

Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Address : 30 DELANCEY ST. IN SARA ROOSEVELT PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA001.000 / 14135 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 6,300 **Project Type** : AGING
Date of Survey : 17-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 420 **Lot** : 1 **BIN** : 1079081

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$418,200	
Electrical	\$89,900	\$133,500
Mechanical	\$75,300	
Total	\$583,300	\$133,500
Importance Code A	\$418,200	
Importance Code B	\$165,200	\$133,500
Total	\$583,300	\$133,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$69,400			\$1,600
Interior Architecture	\$70,900	\$4,000		\$600
Electrical	\$16,800	\$100	\$100	\$23,400
Mechanical	\$3,300	\$700	\$1,200	\$50,000
Site Enclosure	\$2,100			
Site Pavements	\$29,700		\$1,800	
Total	\$192,200	\$4,800	\$3,000	\$75,500
Importance Code A	\$69,800	\$300	\$300	\$2,000
Importance Code B	\$75,400	\$4,500	\$1,000	\$73,600
Importance Code C	\$47,100		\$1,800	
Total	\$192,200	\$4,800	\$3,000	\$75,500



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

DEPARTMENT FOR THE AGING - 125
BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Asset # : 14135

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$5,100	LIFE	**	5	\$4,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$112,000	LIFE	**	5	\$13,900	
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Rear Wall Bordering The Patio							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2052	**	5-10	\$6,000	
	Mosaic Tile	5%			2042	**	10	\$2,700	
	Stucco Cement	5%	Now	\$14,400	2037	**	5	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$76,600	2057	**	5	\$800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Kitchen							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Kitchen And Lounge, Throughout							
		Hardware Missing, Extent : Severe, Area Affected : 40%							
		Location : Kitchen							
Parapets									
	Masonry: Brick	25%	Now	\$27,200	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	No Component	75%							
Roof									
	Modified Bitumen	100%	Now	\$229,500	2042	**			
		Drains Clogged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
Soffits									
	Stucco Cement	100%	4+	\$22,800	2037	**	5	\$6,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Off Courtyard							

Interior

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DEPARTMENT FOR THE AGING - 125
BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Asset # : 14135

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$800	LIFE	**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	5%	Now	\$10,400	2047	**	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Terrazzo	40%	Now	\$17,200	LIFE	**	5	\$2,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Lobby Hall								
	Vinyl Tile	50%	4+	\$2,500	2037	**	3	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen, Office, Computer Room, Gymnasium								
Interior Walls									
	Cast in Place Concrete	5%	Now	\$2,700	LIFE	**			
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Room								
	Ceramic Tile	5%	Now	\$11,700	2047	**	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Concrete Masonry Unit	10%	Now	\$1,300	LIFE	**	5	\$300	
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Mechanical Room								
	Masonry: Brick	5%	Now	\$1,300	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Plaster	65%	Now	\$11,200	LIFE	**	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical, Room, Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	SGFT/Glazed Masonry	7%	0-2	\$4,500	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Wood	3%			LIFE	**	5	\$900	

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DEPARTMENT FOR THE AGING - 125
BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Asset # : 14135

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	5%	Now	\$4,400	2052	* *	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	AcousTileSusp.Lay-In	85%			2045	* *	5	\$8,000	
	Plaster	10%	Now	\$2,800	LIFE	* *	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Room, Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 95%							
		Location : Mechanical Room, Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$2,100	2052	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Asphalt	40%	Now	\$12,200	2047	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Cast in Place Concrete	10%			2045	* *			
	Paver: Asphalt	50%			2041	* *	5	\$3,500	
Activity Yard									
	Pavers/Stone	100%	4+	\$17,500	2035	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Rear Of Building							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$7,400	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical And Mechanical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$63,500	5	\$200	

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DEPARTMENT FOR THE AGING - 125
BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Asset # : 14135

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2032	\$15,800	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,500	5		
	Molded Case Bkrs	95%			2031	\$27,800	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$16,800	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2032	\$4,200	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$70,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2027	\$89,900	10	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	2%			2027	\$3,400	2		
	Egress Lighting								
	Emergency, Battery	50%			2027	\$5,200	10	\$800	
	Exit, Service	50%			2027	\$1,300	1		
	Exterior Lighting								
	HID	20%			2027	\$5,700	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2040	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$1,200	1	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Exit Doors							
		Explanation : Motion Sensor And Intrusion Alarm							

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

Heating

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BOWERY RESIDENTS COMMITTEE SARA DELANO ROOSEVELT GOLDEN AGE
Asset # : 14135

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2042	**	5	\$2,000	
		Buried Tank(s), Extent : Light, Area Affected : 100%							
		Location : Outside Boiler Room							
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$3,100	
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,300	2040	**	4	\$300	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Terminal Devices								
	Air Handler	65%			2027	\$75,300	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 1st Floor Mechanical Room							
		Explanation : 2 Units							
	Convactor/Radiator	30%			2030	\$15,100	1	\$600	
	Fan Coil Unit/Heat	5%			2037	**	1	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	90%			2027	\$21,000	1		
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
	Exhaust Fans								
	Interior	100%			2027	\$27,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$1,200	2042	**	4	\$100	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
	Backflow Preventer								
	Generic	100%			2032	\$2,700	1	\$400	
	Fixtures								
	Generic	100%							

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Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : CITY HALL NEIGHBORHOOD SENIOR CENTER
Address : 100 GOLD ST. @ FRANKFORT ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA004.000 / 14138 **Yr Built/Renovated** : 1970 / 2001
Area Sq Ft : 20,831 **Project Type** : AGING
Date of Survey : 10-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$588,400
Mechanical		\$79,700
Total		\$668,100
Importance Code B		\$668,100
Total		\$668,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Interior Architecture	\$99,800		\$4,500	\$1,000
Electrical	\$22,500	\$1,900	\$1,900	\$2,600
Mechanical	\$19,400	\$12,800	\$14,300	\$6,300
Total	\$141,700	\$14,700	\$20,700	\$9,900
Importance Code B	\$99,400	\$14,700	\$20,700	\$8,900
Importance Code C	\$42,300			\$1,000
Total	\$141,700	\$14,700	\$20,700	\$9,900



