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** : NONE : 17-Sep-2020 **Landmark Status**

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



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

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

Asset #: 14135

Architecture	Cı	ırrent Rep	oair	Futur	Future Replacement Maintenance		aintenance	
ystem Component Type		l Date E (ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•			•		•		•
Exterior Walls								
Cast in Place Concrete	5% N Cracking/Cru Location : T	mbling, Ex	\$5,100 etent : Moderate	LIFE , Area A <u>j</u>	* * fected : 20%	5	\$4,400	
Masonry: Brick	Location : R	cks, Exten ear Wall E Miss/Erod,		atio	* * : 5% : Affected : 10%	5	\$13,900	
Metal Panel	5%			2052	* *	5-10	\$6,000	
Mosaic Tile	5%			2042	* *	10	\$2,700	
Stucco Cement	Cracking/Cru Location : T	hroughout tion, Exte	nt : Severe, Ared			5	\$1,100	
Windows								
Aluminum	Location : K Glazing Broke Location : K	g Elemen itchen n/Crackeo itchen And ssing, Exte	\$76,600 ts, Extent : Seve l, Extent : Sever d Lounge, Throi nt : Severe, Are	e, Area A ghout	ffected : 10%	5	\$800	
Parapets		-			di di	_		
Masonry: Brick	25% N Cracking/Cru Location : T	mbling, Ex	\$27,200 ctent : Moderate	LIFE , Area A <u>j</u>	* * fected : 40%	5	\$400	
No Component	75%							
Roof Modified Bitumen	Location : T Patching Evia Location : T	ed, Extent hroughout lent, Exten hroughout nt : Mode	t : Moderate, Ai	rea Affec				
Soffits Stucco Cement		_	\$22,800 ctent : Moderate	2037 c, Area A <u>j</u>	* * fected : 10%	5	\$6,700	

Interior

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

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

Asset #: 14135

Architecture	Current Repair	Future Replacement	M	aintenance	
system Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, Extent : M Location : Throughout	\$800 LIFE ** Inderate, Area Affected: 20%	5	\$1,000	
Ceramic Tile	5% Now \$10 Cracking/Crumbling, Extent: M Location: Throughout Deteriorated Finish, Extent: Mo Location: Throughout		5	\$200	
Terrazzo	40% Now \$1° Cracking/Crumbling, Extent : So Location : Lobby Hall	7,200 LIFE ** evere, Area Affected : 10%	5	\$2,900	
Vinyl Tile	50% 4+ \$. Cracking/Crumbling, Extent : M. Location : Kitchen, Office, Co.	**	3	\$1,800	
Interior Walls					
Cast in Place Concrete	5% Now \$: Loose/Delam Surface, Extent : M Location : Mechanical Room	2,700 LIFE ** Moderate, Area Affected: 5%			
Ceramic Tile		1,700 2047 ** nt : Moderate, Area Affected : 20% loderate, Area Affected : 75%	5	\$200	
Concrete Masonry Unit	10% Now \$ Diagonal Cracks, Extent: Light Location: Mechanical Room	1,300 LIFE ** , Area Affected : 5%	5	\$300	
Masonry: Brick	Cracking/Crumbling, Extent : M Location : Throughout	1,300 LIFE ** loderate, Area Affected : 10% : Moderate, Area Affected : 10%			
Plaster	65% Now \$1 Cracking/Crumbling, Extent: M Location: Mechanical, Room, Water Penetration, Extent: Mod Location: Throughout	Throughout	5	\$1,400	
SGFT/Glazed Masonry		4,500 LIFE ** ight, Area Affected: 10%			
		LIFE **	5		

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

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

Asset #: 14135

Architecture		Current l	Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn		Now	\$4,400	2052	* *	5	\$300	
		Crumbling, n : Through	Extent : Moderate out	e, Area Aj	ffected : 100%			
AcousTileSusp.Lay-In	85%	ı		2045	* *	5	\$8,000	
Plaster	10%	Now	\$2,800	LIFE	* *	5	\$600	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	n : Through	out					
	Loose/Del	lam Surface	e, Extent : Modera	e, Area A	Affected : 5%			
	Location	n : Mechani	ical Room, Throug	hout				
	_	_	Extent : Moderat	-	ffected : 95%			
			ical Room, Throug					
	Water Pen	netration, E	xtent : Moderate, 2	lrea Affe	cted : 20%			
	Location	n : Through	out					
Site Enclosure								
Fence/Gates								
Iron Picket	100%		\$2,100	2052	**			
		/Rusting, E n : Through	xtent : Moderate, 2 out	Area Affe	cted : 75%			
Site Pavements								
On-Site Walkways								
Asphalt		Now	\$12,200	2047	* *			
	_	Crumbling, n : Through	Extent : Severe, A out	rea Affec	eted : 60%			
	_	ed/Bulging, n : Through	Extent : Severe, Ar out	ea Affect	ted : 70%			
	Tripping I	Hazard, Ext	ent : Moderate, Ar	ea Affect	ed : 5%			
		n : Various .		00				
Cast in Place Concrete	10%			2045	* *			
Paver: Asphalt	50%			2041	* *	5	\$3,500	
Activity Yard	2070						<i>\$2,200</i>	
Pavers/Stone	100%	4+	\$17,500	2035	* *			
			Extent : Moderate		ffected : 20%			
	0	n : Rear Of		,	-			

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	a Affected .	: 100%			
	Location: Electrical And Mechanica	l Room				
	Explanation: One 400 Ampere Main	Disconnec	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2032	\$63,500	5	\$200	

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

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

Asset #: 14135

Electrical	Current Repa	Current Repair Future Repla		М	Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated 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	4.00	
Molded Case Bkrs	95%	2031	\$27,800	5	\$200	
Wiring Braided Cloth	80% 2-4 Insulation Aged, Extent: Location: Throughout 1		* * d : 100%	1		
Thermoplastic	20%	2032	\$4,200	1		
Motor Controllers Locally Mounted	100%	2030	\$70,000	5		
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$100	
Lighting					4-00	
Interior Lighting Fluorescent	98% Other Observation, Exten	2027 t : Light, Area Affected	\$89,900 : 100%	10	\$5,700	
	Location : Throughout	0 00				
	Explanation: T-12 Lam	ps				
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% Other Observation, Exten Location : Inside And O		* * : 100%	1	\$200	
	Explanation : CCTV Su					
Generic	10%	2027	\$1,200	1	\$200	
Continu	Other Observation, Exten Location : Hallway Ana Explanation : Motion Se	t : Light, Area Affected Exit Doors	: 100%	1	<i>\$200</i>	

