	Projected Need 2020
DEDICATED SPACES										
Shared Office	46	46	105	2	210	9,660		4,934	9,660	10,143
Shared Office	30	24	70	4	280	6,720		9,902	6,720	7,056
Office A	141	152	47	3	140	21,280		9,621	21,280	22,344
Office B	170	239	42	5	210	50,190		10,870	50,190	52,700
Office C	111	44	40	7	280	12,320		18,790	12,320	12,936
Workstation A	712	614	64	1	64	39,296		12,788	39,296	41,261
Workstation B	0	170	84	1	84	14,280		n/a	14,280	14,994
Subtotal								66,905	153,746	161,433
FLEXIBLE SPACES										
Conf. Rm. A	10	21	30	4	120	2,520	Interview Room	-	2,520	2,646
Conf. Rm. B	13	27	23	8	180	4,860		-	4,860	5,103
Conf. Rm. C	11	12	25	16	360	4,320		-	4,320	4,536
Conf. Rm. C1	0	5	60	6	360	1,800	War Room	-	1,800	1,890
Subtotal								1,779	13,500	14,175
SHARED SPACES										
Waiting Area A	3	16	29	7	240	3,840	Witnesses	-	3,840	4,032
Waiting Area B	33	22	20	10	145	3,190	Outside agencies/defendants	2,142	3,190	3,350
Storage Room	21	30	0	0	180	5,400		807	5,400	5,670
Copy Area	55	56	0	0	75	4,200		927	4,200	4,410
Pantry	13	17	15	10	200	3,400		417	3,400	3,570
Library	1	1	0	0	0	0		-	0	0
Subtotal								4,293	20,030	21,032
Circulation								23,267		
Total ASF								72,977	187,276	196,640

A | APPENDIX

A.1 The Program

DANY | TRIAL DIVISION

DEDICATED SPACES

FUNCTION	SPACE QUANTITY		DESIGN CAPACITY				COMMENTS	ASF			
	Existing	Proposed	Proposed ASF/Seat	Seating Capacity	ASF/ Space	Total ASF		Existing 2015	Existing Need 2015	Projected Need 2020	
DEDICATED SPACES											
Shared Office	26	26	105	2	210	5,460		4,934	5,460	5,733	
Shared Office	23	23	70	4	280	6,440		9,902	6,440	6,762	
Office A	73	73	47	3	140	10,220		9,621	10,220	10,731	
Office B	65	127	42	5	210	26,670		10,870	26,670	28,004	
Office C	78	16	40	7	280	4,480		18,790	4,480	4,704	
Workstation A	235	188	64	1	64	12,032		12,788	12,032	12,634	
Workstation B	n/a	47	84	1	84	3,948		n/a	3,948	4,145	
								<i>Subtotal</i>	66,905	69,250	72,713
FLEXIBLE SPACES											
Conf. Rm A	3	14	30	4	120	1,680	Interview Room	-	1,680	1,764	
Conf. Rm. B	3	14	23	8	180	2,520		-	2,520	2,646	
Conf. Rm. C	4	7	20	18	360	2,520		-	2,520	2,646	
Conf. Rm. C1	0	2	60	6	360	720	War Room	-	720	756	
								<i>Subtotal</i>	1,779	7,440	7,812
SHARED SPACES											
Waiting Area A	0	7	29	7	240	1,680	Witnesses	-	1,680	1,764	
Waiting Area B	16	7	20	10	145	1,015	Outside agencies/defendants	2,142	1,015	1,066	
Storage Room	3	14	0	0	180	2,520		807	2,520	2,646	
Copy Area	25	28	0	0	75	2,100		927	2,100	2,205	
Pantry	5	7	15	10	200	1,400		417	1,400	1,470	
Library	0	0	0	0	0	0		-	0	0	
								<i>Subtotal</i>	4,293	8,715	9,151
								<i>Circulation</i>	23,267		
								<i>Total ASF</i>	72,977	85,405	89,675