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DEPARTMENT FOR THE AGING - 125
CITY HALL NEIGHBORHOOD SENIOR CENTER
Asset # : 14138

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,800	
	Ceramic Tile	5%	0-2	\$4,300	2042	**	5	\$800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Toilet Rooms And Kitchen								
	Quarry Tile	5%			2046	**	5	\$2,300	
	Vinyl Tile	85%			2038	**	3	\$9,900	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$2,100	
	Glass: Single Pane	5%			LIFE	**	5	\$3,100	
	Gypsum Board	90%			LIFE	**	5-10	\$63,000	
Ceilings									
	AcousTileSusp.Lay-In	95%	2-4	\$48,100	2046	**	5	\$14,800	
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Administrative Office And Kitchen								
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,900	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2033	\$59,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$97,500	5	\$500	
	Wiring								
	Thermoplastic	100%			2033	\$75,400	1		
Lighting									
	Interior Lighting								
	Fluorescent	98%			2028	\$297,200	10	\$18,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	2%			2033	\$6,100	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Exit, Battery	100%			2028	\$28,800	10	\$1,400	
Alarm									
	Security System								
	Generic	100%			2033	\$38,200	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cafeteria, Hallways							
		Explanation : CCTV Surveillance Cameras							

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DEPARTMENT FOR THE AGING - 125
CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2033

\$52,500

1-3

\$13,200

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

Location : Throughout

Explanation : Strobe Lights, Horns And Manual Pull Stations. Connected To The Main Fire Alarm Panel Of The Building

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

Heating

Energy Source

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Air Conditioning

Energy Source

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Conversion Equipment

Not Accessible

100%

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

Location : Throughout

Explanation : Utilities Supplied From Building

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$33,900

Terminal Devices

Not Accessible

100%

Heat Rejection

Not Accessible

100%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,400

Exhaust Fans

Not Accessible

100%

Plumbing

H/C Water Piping

Brass/Copper

100%

2053

* *

1

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DEPARTMENT FOR THE AGING - 125
CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset # : 14138

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Not Accessible	100%	<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
			<i>Location : Throughout</i>						
			<i>Explanation : Utilities Supplied From Building</i>						
	HW Heat Exchanger								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$5,800	
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Generic	100%			2031	\$79,700	1-3	\$74,400	

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Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : COUNCIL CTR. FOR SENIOR CITIZENS
Address : 1001 QUENTIN ROAD @ E.10 ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA014.000 / 14457 **Yr Built/Renovated** : 1931 / 2002
Area Sq Ft : 33,700 **Project Type** : AGING
Date of Survey : 18-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 6642 **Lot** : 45 **BIN** : 3176314

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$276,500	\$191,600
Interior Architecture		\$1,428,600
Electrical	\$50,900	\$480,000
Mechanical		\$719,200
Total	\$327,400	\$2,819,400
Importance Code A	\$276,500	\$294,000
Importance Code B	\$50,900	\$2,419,700
Importance Code C		\$105,700
Total	\$327,400	\$2,819,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$62,900	\$300	\$10,500	
Interior Architecture	\$14,800	\$25,100		\$5,500
Electrical	\$47,200	\$62,100	\$1,500	\$1,500
Mechanical	\$2,800	\$26,000	\$19,400	\$2,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$142,600	\$128,300	\$46,200	\$24,000
Importance Code A	\$73,400	\$2,000	\$12,200	\$1,700
Importance Code B	\$59,800	\$126,300	\$34,000	\$22,300
Importance Code C	\$9,400			
Total	\$142,600	\$128,300	\$46,200	\$24,000



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

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

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

DEPARTMENT FOR THE AGING - 125
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%	Now	\$85,500	LIFE	* *	5	\$21,300		
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : 4th Floor Facade At Terrace								
Masonry: Marble	10%	Now	\$110,900	LIFE	* *	5	\$2,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 90%								
	Location : Throughout								
Stucco Cement	15%	Now	\$15,800	2043	* *	5	\$5,700		
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : 4th Floor Facade At Terrace								
Stucco Cement	5%			2043	* *	5	\$3,800		
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations, East Facade								
Windows									
Aluminum	100%			2029	\$191,600	5	\$4,100		
Parapets									
Masonry: Brick	75%	Now	\$44,000	LIFE	* *	5	\$1,800		
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Metal Panel	7%			2050	* *	5	\$600		
Pre-Cast Concrete	3%			LIFE	* *	5	\$400		
Stucco Cement	10%	Now	\$900	2043	* *	5	\$300		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : 5th And 4th Floors, South And West Facades, Beams At Terrace								
Stucco Cement	5%			2043	* *	5	\$300		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : East Facade								
Roof									
Cast in Place Concrete	5%	Now	\$200	LIFE	* *				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Perimeter Edges Of Entrance And Rear Canopies								
Plaza Roof: Stone Panels	20%			2050	* *				
Roll Roofing	75%			2026	\$80,100	5	\$21,000		
	Blisters, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 35%								
	Location : Roof Penetrations								
Soffits									
Cast in Place Concrete	100%			LIFE	* *	5			
Interior									