Mechanical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 14135

Mechanical	Current Rep	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated 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 : 1 Location : Outside Boil		10%			
Conversion Equipment						
Hot Water Boiler	100%	2045	* *	1	\$3,100	
Distribution (P)	1000/ 0.2	01.200 20.10	at. at.		#200	
Hot Wtr Piping/Pump	100% 0-2	\$1,300 2040	* *	4	\$300	
	Corroded, Extent: Model Location: Throughout	rate, Area Affected : 25	%			
Terminal Devices						
Air Handler	65%	2027	\$75,300	1	\$2,500	
	Other Observation, Exter	_	: 70%			
	Location: 1st Floor Me	echanical Room				
	Explanation: 2 Units					
Convector/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	4000/	• • • • •	ماد ماد			
Brass/Copper	100%	2042	* *	1		
Water Heater With Tanks	1000/	2020	#22.100	4		
Electric	100%	2030	\$23,100	4		
Sanitary Piping	1000/	LIPP	* *	1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIPP	* *	1		
Cast Iron	100%	LIFE	<i>*</i> *	1		
Sump Pump(s)	1000/ 0.2	¢1 200 2042	* *	4	0100	
Non-Submersible	100% 0-2	\$1,200 2042		4	\$100	
	On Extended Life, Extent Location: Mechanical		. 10070			
Backflow Preventer	Location , meenanteat	noom				
Generic	100%	2032	\$2,700	1	\$400	
	100/0	2032	\$4,700	1	\$ 4 00	
Fixtures Generic	100%					
Generic	100/0					

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

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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 / 14138Yr Built/Renovated: 1970 / 2001Area Sq Ft: 20,831Project Type: AGINGDate of Survey: 10-Dec-2021Landmark 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

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



Maintenance \$ are aggregated over a 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 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset #: 14138

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,800	
Ceramic Tile	5%	0-2	\$4,300	2042	* *	5	\$800	
	O	<u></u>	Extent : Light, Are ooms And Kitchen	a Affecte	ed : 5%			
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	
1 7	O	0.	, Extent : Light, Are trative Office And F	00	ed : 10%		ŕ	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$1,900	

Electrical	Current Repair	Future R	ture Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	stimated 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 Affecte	ed : 100%			
	Location : Throughout					
Fluorescent	2%	2033	\$6,100	10	\$400	
	Compact Fluorescent Light, Ext	ent : Light, Area Aff	ected : 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 : Liga	ht, Area Affected : 1	00%			
	Location : Cafeteria, Hallway.	S				
	Explanation: CCTV Surveilla	nce Cameras				

Maintenance \$ are aggregated over a 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 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset #: 14138

Electrical	Current Repair	Future Replacement		M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	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					aintenan <u>ce</u>	
System Component Type		e Estimated Cost		Estimated Cost		Estimated Cost	Priority
Heating	•						•
Energy Source							
Not Accessible	100%						
		Extent : Light, Area	Affected	: 0%			
	Location : Throug						
	Explanation : Util	ities Supplied From	Building				
Conversion Equipment							
Not Accessible	100%						
		Extent : Light, Area	Affected	: 0%			
	Location : Throug	hout					
	Explanation : Util	ities Supplied From	Building				
Air Conditioning							
Energy Source							
Not Accessible	100%						
		Extent : Light, Area	Affected	: 0%			
	Location : Throug						
	Explanation : Util	ities Supplied From	Building				
Conversion Equipment							
Not Accessible	100%			00/			
		Extent : Light, Area	Affected	: 0%			
	Location : Throug		D .1.1.				
	Explanation : Util	ities Supplied From	Building				
Distribution	1000/		LIDE	* *	2	Ф22 000	
Ductwork/Diffusers	100%		LIFE	* *	2	\$33,900	
Terminal Devices	1000/						
Not Accessible	100%						
Heat Rejection	1000/						
Not Accessible	100%						
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢10 400	
Ductwork/Diffusers	100%		LIFE		2-5	\$18,400	
Exhaust Fans	1000/						
Not Accessible	100%						
Plumbing H/C Water Piping							
Brass/Copper	100%		2053	* *	1		
Diass/Copper	10070		2033		1		

Maintenance \$ are aggregated over a 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 CITY HALL NEIGHBORHOOD SENIOR CENTER

Asset #: 14138

Mechanical	Current Repair	ir Futuı	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Water Heater With Tanks							
Not Accessible	100%						
	Other Observation, Extent	: Light, Area Affected	: 0%				
	Location : Throughout						
	Explanation : Utilities Si	ipplied From Building					
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		

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

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

Print Date: 14-Oct-2022 **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

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



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

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

Asset #: 14457

chitecture	Current Repair Fu		Futur	Future Replacement		aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls			**			_	***	
Masonry: Brick	Spalling, I		\$85,500 derate, Area Affect r Facade At Terrac		**	5	\$21,300	
Masonry: Marble	Broken/M	Now issing Elem i : Through	\$110,900 eents, Extent : Mode out	LIFE erate, Are	* * ea Affected : 5%	5	\$2,300	
	_	Deteriorate 1 : Through	d, Extent : Modera out	te, Area	Affected : 90%			
Stucco Cement	Spalling, I		\$15,800 derate, Area Affect r Facade At Terrac		* *	5	\$5,700	
Stucco Cement			derate, Area Affect Locations, East Fa		* *	5	\$3,800	
Windows								
Aluminum	100%			2029	\$191,600	5	\$4,100	
Parapets Masonry: Brick	Spalling, I Location Vertical C	i : Through	nt : Moderate, Ared			5	\$1,800	
Metal Panel	7%			2050	* *	5	\$600	
Pre-Cast Concrete	3%			LIFE	* *	5	\$400	
Stucco Cement	10%		\$900	2043	* *	5	\$300	
	Loose/Del	lam Surface	e, Extent : Moderate 4th Floors, South A	e, Area A	•			
Stucco Cement			e, Extent : Moderat cade	2043 e, Area A	* * ffected : 5%	5	\$300	
Roof								
Cast in Place Concrete	Miss/Dam	_	\$200 sings, Extent : Mod er Edges Of Entran					
Plaza Roof: Stone Panels Roll Roofing	75% Blisters, E		derate, Area Affecte	2050 2026 ed : 5%	* * \$80,100	5	\$21,000	
	_	Evident, Ex 1 : Roof Per	tent : Moderate, Ar netrations	ea Affeci	ted : 35%			
Soffits Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