DANY | INVESTIGATIONS DIVISION

DEDICATED SPACES

FUNCTION	SPACE QUANTITY		DESIGN CAPACITY				COMMENTS	ASF			
	Existing	Proposed	Proposed ASF/Seat	Seating Capacity	ASF/ Space	Total ASF		Existing 2015	Existing Need 2015	Projected Need 2020	
DEDICATED SPACES											
Shared Office	15	16	105	2	210	3,360		2,072	3,360	3,528	
Shared Office	6	0	70	4	280	0		1,419	0	0	
Office A	21	22	47	3	140	3,080		3,016	3,080	3,234	
Office B	97	108	42	5	210	22,680		17,049	22,680	23,814	
Office C	15	10	40	7	280	2,800		13,376	2,800	2,940	
Workstation A	295	248	64	1	64	15,872		16,303	15,872	16,666	
Workstation B	n/a	62	84	1	84	5,208		n/a	5,208	5,468	
								<i>Subtotal</i>	53,235	47,792	50,182
FLEXIBLE SPACES											
Conf. Rm A	6	4	30	4	120	480	Interview Room - Public Corruption, Rackets Includes phone room for CITB	-	480	504	
Conf. Rm. B	9	9	23	8	180	1,620		-	1,620	1,701	
Conf. Rm. C	4	2	20	18	360	720		-	720	756	
Conf. Rm. C1	0	2	60	6	360	720	War Room	-	720	756	
								<i>Subtotal</i>	6,078	3,540	3,717
SHARED SPACES											
Waiting Area A	2	9	29	7	240	2,160	Witnesses	3,248	2,160	2,268	
Waiting Area B	13	9	20	10	145	1,305	Outside agencies/defendants	-	1,305	1,370	
Storage Room	10	9	0	0	180	1,620		2,003	1,620	1,701	
Copy Area	17	14	0	0	75	1,050		1,223	1,050	1,103	
Pantry	5	6	15	10	200	1,200	V	902	1,200	1,260	
Library	0	0	0	0	0	0		-	0	0	
								<i>Subtotal</i>	7,376	7,335	7,702
								<i>Circulation</i>	20,768		
								<i>Subtotal</i>	66,689	58,667	61,600

A | APPENDIX

A.1 The Program

DANY | APPEALS DIVISION

DEDICATED SPACES

FUNCTION	SPACE QUANTITY		DESIGN CAPACITY				COMMENTS	ASF			
	Existing	Proposed	Proposed ASF/Seat	Seating Capacity	ASF/ Space	Total ASF		Existing 2015	Existing Need 2015	Projected Need 2020	
DEDICATED SPACES											
Shared Office	4	4	105	2	210	840		781	840	882	
Shared Office	1	1	70	4	280	280		274	280	294	
Office A	21	28	47	3	140	3,920		3,224	3,920	4,116	
Office B	4	0	42	5	210	0		731	0	0	
Office C	2	2	40	7	280	560		583	560	588	
Workstation A	21	17	64	1	64	1,088		1,517	1,088	1,142	
Workstation B	n/a	4	84	1	84	336		n/a	336	353	
								<i>Subtotal</i>	7,110	7,024	7,375
FLEXIBLE SPACES											
Conf. Rm A	0	1	30	4	120	120	Interview Room	-	120	126	
Conf. Rm. B	1	2	23	8	180	360		467	360	378	
Conf. Rm. C	0	1	20	18	360	360		-	360	-	
Conf. Rm. C1	0	0	60	6	360	0	War Room				
								<i>Subtotal</i>	467	840	882
SHARED SPACES											
Waiting Area A	1	0	29	7	240	0	Witnesses	0	0	0	
Waiting Area B	0	1	20	10	145	145	Outside agencies/ defendants	0	145	152	
Storage Room	1	1	0	0	180	180		0	180	189	
Copy Area	2	4	0	0	75	300		171	300	315	
Pantry	0	1	15	10	200	200		0	200	210	
Library	1	1	60	20	1,200	1,200		2,213	1,200	1,260	
								<i>Subtotal</i>	2,384	2,025	2,126
								<i>Circulation</i>	2,335		
									9,961	9,889	10,383