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT FOR THE AGING - 125
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	5%			2033	\$138,900	5	\$2,500	
	Quarry Tile	5%			2035	* *	5	\$3,800	
	Vinyl Tile	87%			2030	\$1,184,000	3	\$21,900	
	Wood	3%			2045	* *	5	\$2,800	
Interior Walls									
	Ceramic Tile	5%			2033	\$105,700	5	\$2,000	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
	Gypsum Board	87%	0-2	\$9,400	LIFE	* *	5	\$20,500	
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations								
	Mosaic Tile	3%			LIFE	* *			
Ceilings									
	AcousTileConcealSpLn	5%			2035	* *	5	\$3,200	
	AcousTileSusp.Lay-In	80%			2035	* *	5	\$40,400	
	Exposed Struc: Concrete	2%			LIFE	* *	5	\$200	
	Exposed Struc: Steel	3%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$6,300	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2040	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Loading Area								
	Concrete Masonry Unit	50%			2050	* *			
	Graffiti, Extent : Moderate, Area Affected : 15%								
	Location : East 10th Street								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%			2035	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%	2-4	\$8,800	2060	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Nameplate Available Ratings. Service Equipment Enclosure Present Sign Of Rust.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$127,000	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT FOR THE AGING - 125
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2030	\$53,800	1		
	Conduit	10%			2040	* *	1		
Panelboards									
	Fused Disc Sw	5%			2038	* *	5		
	Molded Case Bkrs	5%			2038	* *	5		
	Molded Case Bkrs	90%			2029	\$87,700	5	\$800	
Wiring									
	Thermoplastic	90%			2030	\$67,900	1		
	Thermoplastic	10%			2040	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$70,000	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Corroded								
Lighting									
	Interior Lighting								
	Fluorescent	85%			2035	* *	10	\$26,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Building								
	Explanation : T-8 Lamp Type Fixtures Are In Satisfactory Condition.								
	Fluorescent	15%			2030	\$73,600	10	\$4,600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
Egress Lighting									
	Emergency, Battery	50%			2030	\$27,600	10	\$4,100	
	Exit, Battery	50%			2030	\$23,300	10	\$1,100	
Exterior Lighting									
	Fluorescent	10%			2030	\$13,100	10	\$300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Fluorescent	20%	0-2	\$26,300	2040	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fifth Floor Outdoor Area.								
	Explanation : Fixtures Are Old With Deteriorated Lenses.								
	HID	10%			2025	\$15,400	10		
	No Component	60%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$18,500	1	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Activity Rooms								
	Explanation : CCTV Surveillance Cameras								

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DEPARTMENT FOR THE AGING - 125
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

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

Alarm

Fire/Smoke Detection

No Component

40%

Generic, Analog

60%

2025

\$50,900

1-3

\$12,500

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

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

Heating

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Furnace

100%

2030

\$102,400

1

\$16,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Rooftop Package Units Heat / Cool With Interior Electric Re-heat Coils*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,800

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

\$553,000

2

\$2,100

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$43,800

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,800

Exhaust Fans

Roof

100%

2030

\$63,900

2

\$1,000

Plumbing

H/C Water Piping

Brass/Copper

100%

2050

* *

1

Water Heater With Tanks

Electric

100%

2025

\$23,100

4

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 120 Gallon Water Heater With Two Additional 120 Gallon Storage Tanks*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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DEPARTMENT FOR THE AGING - 125
COUNCIL CTR. FOR SENIOR CITIZENS
Asset # : 14457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$6,600	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Units From 1st To 5th Floor, One Unit From Basement To 5th Floor							
		Explanation : 3 Units							
Fire Suppression									
	Chemical System								
	No Component	90%							
	Generic	10%			2028	\$8,000	1-3	\$7,400	

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

Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Address : 168 GRAND ST. AKA 240 CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA005.000 / 14139 **Yr Built/Renovated** : 1909 / 2015
Area Sq Ft : 45,442 **Project Type** : AGING
Date of Survey : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 472 **Lot** : 7501 **BIN** : 1075959

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		\$275,100
Total		\$275,100
Importance Code B		\$275,100
Total		\$275,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Interior Architecture	\$51,700	\$2,100	\$238,200	\$6,800
Electrical	\$18,600	\$88,900	\$3,000	\$2,200
Mechanical	\$31,400	\$21,000	\$19,400	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$105,600	\$115,900	\$264,600	\$17,300
Importance Code A	\$2,500	\$1,200	\$2,500	\$1,100
Importance Code B	\$98,400	\$114,700	\$260,500	\$16,200
Importance Code C	\$4,700		\$1,600	
Total	\$105,600	\$115,900	\$264,600	\$17,300



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

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

DEPARTMENT FOR THE AGING - 125
CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Asset # : 14139

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Wood	100%			2046	**	5		
Interior									
	Floors								
	Carpet	20%	Now	\$47,000	2026	\$235,000	3	\$20,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Offices And Library							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Offices And Library							
	Cast in Place Concrete	20%			LIFE	**	5	\$29,800	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Bathrooms							
	Terrazzo	35%			LIFE	**	5	\$18,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridor, Near Multi-purpose Room							
	Traffic Topping	5%			2035	**	5	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Fluid Applied Epoxy Resin Floor Finish							
	Vinyl Tile	20%			2035	**	3	\$5,100	
Interior Walls									
	Ceramic Tile	10%			2039	**	5	\$2,500	
	Folding Partition	5%			2046	**	5	\$3,100	
	Glass: Single Pane	35%			LIFE	**	5	\$6,600	
	Gypsum Board	50%	Now	\$3,400	LIFE	**	5	\$7,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$6,800	
	Exposed Struc: Concrete	20%			LIFE	**	5	\$2,100	
	Glass: Susp Panels	30%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Component Is Actually Fiber Glass Suspended Panels							
	Gypsum Board	15%			LIFE	**	5	\$12,800	
	Plaster	25%			LIFE	**	5	\$10,600	
Site Enclosure									
	Retaining Walls								
	Masonry: Fieldstone	100%			2040	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2035	**			

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DEPARTMENT FOR THE AGING - 125
CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Asset # : 14139