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

Asset #: 14457

Architecture	Current Repair		Futur	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%	ı		2033	\$138,900	5	\$2,500	
Quarry Tile	5%	ı		2035	* *	5	\$3,800	
Vinyl Tile	87%	ı		2030	\$1,184,000	3	\$21,900	
Wood	3%	ı		2045	* *	5	\$2,800	
Interior Walls								
Ceramic Tile	5%	ı		2033	\$105,700	5	\$2,000	
Concrete Masonry Unit	5%	ı		LIFE	* *	5	\$800	
Gypsum Board	87%	0-2	\$9,400	LIFE	* *	5	\$20,500	
	Paint Pee	ling, Extent	: Moderate, Area A	Affected .	: 25%			
	Location	n : Various I	Locations					
Mosaic Tile	3%	<u> </u>		LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%	ı		2035	* *	5	\$3,200	
AcousTileSusp.Lay-In	80%			2035	* *	5	\$40,400	
Exposed Struc: Concrete				LIFE	* *	5	\$200	
Exposed Struc: Steel	3%	1		LIFE	* *			
Gypsum Board	10%	1		LIFE	* *	5	\$6,300	
Site Enclosure								
Fence/Gates								
Chain Link	50%	ı		2040	* *			
		n/Rusting, E. n : Loading	xtent : Moderate, A Area	lrea Affe	cted : 20%			
Concrete Masonry Unit	50%	ı		2050	* *			
·	00	Extent : Mod n : East 10th	lerate, Area Affecte n Street	ed : 15%				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
	_	Crumbling, n : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 10%			
On-Site Walkways								
Cast in Place Concrete	100%	<u> </u>		2035	* *			

Electrical	Current Rep	Current Repair			M		
System Component Type	% of Fail Date E Total (Years)	stimated 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, Exte	nt : Light, Area	Affected	: 100%			
	Location : Electrical R	loom					
	Explanation: No Name	eplate Available	Ratings.	Service Equipmen	nt Enclos	ure Present Sign	
g : 1 /g : 11 1	Of Rust.						
Switchgear / Switchboard					_	****	
Fused Disc Sw	100%		2030	\$127,000	5	\$100	

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

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

Asset #: 14457

Current Repair	Future Replacement		M		
% of Fail Date Estimat Total (Years)	ed Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			1		
10%	2040	* *	1		
90%	2029	\$87,700	5	\$800	
10%	2040	* *	1		
100%	2028	\$70,000	5	\$200	
-	,		5	\$500	
	oderate, Area Affect	ted : 100%			
Explanation : Corroded					
			10	\$26,300	
-		100%			
			10	\$4,600	
50%	2030	\$27,600	10	\$4,100	
50%	2030	\$23,300	10	\$1,100	
		•		•	
10%	2030	\$13,100	10	\$300	
Compact Fluorescent Light, Ex	ctent : Light, Area A	ffected : 100%			
Location : Outside					
20% 0-2 \$	26 300 2040	* *			
•	•	100%			
· ·		d Lenses.			
			10		
	2023	Ψ12,700	10		
0070					
70%					
	2025	¢19.500	1	\$3,800	
30%	71175				
30% Other Observation Frient: Lis	2025	\$18,500	1	\$3,800	
30% Other Observation, Extent : Lig Location : Hallways And Act	ght, Area Affected :		1	\$3,000	
	90% 10% 5% 5% 5% 90% 10% 10% Compact Fluorescent Light, Extend : Light, Extend : Hallways 10% 10% Compact Fluorescent Light, Extend : Light, Extend : Outside 10% 10% 10% 10% 10% 10% 10% 10	No of Total	Soft Fail Date Estimated Cost Year Estimated Cost FY	Soft Fail Date Estimated Cost Fy Estimated Cost Cycle (Yrs)	Section Fail Date Estimated Cost FY Estimated Cost Cycle Cycle

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

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

Asset #: 14457

Electrical	Current Repair	Current Repair Future Replacemer		M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	imated 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, 1	Area Affected : 100	0%			
	Location : Throughout The Buildi	ing				
	Explanation : Manual Pull Station	ns. Alarm Bells An	ad Smoke Dete	ctors		

Mechanical	Current Re	Current Repair Future Replacement		Replacement	M		
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year F		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/	204	50	* *	1		
Electricity	100%	205	30		1		
Conversion Equipment Furnace	100%	203	20	\$102,400	1	\$16,700	
rumace	Other Observation, Exte Location : Roof				1	\$10,700	
	Explanation : 6 Roofte	op Package Units Hea	ıt / C	Cool With Interior	Electric .	Re-heat Coils	
Distribution							
Ductwork/Diffusers	100%	LIF	FΕ	* *	2-5	\$18,800	
Air Conditioning							
Energy Source	1000/	• 0		de de			
Electricity	100%	204	46	* *	1		
Conversion Equipment	1000/	200	3.0	Φ 553 000	2	#2 100	
Ext Pkg Unit -	100%	203	30	\$553,000	2	\$2,100	
Heating/Cooling Distribution							
Distribution Ductwork/Diffusers	100%	LIF	7E	* *	2	\$43,800	
/entilation	10070	1711	. L			\$75,000	
Distribution							
Ductwork/Diffusers	100%	LIH	FΕ	* *	2-5	\$18,800	
Exhaust Fans						4-0,000	
Roof	100%	203	30	\$63,900	2	\$1,000	
Plumbing				-		-	
H/C Water Piping							
Brass/Copper	100%	205	50	* *	1		
Water Heater With Tanks							
Electric	100%	202		\$23,100	4		
	Other Observation, Exte	ent : Light, Area Affec	ted :	100%			
	Location: Basement						
	Explanation: 120 Gai	llon Water Heater Wit	h Tw	o Additional 120	Gallon S	torage Tanks	
Sanitary Piping							
Cast Iron	100%	LIF	ŀΈ	* *	1		
Storm Drain Piping	1000/		717	* *			
Cast Iron	100%	LIF	E	* *	1		

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

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

Asset #: 14457

Mechanical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti	imated 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	t, Area Affected : 100	0%			
	Location: Two Units From 1st	To 5th Floor, One U	nit From Base	ment To	5th Floor	
	Explanation: 3 Units					
Fire Suppression						
Chemical System						
No Component	90%					
Generic	10%	2028	\$8,000	1-3	\$7,400	