DANY | SUPPORT STAFF

DEDICATED SPACES

FUNCTION	SPACE QUANTITY		DESIGN CAPACITY				COMMENTS	ASF			
	Existing	Proposed	Proposed ASF/Seat	Seating Capacity	ASF/ Space	Total ASF		Existing 2015	Existing Need 2015	Projected Need 2020	
DEDICATED SPACES											
Shared Office	0	0	0	0	0	0		0	0	0	
Shared Office	0	0	0	0	0	0		0	0	0	
Office A	16	17	47	3	140	2,380		1,876	2,380	2,499	
Office B	1	1	42	5	210	210		196	210	221	
Office C	1	1	40	7	280	280		311	280	294	
Workstation A	127	134	64	1	64	8,576		10,407	8,576	9,005	
Workstation B	n/a	50	84	1	84	4,200		10,407	4,200	4,410	
								<i>Subtotal</i>	12,790	15,646	16,428
FLEXIBLE SPACES											
Conf. Rm A	0	2	30	4	120	240	Interview Room	0	240	252	
Conf. Rm. B	0	2	23	8	180	360		0	360	378	
Conf. Rm. C	2	1	20	18	360	360	Includes IT Training room(1x) 409 SF; (1x) 1000 SF	2,281	360	378	
Conf. Rm. C1	0	1	60	6	360	360	IT Server Room	0	0	0	
								<i>Subtotal</i>	2,281	960	1,008
SHARED SPACES											
Waiting Area A	0	0	29	7	240	0	Witnesses	0	0	0	
Waiting Area B	2	2	20	10	145	290	Outside agencies/ defendants	134	290	305	
Storage Room	5	5	0	0	180	900	Includes IT equipment room (1x) 465 SF	950	900	945	
Copy Area	8	8	0	0	75	600		295	600	630	
Pantry	2	2	15	10	200	400		198	400	420	
Library	0	0	0	0	0	0		0	0	0	
								<i>Subtotal</i>	1,577	2,190	2,300
								<i>Circulation</i>	3,548		

A | APPENDIX

A.1 The Program

DANY | EXECUTIVE STAFF

DEDICATED SPACES

FUNCTION	SPACE QUANTITY		DESIGN CAPACITY				COMMENTS	ASF		
	Existing	Proposed	Proposed ASF/Seat	Seating Capacity	ASF/ Space	Total ASF		Existing 2015	Existing Need 2015	Projected Need 2020
DEDICATED SPACES										
Shared Office	1	0	0	2	0	0		220	0	0
Shared Office	0	0	0	4	0	0		0	0	0
Office A	10	12	47	3	140	1,680		1,472	1,680	1,764
Office B	3	3	42	5	210	630		556	630	662
Office C	15	15	40	7	280	4,200		4,550	4,200	4,410
Workstation A	34	27	64	1	64	1,728		2,089	1,728	1,814
Workstation B	n/a	7	84	1	84	588			588	617
							<i>Subtotal</i>	8,887	8,826	9,267
FLEXIBLE SPACES										
Conf. Rm. A	1	0	30	4	120	0	Interview Room		0	0
Conf. Rm. B	0	0	23	8	180	0			0	0
Conf. Rm. C	1	1	20	18	360	360			360	378
Conf. Rm. C1	0	0	60	6	360	0	War Room		0	0
							<i>Subtotal</i>	318	360	378
SHARED SPACES										
Waiting Area A	0	0	0	0	0	0	Witnesses	0	0	0
Waiting Area B	2	3	20	5	145	435	Outside agencies/ de	160	435	457
Storage Room	2	1	0	0	180	180		559	180	189
Copy Area	3	2	0	0	75	150		46	150	158
Pantry	1	1	15	10	200	200		83	200	210
Library	0	0	0	0	0	0		0	0	0
							<i>Subtotal</i>	848	965	1,013
							<i>Circulation</i>	1,993		
<i>Existing Staff</i>								10,053	10,151	10,659

DANY | SHARED AMENITIES

SHARED SUPPORT SPACES

FUNCTION	SPACE QUANTITY		DESIGN CAPACITY				COMMENTS	ASF		
	Existing	Proposed	Proposed ASF/Seat	Seating Capacity	ASF/ Space	Total ASF		Existing 2015	Existing Need 2015	Projected Need 2020
DEDICATED SPACES										
			0	0	0	0				
							<i>Subtotal</i>		0	0
FLEXIBLE SPACES										
Teleconference	1	1	23	8	180	180		tbd	180	189
Photography	1	1	110	10	1,100	1,100	Needs private waiting room and changing space for victims. Must be multi-function conference room for when not in use as press room. Number does not include IT training room.	1,026	1,100	1,155
Press Room	0	2	15	26	730	1,460		0	1,460	1,533
Training Room	1	1	20	100	2,000	2,000		1,940	2,000	2,100
Public Conference Center	0	1	25	322	8,060	8,060		0	8,060	8,463
Large Conference (Type D)	0	2	25	50	625	1,250		0	1,250	1,313
							<i>Subtotal</i>	2,966	14,050	14,753
SHARED SPACES										
Commons/Café	0	1	30	310	9,500	9,500		0	9,500	9,975
Servery	0	1	50	60	3,000	3,000		0	3,000	3,150
Coffee Shop	1	1	60	13	800	800		400	800	840
Daycare (Public)	0	1	50	20	1,000	1,000		0	1,000	1,050
Daycare (DANY)	0	1	50	20	1,000	1,000		0	1,000	1,050
Gym/Showers	0	1	55	49	2,700	2,700		0	2,700	2,835
DANY Store	1	1	50	10	500	500		150	500	525
Security	3	3	50	15	750	2,250		910	2,250	2,363
IT Closets		16	0	0	50	800	Size and quantity to be verified with DANY	910	800	840