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated At 3,000 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	\$200	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2038	* *	5	\$100	
Molded Case Bkrs	90%			2046	* *	5	\$1,100	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	95%			2043	* *	5	\$300	
Variable Frequency Drive	5%			2043	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : For Dry Coolers							
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$14,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	* *	10	\$41,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : 1st Floor And Basement							
	Motion Sensors in Use, Extent : Light, Area Affected : 100%							
	Location : Basement							
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : 1st Floor And Basement							
Egress Lighting								
Emergency, Battery	30%			2035	* *	10	\$3,300	
Exit, LED	30%			2058	* *	1		
Exit, Service	40%			2035	* *	1		
Exterior Lighting								
HID	20%			2025	\$41,400	10		
No Component	80%							
Alarm								

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DEPARTMENT FOR THE AGING - 125
CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Asset # : 14139

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

Alarm

Security System

No Component

80%

Generic

20%

Now

\$16,700

2035

* *

1

\$3,100

*Cameras Damaged, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st Floor**Explanation : Surveillance Camera System*

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2035

* *

1-3

\$5,600

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

Heating

Energy Source

Electricity

50%

2050

* *

1

Natural Gas

50%

2050

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

25%

2033

\$28,000

1

\$5,600

Heat Pump Air Sourced

50%

2028

2

\$7,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Basement**Explanation : Water Sourced Heat Pumps Observed*

Hot Water Boiler

25%

2035

* *

1

\$5,600

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$2,200

Terminal Devices

Fan Coil Unit/Heat

25%

Now

\$13,800

2030

\$275,100

1

\$3,300

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : 1st Floor Computer Room*

No Component

75%

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Heat Rejection

Not Accessible

100%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$25,300

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DEPARTMENT FOR THE AGING - 125
CPC OPEN DOOR SENIOR CENTER CONDOMINIUM
Asset # : 14139

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2030	\$19,700	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$11,400	2040	* *	1		
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : 1st Floor Kitchen						
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$8,900	4	\$1,000	
	Sewage Ejector(s)								
	Electric	100%			2030	\$23,200	4	\$1,800	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$2,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$22,900	
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$12,700	
	Fire Pump								
	Generic	100%			2039	* *	1	\$8,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Fire Pump Serves The Entire Facility						

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

Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : CYPRESS HILLS SENIOR CENTER
Address : 3194 FULTON STREET @ LOGAN ST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DFTA013.000 / 14456 **Yr Built/Renovated** : 1971 / 2005
Area Sq Ft : 19,914 **Project Type** : AGING
Date of Survey : 28-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4140 **Lot** : 13 **BIN** : 3092631

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$85,600	
Electrical	\$197,200	\$192,800
Mechanical	\$148,800	\$221,800
Site Pavements		\$114,800
Total	\$431,600	\$529,400
Importance Code A	\$85,600	
Importance Code B	\$345,900	\$414,600
Importance Code C		\$114,800
Total	\$431,600	\$529,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$26,300	\$1,000		
Interior Architecture	\$2,300	\$1,100	\$2,900	
Electrical	\$1,400	\$13,900	\$2,000	\$1,400
Mechanical	\$8,100	\$70,200	\$8,600	\$600
Site Pavements	\$5,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,800	\$90,200	\$17,500	\$6,000
Importance Code A	\$26,300	\$1,100		
Importance Code B	\$14,200	\$89,100	\$17,500	\$6,000
Importance Code C	\$7,300			
Total	\$47,800	\$90,200	\$17,500	\$6,000



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

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

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

DEPARTMENT FOR THE AGING - 125
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$10,200	
	Recent Repair Evident, Extent : N/A, Area Affected : 30%							
	Location : Throughout Elevations							
Metal Sect. OHD	5%			2043	**	5	\$1,800	
Slate Panels	5%	Now	\$8,600	LIFE	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Window Sills							
Windows								
Aluminum	90%	0-2	\$10,000	2038	**	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Protective Metal Grilles							
Metal Louvers	10%	0-2	\$1,300	2033	\$13,000			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : All Louvers							
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$1,600	
Masonry: Limestone	10%	0-2	\$6,300	LIFE	**	5	\$1,300	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	5%			2050	**	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$85,600	2035	**	5	\$23,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Roof								
Modified Bitumen	80%			2038	**	10	\$23,400	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Single Ply Membrane	20%			2038	**	10	\$5,900	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Lower Balcony Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lower Balcony Roof							
	Explanation : This Is Actually A Fluid Applied Roof System							
Soffits								
Cement - Fiber Panel	100%			2030		10		
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	**	5	\$1,300	
Ceramic Tile	5%			2039	**	5	\$1,500	
Quarry Tile	10%			2043	**	5	\$4,500	
Sheet Vinyl/Rubber	5%			2035	**	5	\$2,200	
Vinyl Tile	78%			2035	**	3	\$8,700	

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

Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT FOR THE AGING - 125
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	10%			2039	**	5	\$3,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Gypsum Board	85%			LIFE	**	5	\$15,600	
	Recent Repair Evident, Extent : N/A, Area Affected : 25%								
	Location : Various Rooms								
	Ceilings								
	AcousTileSusp.Lay-In	95%			2043	**	5	\$28,300	
	Recent Replace Evident, Extent : N/A, Area Affected : 20%								
	Location : Various Rooms								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Parking Area								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2035	**			
	Parking/Driveway								
	Asphalt	100%	Now	\$5,700	2033	\$114,800			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Parking Area								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$14,700	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$105,800	5	\$100	
Raceway									
	Conduit	90%			2050	* *	1		
	Conduit	10%			2030	\$2,500	1		
Panelboards									
	Fused Disc Sw	5%			2046	* *	5		
	Molded Case Bkrs	95%			2046	* *	5	\$500	
Wiring									
	Thermoplastic	90%			2050	* *	1		
	Thermoplastic	10%			2030	\$2,800	1		