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

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

Print Date: 14-Oct-2022 **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

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



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

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

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	1000/			2046	* *	-		
Wood	100%)		2046	* *	5		
Interior								
Floors	200/	Now	\$47,000	2026	\$225,000	2	\$20,400	
Carpet	Punct/Tea Location	ur/Impact D n : Offices 2	amage, Extent : Mo And Library			3	\$20,400	
			: Moderate, Area A	Iffected :	30%			
			And Library					
Cast in Place Concrete	20%			LIFE	* *	5	\$29,800	
	Location	n : Bathroo	t : Moderate, Area 2 ms	Affected	: 30%			
Terrazzo	35%			LIFE	* *	5	\$18,600	
	_	_	, Extent : Light, Are r, Near Multi-purpo					
Traffic Topping	5%)		2035	* *	5	\$4,300	
	Location	n : Kitchen	Extent : Light, Area					
V'1 T'1.			l Applied Epoxy Re		* * *		¢5 100	
Vinyl Tile Interior Walls	20%)		2035		3	\$5,100	
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%		\$3,400	LIFE	* *	5	\$7,500	
cypsum zeme	Staining/L Location	Discoloring n : Electric	, Extent : Moderate	, Area Aj		J	<i>\$1,000</i>	
	Location	n : Electric	al Room					
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	\$6,800	
Exposed Struc: Concrete				LIFE	* *	5	\$2,100	
Glass: Susp Panels	30%			LIFE	* *			
			Extent : N/A, Area A	ffected :	100%			
		n : Through						
			Component Is Actu					
Gypsum Board	15%			LIFE	* *	5	\$12,800	
Plaster	25%)		LIFE	* *	5	\$10,600	
Site Enclosure								
Retaining Walls	1000/			20.40	* *			
Masonry: Fieldstone	100%)		2040	* *			
Site Pavements								
Public Sidewalk	100%			2025	* *			
Cast in Place Concrete On-Site Walkways	100%)		2035				
Cast in Place Concrete	100%			2035	* *			

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

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

Asset #: 14139

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail 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	
			xtent : Moderate, 2	Area Affe	cted : 100%			
	Location:							
	Explanatio	n : Main	Service Switch Ra	ted At 3,0	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	0.50/			20.42		_	#200	
Locally Mounted	95%			2043	* *	5	\$300	
Variable Frequency	5%			2043	* *			
Drive	0.1 0.1			1.00	1000/			
			xtent : Light, Area	Affectea	: 100%			
	Location:							
	Ехріапапо	n: For L	Pry Coolers					
Ground								
Grounding Devices Not Accessible	100%							
Stand-by Power	10070							
Transfer Switches								
Automatic	100%			2035	* *	1	\$14,000	
Lighting	10070			2033		1	\$14,000	
Interior Lighting								
Fluorescent	100%			2035	* *	10	\$41,700	
Tuorescent		iorescent	Light, Extent : Lig		Affected · 100%	10	Ψ-1,700	
	-		And Basement	, 11. 00	19,0000000			
			e, Extent : Light, A	rea Affe	cted · 100%			
	Location:			100 119900	. 100/0			
			es, Extent : Light,	Area Affa	ected · 100%			
			And Basement	211 cu 21jj (ceieu . 10070			
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

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

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

Asset #: 14139

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance		
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 I	Damaged, I	Extent : Moderate, .	Area Affe	ected : 100%				
	Location	: Through	out						
	Other Obs	Other Observation, Extent: Light, Area Affected: 100%							
	Location	: Basemen	t, 1st Floor						
	Explana	tion : Surve	illance Camera Sy	stem					
Fire/Smoke Detection									
No Component	80%								
Generic, Digital	20%			2035	* *	1-3	\$5,600		

Current Repair		Futur	e Replacement	Maintenance			
% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				* *	1		
50%			2050	* *	1		
25%			2033	\$28,000	1	\$5,600	
50%			2028		2	\$7,000	
		0	Affected	: 100%			
Explanat	ion : Water Sou	ırced Heat Pun	nps Obse	erved			
25%			2035	* *	1	\$5,600	
Other Obse	ervation, Exten	t : N/A, Area A	ffected :	100%		. ,	
Location	: Basement						
Explanat	ion : 2 Units						
-							
100%			2038	* *	4	\$2,200	
25%	Now	\$13,800	2030	\$275,100	1	\$3,300	
Malfunctio	ning, Extent : S	Severe, Area Aj	ffected :	10%			
Location	: 1st Floor Co	mputer Room					
75%							
7070							
100%			2046	* *	1		
100%							
100%			LIFE	* *	2-5	\$25.300	
	Total	% of Fail Date Est Total (Years) 50% 50% 25% Other Observation, Exten Location: Throughout I Explanation: Water Sou 25% Other Observation, Exten Location: Basement Explanation: 2 Units 100% 25% Now Malfunctioning, Extent: S Location: 1st Floor Con 75% 100%	% of Total (Years) 50% 50% 25% 50% Other Observation, Extent: Light, Area Location: Throughout Basement Explanation: Water Sourced Heat Pun 25% Other Observation, Extent: N/A, Area A Location: Basement Explanation: 2 Units 100% 25% Now \$13,800 Malfunctioning, Extent: Severe, Area A Location: Ist Floor Computer Room 75% 100%	Sof Fail Date Estimated Cost Year FY	% of Total (Years) Estimated Cost Year Estimated Cost Total (Years) FY Estimated Cost FY	% of Total Fail Date Estimated Cost Year Estimated Cost (Years) 50% 2050 ** 1 25% 2033 \$28,000 1 50% 2028 2 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Basement Explanation: Water Sourced Heat Pumps Observed 25% 2035 ** 1 Other Observation, Extent: N/A, Area Affected: 100% Location: Basement Explanation: 2 Units 100% 2038 ** 4 25% Now \$13,800 2030 \$275,100 1 Malfunctioning, Extent: Severe, Area Affected: 10% Location: 1st Floor Computer Room 75% 100% 2046 ** 1 100% 2046 ** 1	Solution