SUPPORTING DOCUMENTS
EXISTING CONDITION PHOTOGRAPHS



DA Office Floor



DA Office Floor



DA Office Floor



DA Office Floor



DA Office Floor



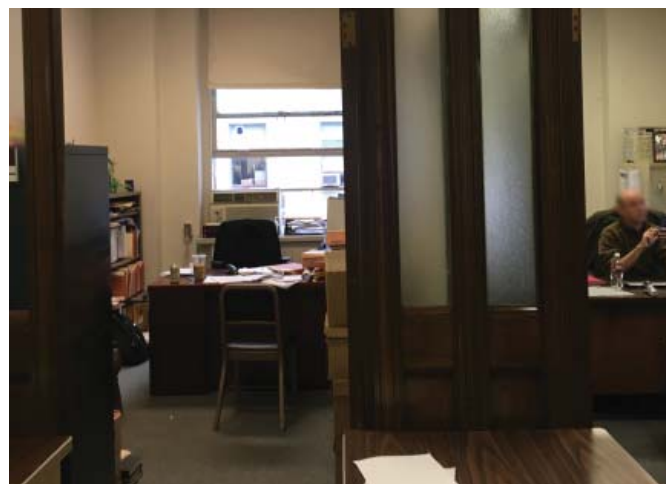
DA Office Floor



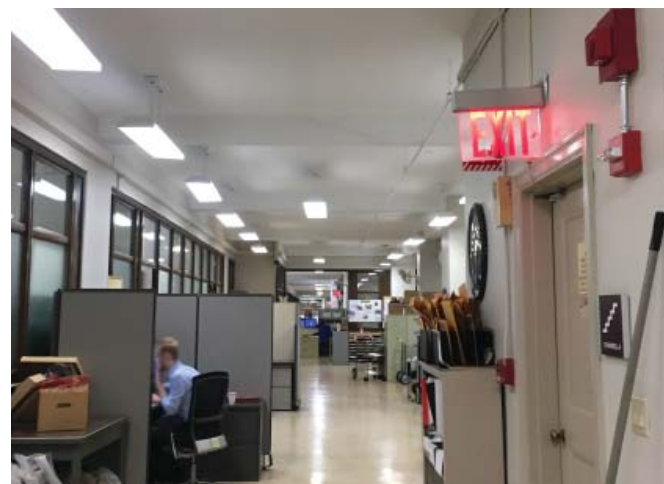
DA Office Floor



DA Office Floor



DA Office Floor



DA Office Floor



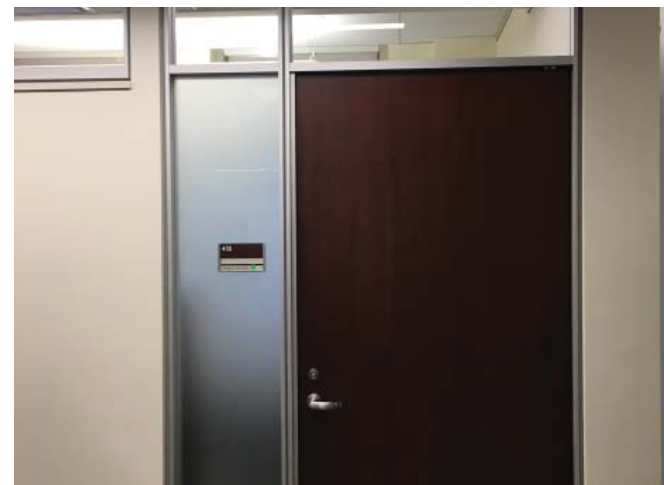
DA Office Floor



DA Office Floor



Newly Renovated DA Office Entry



Newly Renovated Private Office



Newly Renovated Open Plan



Newly Renovated Waiting Area



Newly Renovated Conf. Room



Newly Renovated Open Office



Newly Renovated Corridor



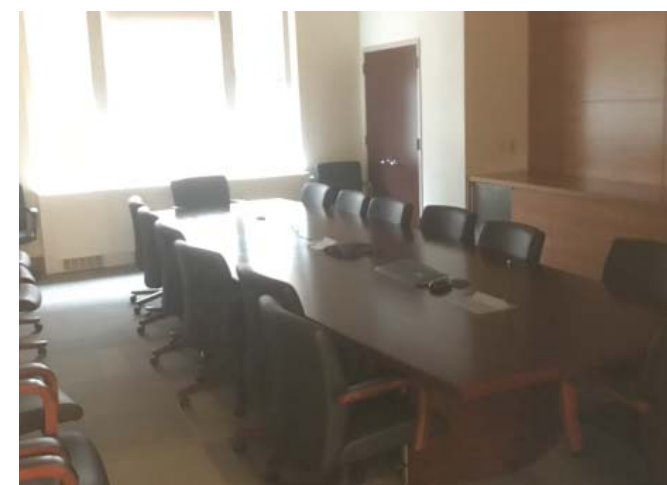
Newly Renovated Open Seating



Newly Renovated Open Seating



Newly Renovated Open Seating



Newly Renovated Conf. Room