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DEPARTMENT FOR THE AGING - 125
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	68%			2025	\$197,200	10	\$12,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	30%			2030	\$87,000	10	\$5,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Activity Rooms And Lobby								
	Incandescent	2%			2030	\$10,800	2		
Egress Lighting									
	Emergency, Battery	50%			2030	\$16,300	10	\$2,400	
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	HID	25%			2030	\$22,700	10		
	Incandescent	5%			2030	\$5,200	2		
	No Component	70%							
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2035	* *	1	\$3,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Activity Rooms And Outside								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$12,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Bells								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Terminal Devices								
	Convactor/Radiator	5%			2035	* *	1	\$300	
	No Component	95%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Mechanical Rooms								
	Explanation : Units Indicated Under Air Conditioning Section								

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DEPARTMENT FOR THE AGING - 125
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	70%			2031	\$221,800	2	\$900	
	Int Pkg Unit - Heating/Cooling	20%			2024	\$63,400	2	\$200	
	Split Unit	10%			2025	\$46,200			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Condenser On The Roof							
Distribution									
	Ductwork/Diffusers	100%	0-2	\$85,400	LIFE	**	2	\$25,900	
		Not Insulated, Extent : Moderate, Area Affected : 100%							
		Location : Ductwork Throughout The Building, All Systems							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,100	
Exhaust Fans									
	Roof	80%			2030	\$30,200	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Four Fans							
	Roof	20%	0-2	\$7,500	2040	**	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Roof Kitchen Exhaust							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	**	1		
Water Heater With Tanks									
	Electric	100%			2025	\$23,100	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen Closet							
		Explanation : Two Heaters 120 Gallons Each							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : One Grease Trap Below Floor							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2035	**	1	\$1,200	
Fixtures									
	Generic	100%							
Vertical Transport									

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

DEPARTMENT FOR THE AGING - 125
CYPRESS HILLS SENIOR CENTER
Asset # : 14456

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : One Unit									
Fire Suppression									
Chemical System									
	No Component	95%							
	Generic	5%			2028	\$4,000	1-3	\$3,700	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Kitchen									
Explanation : Kitchen Hood									

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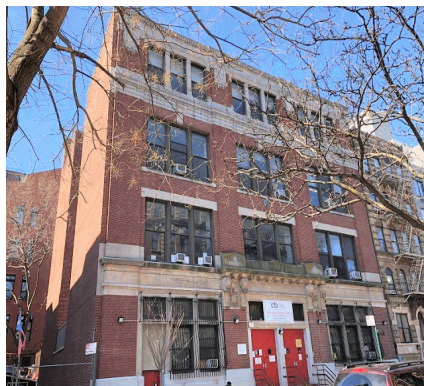
Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : LEONARD COVELLO SENIOR CENTER
Address : 312 E. 109TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA002.000 / 14136 **Yr Built/Renovated** : 1920 / 2007
Area Sq Ft : 27,621 **Project Type** : AGING
Date of Survey : 30-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1680 **Lot** : 45 **BIN** : 1074278

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$106,000	\$161,500
Interior Architecture	\$83,600	\$669,300
Electrical	\$8,000	\$144,500
Mechanical	\$51,100	\$932,300
Total	\$248,700	\$1,907,500
Importance Code A	\$106,000	\$255,600
Importance Code B	\$59,100	\$1,652,000
Importance Code C	\$83,600	
Total	\$248,700	\$1,907,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$27,900	\$12,200		
Interior Architecture	\$54,600	\$9,800		\$3,100
Electrical	\$133,900	\$1,300	\$1,300	\$45,800
Mechanical	\$36,800	\$25,800	\$9,600	\$15,600
Site Pavements	\$9,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$266,800	\$53,100	\$14,900	\$68,500
Importance Code A	\$43,400	\$14,900	\$2,700	\$2,800
Importance Code B	\$196,600	\$38,200	\$12,100	\$65,700
Importance Code C	\$26,800			
Total	\$266,800	\$53,100	\$14,900	\$68,500



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DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	4%	Now	\$10,500	LIFE	* *	5	\$9,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Base Of Building At North Facade							
	Cast Stone/Terra Cotta	2%	Now	\$7,000	LIFE	* *	5	\$7,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Steel	1%			LIFE	* *	5	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Above Window Heads							
		Explanation : Steel Lintel							
	Masonry: Brick	90%			LIFE	* *	5	\$40,500	
		Recent Repair Evident, Extent : N/A, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	3%	Now	\$10,400	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	100%	4+	\$106,000	2040	* *	5	\$5,700	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$11,500	
		Recent Repair Evident, Extent : N/A, Area Affected : 30%							
		Location : Main Roof							
	Masonry: Brick	40%			LIFE	* *	5	\$3,000	
	Metal Rail	15%			2045	* *	5-10	\$20,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof							
	Pre-Cast Concrete	25%			LIFE	* *	5	\$11,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 50%							
		Location : Main Roof							
Roof									
	Modified Bitumen	100%			2032	\$161,500	10	\$15,100	
		Recent Replace Evident, Extent : N/A, Area Affected : 25%							
		Location : Main Roof							

Interior

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DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	5%			2028	\$35,700	3	\$3,100		
Cast in Place Concrete	10%	Now	\$6,900	LIFE	**	5	\$9,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Ceramic Tile	5%			2035	**	5	\$2,100		
Vinyl Tile	60%	Now	\$13,400	2032	\$669,300	3	\$9,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor At Entry									
Wood	20%			2060	**	5	\$15,500		
Interior Walls									
Glass: Single Pane	5%	Now	\$6,700	LIFE	**	5	\$1,700		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Weight Room									
Gypsum Board	20%			LIFE	**	5	\$5,400		
Masonry: Brick	10%	Now	\$83,600	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Basement									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Plaster	60%	Now	\$12,800	LIFE	**	5	\$8,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stair Bulkhead									
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location : Stair									
Wood	5%			LIFE	**	5	\$9,000		
Ceilings									
AcousTileSusp.Lay-In	65%	4+	\$8,700	2045	**	5	\$13,400		
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : 4th Floor									
Gypsum Board	10%			LIFE	**	5	\$5,200		
Metal Panel	15%			LIFE	**	5	\$7,800		
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Plaster	10%	Now	\$6,100	LIFE	**	5	\$2,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Stair Bulkhead									
Site Enclosure									
Fence/Gates									
Concrete Masonry Unit	90%			2042	**				
Iron Picket	10%			2052	**				
Site Pavements									