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

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

Asset #: 14139

Mechanical	Curren	Current Repair		Replacement	Maintenance				
System Component Type	% of Fail Dat Total (Years	e 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	1000/ 1	¢11 400	2040	* *	1				
Brass/Copper	100% Now	\$11,400 at : Severe, Area Affe	2040	7. 7.	1				
	Location : 1st Flo		ciea : 5%						
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%	T 37/4 4	LIFE	**					
		Extent: N/A, Area A	lffected : 1	100%					
	Location : Basem								
E. G.	Explanation : 1 U	nit							
Fire Suppression Standpipe									
Standpipe Generic	100%		2056	* *	1-5	\$22,900			
Sprinkler	10070		2030		1-3	\$22,900			
Sprinkler Generic	100%		2056	* *	1-2	\$12,700			
Fire Pump					- -	÷,,, v v			
Generic	100%		2039	* *	1	\$8,500			
		Other Observation, Extent: Light, Area Affected: 100%							
			entiva Eas	lity					
	Expianation : Fir	e Pump Serves The E	antire Faci	шу					

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

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

Print Date: 14-Oct-2022 **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 / 14456Yr Built/Renovated: 1971 / 2005Area Sq Ft: 19,914Project Type: AGINGDate of Survey: 28-Feb-2019Landmark 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



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

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

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
xterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$10,200	
			nt, Extent : N/A, Are out Elevations	ea Affect	ed : 30%			
Metal Sect. OHD	5%			2043	* *	5	\$1,800	
Slate Panels	5%	Now	\$8,600	LIFE	* *	5	\$400	
		issing Elem 1 : Window	ents, Extent : Mode Sills	erate, Ar	ea Affected : 40%			
Windows								
Aluminum	90%		\$10,000	2038	* *	5	\$1,100	
		_	xtent : Moderate, A ve Metal Grilles	1rea Affe	cted : 15%			
Metal Louvers	10%	0-2	\$1,300	2033	\$13,000			
		_	xtent : Moderate, A	1rea Affe	cted : 50%			
	Location	ı : All Louv	ers					
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5	\$1,600	
Masonry: Limestone	10%		\$6,300	LIFE	* *	5	\$1,300	
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Area	a Affected : 50%			
Metal Panel	5%			2050	* *	5	\$2,000	
Metal: Cage/Fence	70%	0-2	\$85,600	2035	* *	5	\$23,700	
-		/Rusting, E i : Through	xtent : Moderate, A out	1rea Affe	cted : 100%			
Roof								
Modified Bitumen	80%			2038	* *	10	\$23,400	
		place Evide 1 : Main Ro	ent, Extent : N/A, A of	rea Affec	cted : 100%			
Single Ply Membrane	20%			2038	* *	10	\$5,900	
<i>C</i> ,	Recent Ins	tallation, E	Extent : N/A, Area A	Affected :	100%			
	Location	: Lower B	alcony Roof					
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Lower B	alcony Roof					
	Explana	tion : This .	ls Actually A Fluid	Applied	Roof System			
Soffits								
Cement - Fiber Panel	100%			2030		10		
nterior								
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	

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

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

Asset #: 14456

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date E (Years)	Sstimated 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 Repa	ir Evident,	Extent : N/A, Are	ea Affecte	ed : 25%			
	Location:	Various Ro	oms					
Ceilings								
AcousTileSusp.Lay-In	95%			2043	* *	5	\$28,300	
	•		, Extent : N/A, A	rea Affec	ted : 20%			
	Location:	Various Ro	oms					
Exposed Struc: Concrete	5%			LIFE	* *	5	\$200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	* *			
		0	ent : Moderate, A	rea Affe	cted : 50%			
	Location:	Parking Ar	ea					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Parking/Driveway								
Asphalt	100%		\$5,700	2033	\$114,800			
	_	_	xtent : Moderate	, Area A <u>f</u>	fected : 30%			
	Location:	Parking Ar	ea					

lectrical	Current Repa	air Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$14,700	5	\$100	
	Other Observation, Exter	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	oom				
	Explanation : Main Ser	vice Disconnect Switch	Rated At 600 Ampe	eres		
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		

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

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

Asset #: 14456

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 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, E.	0 00	ected : 100%				
	Location : Throughout The	e Building					
Fluorescent	30%	2030	\$87,000	10	\$5,500		
	T-8 Lamps And Fixtures, Ex	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 Surve	rillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2035	* *	1-3	\$12,300		
	Other Observation, Extent:	Light, Area Affected .	100%				
	Location : Throughout The	e Building					
	Explanation: Smoke Dete	ctors, Strobe Lights, M	Aanual Pull Statio	ns And E	Bells		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2050	* *	1		
Terminal Devices						
Convector/Radiator	5%	2035	* *	1	\$300	
No Component	95%					
•	Other Observation, Extent : Ligi	ht, Area Affected	: 0%			
	Location: Mechanical Rooms					
	Explanation: Units Indicated	Under Air Condi	tioning Section			

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

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

Asset #: 14456

Mechanical		Current Repair Future Replacement Maintenance			aintenance			
System Component Type	% of 1 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	70%			2021	\$221,800	2	\$900	
Int Pkg Unit - Heating/Cooling	/070			2031	\$221,800	2	\$900	
Int Pkg Unit -	20%			2024	\$63,400	2	\$200	
Heating/Cooling							·	
Split Unit	10%			2025	\$46,200			
	Location	: Kitchen	xtent : Light, Area		: 100%			
D'-4-'14'	Explanati	on : Cond	enser On The Roof					
Distribution Ductwork/Diffusers			\$85,400 : Moderate, Area A			2	\$25,900	
	Location	: Ductwor	k Throughout The	Building,	All Systems			
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,100	
Exhaust Fans	10070			LIFE		2-3	\$11,100	
Roof	80%			2030	\$30,200	2	\$500	
	Location .		xtent : Light, Area Fans	Affected	: 100%			
Roof	20% Malfunction	0-2 ning, Exter	\$7,500 nt : Moderate, Area chen Exhaust	2040 a Affected	* * d : 100%	2	\$100	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks Electric	100%			2025	\$22,100	4		
Electric	Other Obse	ervation, E : Kitchen (Extent : Light, Area Closet		\$23,100 : 100%	4		
			Heaters 120 Gallon	s Each				
Sanitary Piping	r							
Cast Iron	100%			LIFE	* *	1		
	Other Obse Location		Extent : Light, Area	Affected	: 100%			
	Explanati	on : One (Grease Trap Below	Floor				
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer Generic	100%			2035	* *	1	\$1,200	
Fixtures Generic	100%							
artical Transport								

Vertical Transport

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

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

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DEPARTMENT FOR THE AGING - 125 CYPRESS HILLS SENIOR CENTER

Asset #: 14456

Mechanical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light, Are	a 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						