Newly Renovated Reception

SUPPORTING DOCUMENTS
EXISTING CONDITION PHOTOGRAPHS



Clerk Office



Jury Deliberation



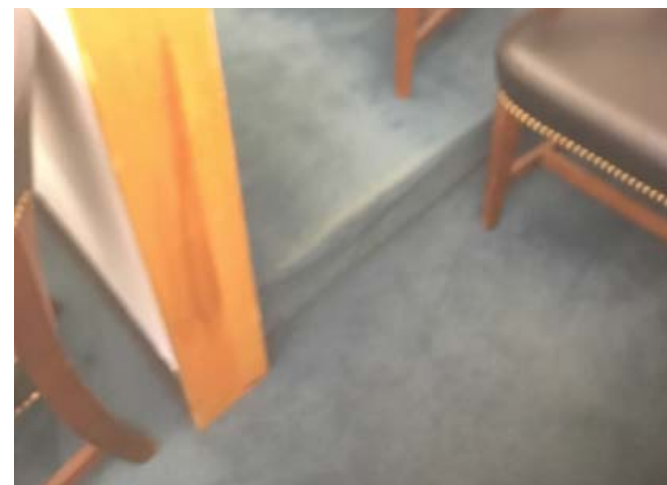
Courtroom Seating



Courtroom Seating



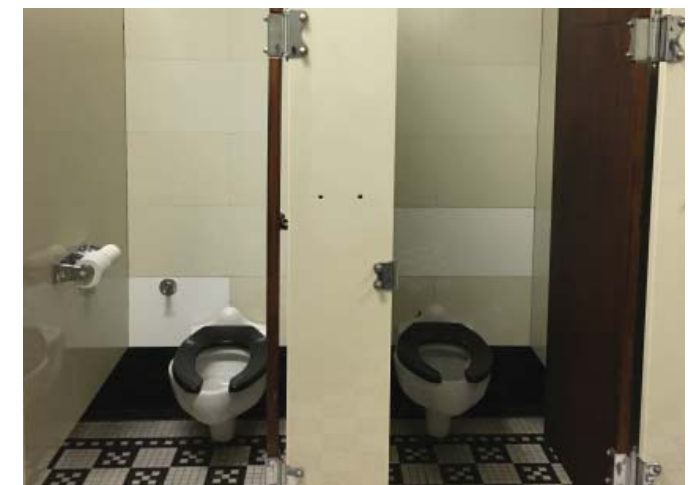
Jury Deliberation Room



Accessible Jury Box



Restroom



Restroom



Courtroom Well Rail



Courtroom Well



Roof



Roof HVAC



Mechanical Room



Mechanical Room



Roof Access



Roof HVAC



Mechanical Room



Mechanical Room



Roof



Mechanical Room



Mechanical Room



Mechanical Room

SUPPORTING DOCUMENTS
EXISTING CONDITION PHOTOGRAPHS



9th Floor



9th Floor



9th Floor



9th Floor



9th Floor



9th Floor



9th Floor



9th Floor



9th Floor



9th Floor

**PERKINS
— EASTMAN**

80 Centre Street

Volume 4 of 6