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DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,300	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Adjacent To Front Entrance Steps</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Adjacent To Front Entrance Steps</i>								

On-Site Walkways

Asphalt	65%	Now	\$4,200	2047	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								

Cast in Place Concrete	5%	Now	\$1,500	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Entry Steps</i>								

Steel Grating	30%	2-4	\$1,700	2062	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Stair In Rear Yard</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%	4+	\$7,400	2062	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2032	\$7,400	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%	4+	\$25,400	2062	**	5	\$400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Raceway

Conduit	20%			2052	**	1		
Conduit	70%			2032	\$41,900	1		
Conduit	10%			2062	**	1		

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DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Knife Sw	5%	0-2	\$4,900	2057	**	5		
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
	Molded Case Bkrs	20%			2048	**	5	\$100	
	Molded Case Bkrs	55%			2031	\$53,600	5	\$400	
<i>Covers Missing, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : N/A, Area Affected : 20%</i>									
<i>Location : Basement</i>									
<i>Explanation : Panel In Storage Area</i>									
	Molded Case Bkrs	20%			2057	**	5	\$100	
Wiring									
	Braided Cloth	60%	0-2	\$45,200	2057	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement, 1st And 2nd Floors</i>									
	Thermoplastic	20%			2052	**	1		
	Thermoplastic	20%			2062	**	1		
Motor Controllers									
	Locally Mounted	30%			2045	**	5	\$100	
	Locally Mounted	70%			2030	\$49,000	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	Now	\$10,200	LIFE	**	5	\$400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Corroded</i>									
Lighting									
Interior Lighting									
	Fluorescent	10%			2037	**	10	\$2,500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : 4th Floor</i>									
	Fluorescent	78%			2037	**	10	\$19,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fluorescent	10%			2037	**	10	\$2,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : 4th Floor</i>									
	Fluorescent	2%			2027	\$8,000	10	\$500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									

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

DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	20%			2037	* *	10	\$1,300	
	Emergency, Battery	30%			2027	\$13,600	10	\$2,000	
	Exit, LED	10%			2072	* *	1		
	Exit, Service	20%			2037	* *	1		
	Exit, Service	20%			2027	\$2,300	1		
	Exterior Lighting								
	LED	10%			2040	* *			
	No Component	90%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%	Now	\$40,500	2042	* *	1	\$7,400	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Only								
	Explanation : CCTV Camera								
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2037	* *	1-3	\$3,400	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	60%	Now	\$7,100	2037	* *	1	\$14,800	
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Basement. 2 Of 3 Newer Units Have Defective Controls.								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 3 Newer Units								
	Steam Boiler	40%			2030	\$94,100	1	\$10,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Older Units								
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$15,200	2032	\$758,600	4	\$1,400	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Basement. Missing And Deteriorating Insulation.								
	Terminal Devices								
	Convactor/Radiator	100%			2037	* *	1	\$8,900	

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DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER
Asset # : 14136

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Split Unit	20%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor And Roof							
		Explanation : Indoor Fan Coil Units Utilize R-410a And Are Located In Closets And Above Ceiling Piped To Associated Roof Condensers.							
	Split Unit	5%			2037	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor Office							
		Explanation : Dx Split System.							
	Window/Wall Unit	50%			2027	\$51,100	1		
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 4th Floor							
		Explanation : Duct Distribution Associated With Split System Of Fan Coil Units.							
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2042	**	2	\$200	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%	Now	\$300	2025	\$16,700	2		
		Not Energy Efficient, Extent : Moderate, Area Affected : 5%							
		Location : Basement. Domestic Hot Water Storage Tank Missing Insulation.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$5,400	4	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : One Unit							

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**DEPARTMENT FOR THE AGING - 125
LEONARD COVELLO SENIOR CENTER**

Asset # : 14136

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System							
	Generic	100%		2030	\$79,700	1-3	\$80,900	

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

Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : MOTT ST. (CELLAR, 1, 2, PART OF 3)
Address : 180 MOTT ST. @ KENMARE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA007.000 / 14141 **Yr Built/Renovated** : 1976 / 1999
Area Sq Ft : 11,074 **Project Type** : AGING
Date of Survey : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3
Block : 479 **Lot** : 1 **BIN** : 1007156

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$168,800
Mechanical	\$79,700	\$286,300
Total	\$79,700	\$455,100
Importance Code B	\$79,700	\$455,100
Total	\$79,700	\$455,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$3,300			\$1,300
Interior Architecture	\$47,900	\$1,400		\$1,600
Electrical	\$800	\$1,100	\$900	\$12,400
Mechanical	\$15,500	\$9,500	\$11,800	\$19,700
Site Enclosure	\$1,700			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,800	\$15,900	\$16,700	\$38,900
Importance Code A	\$4,400	\$1,100	\$1,100	\$2,400
Importance Code B	\$63,100	\$14,800	\$15,600	\$36,500
Importance Code C	\$6,400			
Total	\$73,800	\$15,900	\$16,700	\$38,900



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT FOR THE AGING - 125
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	2-4	\$3,300	LIFE	**	5	\$2,100	
Graffiti, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Front Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%			LIFE	**	5	\$100	
Staining/Discoloring, Extent : Light, Area Affected : 1%								
Location : Front Facade								
Window Wall	20%			2052	**	5	\$2,100	
Glazing Clouded, Extent : Light, Area Affected : 5%								
Location : Front Facade								
Windows								
Aluminum	75%			2048	**	5		
Wood	25%			2040	**	5		
Roof								
Roll Roofing	100%			2031		5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Roof								
Explanation : Not Accessible. Occupied By Head Start School. Covered With Rubber Pads For Childrens Play Area								
Soffits								
Metal Panel	100%			2042	**	5-10	\$900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,600	
Ceramic Tile	5%	2-4	\$900	2035	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Toilets								
Deteriorated Finish, Extent : Moderate, Area Affected : 2%								
Location : Toilets								
Quarry Tile	5%			2045	**	5	\$1,200	
Vinyl Tile	75%	Now	\$16,800	2037	**	3	\$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood	5%			2060	**	5	\$1,600	