^{**} 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 : 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 / 14136Yr Built/Renovated: 1920 / 2007Area Sq Ft: 27,621Project Type: AGINGDate of Survey: 30-Mar-2021Landmark 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



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

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

Asset #: 14136

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

Interior

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

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

Asset #: 14136

Architecture		Current I	Repair	Futur	e 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%		\$6,900	LIFE	**	5	\$9,000		
	Location	: Basemen	Extent : Moderate nt		ffected: 10%				
Ceramic Tile	5%			2035	* *	5	\$2,100		
Vinyl Tile	60%		\$13,400	2032	\$669,300	3	\$9,300		
	_	Crumbling, 1 : 1st Flooi	Extent : Moderate r At Entry	, Area Aj	ffected : 10%				
Wood	20%			2060	* *	5	\$15,500		
Interior Walls									
Glass: Single Pane	Glazing B	Now roken/Crac i : Weight F	\$6,700 ked, Extent : Mode Room	LIFE rate, Are	* * ea Affected : 10%	5	\$1,700		
Gypsum Board	20%			LIFE	* *	5	\$5,400		
Masonry: Brick	10%	Now	\$83,600	LIFE	* *				
	Joint Mor Location Worn/Erod Location	i : Basemen ded, Extent i : Basemen	rod, Extent : Moder nt : Moderate, Area A nt	Iffected :	30%				
Plaster	60%		\$12,800	LIFE	**	5	\$8,100		
	Location	ı : Stair Bu							
	Paint Peel Location		t : Moderate, Area .	Affected	: 5%				
Wood	5%			LIFE	* *	5	\$9,000		
Ceilings AcousTileSusp.Lay-In			\$8,700 Extent : Light, Are	2045 ea Affecto	* * ed : 10%	5	\$13,400		
Gypsum Board	10%			LIFE	* *	5	\$5,200		
Metal Panel	15%			LIFE	* *	5	\$7,800		
	Corrosion		xtent : Moderate, A nt	lrea Affe	cted : 50%		* 1,7= 1		
	100/	Now	\$6,100	LIFE	* *	5	\$2,600		
Plaster	10%					-	,		
Plaster	Cracking/		Extent : Moderate	, Area Aj	ffected : 20%				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%				
	Cracking/	Crumbling,	Extent : Moderate		ffected : 20%				
Site Enclosure	Cracking/	Crumbling, 1 : Stair Bu	Extent : Moderate	, Area Aj 2042 2052	**				

Site Pavements

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

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

Asset #: 14136

Architecture	Current Rep	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Public Sidewalk							
Cast in Place Concrete	100% Now Cracking/Crumbling, Ex Location: Adjacent To Sinking/Subsiding, Exter Location: Adjacent To	Front Entrance nt : Moderate, A	Steps rea Affec	,			
On-Site Walkways							
Asphalt	65% Now Broken/Missing Element Location: Rear Yard Cracking/Crumbling, Ext Location: Rear Yard Misaligned/Bulging, Ext Location: Rear Yard	ctent : Moderate,	Area A <u>f</u>	fected : 20%			
Cast in Place Concrete	5% Now Cracking/Crumbling, Ex Location: Front Entry		2052 Area Af	* * fected : 10%			
Steel Grating	30% 2-4 Corrosion/Rusting, Exte Location : Exterior Sta		2062 rea Affec	* * cted : 25%	1		

ectrical		Current Repa	nir	Futur	e Replacem	ent	Ma	aintenance	
stem Component Type		'ail Date Est (Years)	imated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts									
Service Equipment									
Fused Disc Sw	50%	4+	\$7,400	2062		* *	5		
	On Extended	d Life, Extent	: Light, Area A	ffected :	100%				
	Location:	Basement							
	Other Obser	vation, Exten	t : N/A, Area A	ffected :	100%				
	Location:	Electrical Ro	om						
	Explanatio	on : One 600 A	Ampere Main I	Disconne	ct Switch				
Fused Disc Sw	50%			2032	\$7	,400	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanatio	on : One 400 A	Ampere Main I	Disconne	ct Switch				
Switchgear / Switchboard	•		•						
Molded Case Bkrs	100%	4+	\$25,400	2062		* *	5	\$400	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location:	-	0 .	,,,					
Raceway									
Conduit	20%			2052		* *	1		
Conduit	70%			2032	\$41	,900	1		
Conduit	10%			2062		* *	1		

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

Note:

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

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

Asset #: 14136

Electrical	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts Panelboards								
Fused Knife Sw	5% 0-2 On Extended Life, E. Location : Baseme		2057 Affected	* *	5			
Molded Case Bkrs Molded Case Bkrs	20% 55% Covers Missing, Exte Location : Baseme	nt			5 5	\$100 \$400		
	Other Observation, I Location : Baseme Explanation : Pand	nt	Iffected :					
Molded Case Bkrs	20%		2057	* *	5	\$100		
Wiring Braided Cloth	60% 0-2 Insulation Aged, Ext Location : Baseme	\$45,200 ent : Severe, Area A nt, 1st And 2nd Flo		**	1			
Thermoplastic	20%		2052	* *	1			
Thermoplastic	20%		2062	* *	1			
Motor Controllers Locally Mounted Locally Mounted	30% 70%		2045 2030	* * \$49,000	5 5	\$100 \$100		
Ground	7070		2030	\$49,000		\$100		
Grounding Devices Generic	100% Now	\$10,200	LIFE	* *	5	\$400		
	Other Observation, I Location : Baseme Explanation : Corr	nt	a Affecte	d : 100%				
Lighting	-							
Interior Lighting								
Fluorescent	10% Compact Fluorescen Location : 4th Floo		2037 ght, Area	* * Affected : 100%	10	\$2,500		
Fluorescent	78% T-8 Lamps And Fixtu Location : Through	_	2037 Area Aff	* * Pected : 100%	10	\$19,800		
Fluorescent	10% T-5 Lamps And Fixtu Location : 4th Floo		2037 Area Aff	* * Pected : 100%	10	\$2,500		
Fluorescent	2% T-12 Lamps And Fix. Location : Baseme.		2027 t, Area A,	\$8,000 ffected : 100%	10	\$500		

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

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

Asset #: 14136

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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 Serv	vice, Exten	t : Severe, Area Aff	ected : 1	00%			
	Location	: Through	out The Building					
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Front Or	uly					
	Explanat	ion : CCT	V Camera					
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	* *	1-3	\$3,400	

echanical	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating								
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%							
		: Basement		,,,				
	Explanati	ion : 3 New	er Units					
Steam Boiler	40%			2030	\$94,100	1	\$10,900	
	Other Observation, Extent: N/A, Area Affected: 100%							
		: Basement	, , ,),				
	Explanati	ion : 2 Olde	r Units					
Distribution								
Central Plant Steam	100%	Now	\$15,200	2032	\$758,600	4	\$1,400	
Piping/Pmp	10070	11011	Ψ13,200	2032	Ψ720,000	•	Ψ1,100	
1 1pg 1p	Insul. Dete	riorating. E	xtent : Moderate,	Area Afi	fected : 10%			
		_	. Missing And De					
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	\$8,900	

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

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

Asset #: 14136

Mechanical	Current Repair Future Replacement Maintenance					aintenance			
System Component Type	% of Fail Date Total (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 Floo	•							
	Explanation: Indoor Fan Coil Units Utilize R-410a And Are Located In Closets And Above								
		ssociated Roof Con							
Split Unit	5%		2037	* *					
	Other Observation,		Iffected :	100%					
	Location: 4th Flor	**							
	Explanation : Dx S	Split System.							
Window/Wall Unit	50%		2027	\$51,100	1				
No Component	25%								
Ventilation									
Distribution	200/				2.5	#2.100			
Ductwork/Diffusers	20%	F	LIFE	**	2-5	\$3,100			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : 4th Floo			1 0 1 0 0 00	F 6 11	TT			
		t Distribution Assoc	riated Wit	h Split System Of I	Gan Coil	Units.			
No Component	80%								
Exhaust Fans	200/		20.42	* *	2	#200			
Interior	20%		2042	* *	2	\$200			
No Component	80%								
Plumbing									
H/C Water Piping	1000/		2042	* *	1				
Brass/Copper	100%		2042		1				
Water Heater With Tanks	1000/ N	\$200	2025	¢1.6.700	2				
Gas Fired	100% Now Not Energy Efficient	\$300 Extent: Medavata	2025	\$16,700	2				
	0, 00	, Extent . Moderate, nt. Domestic Hot W	-		Insulatio	и			
Ci4 Dii	Location . Duseme	ni. Domesiic 110i W	aler Store	age tunk wissing i	пзиши	<i>n</i> .			
Sanitary Piping Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping	10070		LIFE		1				
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)	10070		LIFE		1				
Non-Submersible	100%		2032	\$5,400	4	\$900			
Fixtures	10070		2032	\$5,700		\$200			
Generic	100%								
Vertical Transport	10070								
Elevators									
Geared Traction	100%		LIFE	* *					
Course Huetion	Other Observation,	Extent : N/A. Area A		100%					
	Location : Baseme								
	Explanation : One								
E. G .		**							

Fire Suppression

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

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

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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 Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Chemical System Generic	100%	2030 \$79,700	1-3 \$80,900	

^{**} 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 / 14141Yr Built/Renovated: 1976 / 1999Area Sq Ft: 11,074Project Type: AGINGDate of Survey: 23-Nov-2020Landmark 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

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



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

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

Asset #: 14141

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
exterior					
Exterior Walls	750/ 2.4			Φ2 100	
Masonry: Brick	75% 2-4 \$3,300		5	\$2,100	
	Graffiti, Extent : Moderate, Area Affect Location : Front Facade	ctea : 2%			
	Spalling, Extent : Moderate, Area Affe	noted + 100/			
	Location: Throughout	zciea . 10/0			
	Staining/Discoloring, Extent: Light, A	Area Affected : 10%			
	Location: Front Facade	пей луестей. 1070			
	Vertical Cracks, Extent : Moderate, A.	rea Affected · 10%			
	Location: Throughout	rea Hyperica : 1070			
Masonry: Granite	5%	LIFE **	5	\$100	
Masonry. Granite	Staining/Discoloring, Extent: Light, A		3	\$100	
	Location: Front Facade	irea typectea . 170			
Window Wall	20%	2052 **	5	\$2,100	
Willdow Wall	Glazing Clouded, Extent : Light, Area	2032	3	\$2,100	
	Location: Front Facade	nyceica . 570			
Windows					
Aluminum	75%	2048 **	5		
Wood	25%	2040 **			
Roof					
Roll Roofing	100%	2031	5		
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location : Main Roof				
	Explanation: Not Accessible. Occup	oied By Head Start School. C	overed W	ith Rubber Pads	
G. CT.	For Childrens Play Area				
Soffits Metal Panel	100%	2042 **	5-10	\$900	
terior	10076	2042	3-10	\$900	
Floors					
Cast in Place Concrete	10%	LIFE **	5	\$3,600	
Ceramic Tile	5% 2-4 \$900			\$400	
	Broken/Missing Elements, Extent: Me			Ψ.00	
	Location : Toilets				
	Deteriorated Finish, Extent : Moderat	te, Area Affected : 2%			
	Location : Toilets				
Quarry Tile	5%	2045 **	5	\$1,200	
Vinyl Tile	75% Now \$16,800			\$4,700	
•	Cracking/Crumbling, Extent : Modera			. , .	
	Location: Throughout				
Wood	5%	2060 **	5	\$1,600	

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

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

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		Now	\$700	2041	* *	5	\$300		
			ients, Extent : Mode	erate, Ar	ea Affected : 2%				
		n : Toilets							
			Extent : Light, Area	Affected	: 5%				
	Location	n : Toilet Ro	ooms						
Concrete Masonry Unit	10%	ı		LIFE	* *	5	\$500		
Concrete Masonry Unit	5%	ı		LIFE	* *	5	\$300		
Gypsum Board	45%	Now	\$1,600	LIFE	* *	5	\$3,500		
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 2%				
	Location	n : Recreati	on Room 1st And 3	rd Floor					
Masonry: Brick	5%	2-4	\$2,400	LIFE	* *				
,	Worn/Ero	ded, Extent	: Moderate, Area A	Iffected :	10%				
	Location	n : Basemer	ıt						
Plaster	30%	ı		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 Per	netration, E	xtent : Moderate, A	rea Affe	cted : 2%				
	Location	n : Recreati	on Room 1st Floor						
Exposed Struc: Steel	5%	<u> </u>		LIFE	* *				
Site Enclosure									
Fence/Gates									
Chain Link	100%	4+	\$1,700	2052	* *				
	Broken/M	issing Elem	ients, Extent : Light	t, Area Ą	ffected : 10%				
	Location	n : At Roof							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$600	2045	* *				
	Cracking/	Crumbling,	, Extent : Light, Are	ea Affecte	ed : 10%				
	Location	n : Front							