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DEPARTMENT FOR THE AGING - 125
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$700	2041	**	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Toilets									
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Toilet Rooms									
	Concrete Masonry Unit	10%			LIFE	**	5	\$500	
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Gypsum Board	45%	Now	\$1,600	LIFE	**	5	\$3,500	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Recreation Room 1st And 3rd Floor									
	Masonry: Brick	5%	2-4	\$2,400	LIFE	**			
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Plaster	30%			LIFE	**	5	\$1,200	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$25,600	2045	**	5	\$7,900	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Recreation Room 1st Floor									
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	4+	\$1,700	2052	**			
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : At Roof									
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$600	2045	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Front									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$14,700	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : Main Service Disconnect Switch Rated 1200 Amperes									

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DEPARTMENT FOR THE AGING - 125
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$105,800	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : 2 Vertical Sections							
	Raceway								
	Conduit	95%			2032	\$23,900	1		
	Conduit	5%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,900	5		
	Molded Case Bkrs	75%			2031	\$29,200	5	\$200	
	Molded Case Bkrs	20%			2048	* *	5	\$100	
	Wiring								
	Thermoplastic	90%			2032	\$25,200	1		
	Thermoplastic	10%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	90%			2030	\$63,000	5	\$100	
	Locally Mounted	10%			2045	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2037	* *	10	\$5,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	30%			2037	* *	10	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2037	* *	10	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,300	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	15%			2037	* *	10		
	Incandescent	15%			2037	* *	2		
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2037	* *	1	\$2,100	

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DEPARTMENT FOR THE AGING - 125
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2037

* *

1-3

\$6,800

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

Heating

Energy Source

Fuel Oil No 2

100%

2052

* *

5

\$3,400

*No. 2 Fuel Oil, Extent : Light, Area Affected : 100%**Location : Basement Level**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 2000 Gallon Oil Tank*

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$11,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Six No.2 Oil Fired Modular Steam Boilers, The Boilers Serve All Five Floors*

Distribution

Steam Piping/Pump

100%

2042

* *

Terminal Devices

Air Handler

50%

2032

\$101,800

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : First, Second And Third Floors**Explanation : Water Sourced Air Conditioning Units Observed. Associated Malfunctioning Cooling Tower Is In The Process Being Replaced.*

Convactor/Radiator

50%

2037

* *

1

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

5%

2027

\$2,000

1

Water Cooled interior

95%

2030

\$184,500

2

Pkg Unit

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$14,400

Heat Rejection

Water Cooling Tower

100%

2037

* *

2

\$11,100

*Repairs In Progress, Extent : N/A, Area Affected : 100%**Location : Upper Roof*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,200

Exhaust Fans

Roof

100%

2032

\$21,000

2

\$300

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

DEPARTMENT FOR THE AGING - 125
MOTT ST. (CELLAR, 1, 2, PART OF 3)
Asset # : 14141

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	98%			2042	**	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Brass/Copper	2%	Now	\$1,700	2062	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement Water Meter Room							
		Explanation : Badly Corroded Main Water Supply Isolation Valve							
Water Heater With Tanks									
	Gas Fired	90%			2030	\$15,000	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Direct Fired Unit With 120 Gallons Storage Tank							
	Gas Fired	10%	0-2		2032	\$1,700	2		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : Storage Tank As A Notable Degree Of Corrosion.							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Grease Trap Undersized							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2037	**	1	\$700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building							
		Explanation : 1 Unit Serving Basement And All Floors							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2042	**	1-2	\$800	
		No Backflow Preventer; Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Chemical System									
	Generic	100%			2027	\$79,700	1-3	\$80,900	
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : Kitchen							
		Explanation : Hood Suppression System							

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Print Date : 14-Oct-2022

DEPARTMENT FOR THE AGING - FY 2023

Asset Name : SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Address : 331 E. 12TH ST. BTWN 1ST AVE. - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DFTA012.000 / 14146 **Yr Built/Renovated** : 1927 / 2010
Area Sq Ft : 20,096 **Project Type** : AGING
Date of Survey : 05-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	\$231,600	
Electrical	\$63,500	\$268,300
Mechanical	\$79,700	\$654,900
Total	\$374,800	\$923,200
Importance Code B	\$283,400	\$923,200
Importance Code C	\$91,400	
Total	\$374,800	\$923,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Interior Architecture	\$37,100	\$2,700	\$1,600	\$2,100
Electrical	\$500	\$800	\$600	\$43,300
Mechanical	\$30,500	\$14,100	\$17,200	\$20,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$80,000	\$29,500	\$31,300	\$77,200
Importance Code A	\$2,000	\$2,000	\$2,000	\$2,000
Importance Code B	\$64,500	\$27,500	\$28,400	\$75,200
Importance Code C	\$13,400		\$900	
Total	\$80,000	\$29,500	\$31,300	\$77,200



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DEPARTMENT FOR THE AGING - 125
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2nd Floor Kitchen								
	Explanation : Recently Painted.								
	Ceramic Tile	5%			2041	**	5	\$1,500	
	Marble Panels	5%			LIFE	**	5	\$1,100	
	Terrazzo	10%			LIFE	**	5	\$2,400	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Lobby Area								
	Vinyl Tile	55%	4+	\$8,900	2037	**	3	\$6,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%								
	Location : 1st Floor Multipurpose Room								
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Backstage Doorway At Auditorium								
	Wood	20%	4+	\$140,200	2047	**	5	\$5,600	
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : Auditorium Multipurpose Room								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Auditorium Multipurpose Room								
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,800	
	Fiberglass Panel	10%			LIFE	**			
	Marble Panels	5%	Now	\$91,400	LIFE	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Lobby Area								
	Vertical Cracks, Extent : Severe, Area Affected : 30%								
	Location : Lobby								
	Worn/Eroded, Extent : Severe, Area Affected : 70%								
	Location : Lobby								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Lobby Stair								
	Explanation : Patching Evident, With Caulking Type Material								
	Plaster	80%	Now	\$13,400	LIFE	**	5	\$8,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Auditorium Back Stage Areas								
	Loose/Delam Surface, Extent : Severe, Area Affected : 80%								
	Location : Above North Facing Window In Cafeteria								

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DEPARTMENT FOR THE AGING - 125
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

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

Interior

Ceilings

AcousTileConcealSpLn	2%	4+	\$500	2045	* *	5	\$400
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Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Second Floor Hallway Near Stairway

AcousTileSusp.Lay-In	18%			2045	* *	5	\$5,400
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Plaster	80%	Now	\$14,300	LIFE	* *	5	\$15,000
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Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Auditorium Backstage Areas

Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : Auditorium Backstage Areas, And Throughout

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Auditorium Backstage Areas, Lobby, And Various Locations Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$14,700	5	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 2500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	50%			2032	\$63,500	5	
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Fused Knife Sw	50%	2-4	\$63,500	2062	* *	5	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room Basement

Raceway

Conduit	100%			2032	\$59,800	1	
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Panelboards

Fused Disc Sw	5%			2031	\$4,900	5	
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Molded Case Bkrs	65%			2040	* *	5	\$300
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Molded Case Bkrs	30%			2031	\$29,200	5	\$200
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Wiring

Braided Cloth	70%			2031	\$52,800	1	
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Thermoplastic	10%			2042	* *	1	
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Thermoplastic	20%			2032	\$15,100	1	
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Motor Controllers

Locally Mounted	90%			2030	\$63,000	5	\$100
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Locally Mounted	10%			2037	* *	5	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$300
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Lighting

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DEPARTMENT FOR THE AGING - 125
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2037	* *	10	\$9,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 2nd, 3rd Floors And Kitchen							
	Fluorescent	20%			2037	* *	10	\$3,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby 1st Floor, Cafeteria And Some 2nd Floor							
	LED	30%			2040	* *			
Egress Lighting									
	Emergency, Battery	45%			2027	\$14,800	10	\$2,200	
	Emergency, Battery	5%			2037	* *	10	\$200	
	Exit, Service	40%			2027	\$3,400	1		
	Exit, Service	10%			2037	* *	1		
Exterior Lighting									
	HID	10%			2027	\$9,200	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Manual Pullbox And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : One 3000 Gallon Tank, No.2 Fuel							
	Conversion Equipment								
	Steam Boiler	100%			2045	* *	1	\$19,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Dual Fuel Steam Boilers							

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DEPARTMENT FOR THE AGING - 125
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Central Plant Steam Piping/Pmp	100%	Now	\$11,000	2042	* *	4	\$1,000	
Not in Service, Extent : Moderate, Area Affected : 100% Location : Boiler Room. Compressor Out Of Service									
Terminal Devices	Air Handler	35%			2032	\$129,300	1	\$4,400	
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Second And Third Floor Air Handlers Explanation : Dual Temperature Coil In Unit									
	Convactor/Radiator	65%			2037	* *	1	\$4,200	
Air Conditioning									
Energy Source	Electricity	100%			2048	* *	1		
Conversion Equipment	Reciprocating Compr/Chiller	50%			2032	\$144,800	1	\$4,700	
	Reciprocating Compr/Chiller	50%			2040	* *	1	\$4,700	
R-134a Refrigerant, Extent : Light, Area Affected : 50% Location : Roof Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Roof									
Distribution	CW & CHW Wtr Pipe/Pump	50%			2042	* *	4	\$500	
Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Summer, Winter Piping For Air Handlers Not In Use. Left In Cooling Position At All Times									
	Ductwork/Diffusers	50%			LIFE	* *	2	\$13,100	
Terminal Devices	Air Handler/Cool/Ht	100%			2032	\$380,800	1	\$12,400	
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	
Exhaust Fans	Roof	100%			2032	\$38,100	2	\$600	
Plumbing									
H/C Water Piping	Brass/Copper	100%			2052	* *	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Basement									

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DEPARTMENT FOR THE AGING - 125
SIROVICH FLOOR (1, MEZ, 2, PART OF 3)
Asset # : 14146

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Direct Fired Units Using One 400 Gallon Storage Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$3,900	4	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Dual Pumps Serves Area Of Abandoned Pool						
	Pool Filter/Treatment								
	Sand	100%			2037	* *	4	\$7,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : Pool And All Components Are Abandoned And Will Not Be Repaired For Use						
	Sewage Ejector(s)								
	Electric	100%			2032	\$10,300	4	\$1,200	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : 2 Units, One Passenger From 1st To 7th And One Freight From 1st To 6th						
	Hydraulic	30%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building						
			Explanation : 1 Unit, Street To 1st Floor						
Fire Suppression									
	Standpipe								
	No Component	35%							
	Generic	65%			2042	* *	1-5	\$6,800	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$5,600	
	Fire Pump								
	Generic	100%			2035	* *	1	\$3,800	
	Chemical System								
	Generic	100%			2027	\$79,700	1-3	\$80,900	

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DEPARTMENT FOR THE AGING - 125

Project : AGING

CAPITAL		FY 2024 - 2027		FY 2028 - 2033
Miscellaneous Buildings		306,900		298,700
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Miscellaneous Buildings	10,600	12,800	9,200	10,600
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14137	BAYSIDE	5,200	333,900	23,800
14140	EAST CONCOURSE	4,233	271,800	19,400

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