Electrical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	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

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

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

Asset #: 14141

Electrical	Current Repair Futu		re Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Switchgear / Switchboard Fused Disc Sw	100% Other Observation, E. Location : Basemen Explanation : 2 Vert		\$105,800 100%	5		
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	1000/		* *	_	#2 00	
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting Fluorescent	50%	2037	* *	10	\$5,100	
Tuorescent	Other Observation, E. Location : Through	xtent : N/A, Area Affected :	100%	10	φ3,100	
Fluorescent	30%	2037	* *	10	\$3,000	
	Other Observation, E. Location : Through Explanation : T-8 Lo	-	100%			
Fluorescent	20%	2037	* *	10	\$2,000	
	Other Observation, E. Location : Througho Explanation : T-12 I	-	100%			
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	

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

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

Asset #: 14141

				e Replacement		aintenance	
% of F Total	Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2037	* *	1-3	\$6,800	
	Total	Total (Years)	Total (Years)	Total (Years) FY	Total (Years) FY	Total (Years) FY (Yrs)	Total (Years) FY (Yrs)

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source					_			
Fuel Oil No 2	100%		2052	**	5	\$3,400		
	No. 2 Fuel Oil, Exten		cted : 10	0%				
	Location: Basemen		1664-1	. 1000/				
	Other Observation, E Location : Basemer	-	Ајјестеи	. 100%				
	Explanation: One 2	•	ak					
Conversion Equipment	Explanation . One 2	2000 Guilon Oil 1ui	in					
Steam Boiler	100%		2037	* *	1	\$11,000		
Steam Boner	Other Observation, E	Extent : Light, Area		: 100%	1	Ψ11,000		
	Location : Basemer	-	55					
	Explanation : Six N	o.2 Oil Fired Modu	lar Stear	n Boilers, The Boi	lers Serv	e All Five Floors		
Distribution								
Steam Piping/Pump	100%		2042	* *				
Terminal Devices								
Air Handler	50%		2032	\$101,800	1	\$3,400		
	Other Observation, E	-		: 100%				
	Location : First, Se							
	Explanation : Water Cooling Tower Is In				ssociatea	Malfunctioning		
Convector/Radiator	50%	The Trocess Being	2037	* *	1	\$1,800		
Air Conditioning	3070		2037		1	\$1,000		
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, Location : Upper Ro		Affected	: 100%				
Ventilation								
Distribution	1000				. -			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,200		
Urrhanat Eana								
Exhaust Fans Roof	100%		2032	\$21,000	2	\$300		

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

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

Asset #: 14141

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
H/C Water Piping	000/	2042 **	1	
Brass/Copper	98% Booster Pump w/Tank, Extent : Light, A	2042	1	
	Location: Basement			
Brass/Copper	2% Now \$1,700	2062 **	1	
	Other Observation, Extent: Severe, An	**		
	Location: Basement Water Meter Ro Explanation: Badly Corroded Main			
Water Heater With Tanks		The state of the s		
Gas Fired	90%	2030 \$15,000	2	
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Basement	.1.120 C II C		
C E' 1	Explanation: 1 Direct Fired Unit Wil			
Gas Fired	10% 0-2 Other Observation Extent: Moderate	2032 \$1,700 Area Affected: 100%	2	
	Other Observation, Extent : Moderate, Location : Basement Boiler Room	Area Affectea : 100%		
	Explanation: Storage Tank As A Note	able Degree Of Corrosion		
Sanitary Piping	2. promotion : Storage Turn 113 11 1100	use Begree of correston.		
Cast Iron	100%	LIFE **	1	
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location : Kitchen			
G. D. : D. :	Explanation: Grease Trap Undersize	ed		
Storm Drain Piping Cast Iron	100%	LIFE **	1	
Backflow Preventer	10070	LIFE	1	
Generic	100%	2037 **	1 \$700	
Fixtures			* * * * * * * * * * * * * * * * * * * *	
Generic	100%			
Vertical Transport				
Elevators	1000/	TIEE **		
Geared Traction	100% Other Observation, Extent: Light, Area	LILE		
	Location: Building	a Affectea . 10070		
	Explanation: 1 Unit Serving Baseme	ent And All Floors		
Fire Suppression	, , , , , ,			
Sprinkler				
No Component	75%			
Generic	25%	2042 **	1-2 \$800	
	No Backflow Preventer, Extent : Moder Location : Basement	ruie, Area А <u></u> ЈЈесіеа : 100%		
Chemical System				
Generic	100%	2027 \$79,700	1-3 \$80,900	
	Other Observation, Extent : Light, Area	a Affected : 2%		
	Location: Kitchen			
	Explanation: Hood Suppression Syst	tem		

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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 : 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** : NONE : 05-Feb-2021 **Landmark Status**

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



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

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

Asset #: 14146

Architecture	Current Repair			e Replacement	M			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Floors								
Cast in Place Concrete	5%	7	LIFE	**	5	\$3,300		
		, Extent : N/A, Area A	Iffected :	100%				
	Location: 2nd F							
C	Explanation : Re	сениу Ратеа.	2041	* *		¢1.500		
Ceramic Tile Marble Panels	5% 5%		2041	* *	5	\$1,500		
Terrazzo	3% 10%		LIFE LIFE	* *	5 5	\$1,100 \$2,400		
Terrazzo		Damage, Extent : Lig			3	\$2,400		
	Location : Lobby		5m, 217eu	Affected . 570				
Vinyl Tile	55% 4+	\$8,900	2037	* *	3	\$6,200		
vinyi The		ements, Extent : Ligh		ffected · 1%	3	ψ0,200		
	_	oor Multipurpose Roc	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
		ng, Extent : Light, Are		ed : 1%				
	Location : Backs	tage Doorway At Aud	litorium					
Wood	20% 4+	\$140,200	2047	* *	5	\$5,600		
	Deteriorated Finis	h, Extent : Severe, Ar	ea Affect	ed : 100%		. ,		
	Location : Audite	orium Multipurpose R	Room					
	Worn/Eroded, Exte	nt : Moderate, Area A	Affected :	100%				
	Location : Audite	orium Multipurpose R	Room					
Interior Walls								
Ceramic Tile	5%		2041	**	5	\$1,800		
Fiberglass Panel	10%	#21 100	LIFE	* *				
Marble Panels	5% Now	\$91,400	LIFE					
	Location : Lobby	ng, Extent : Severe, A	геа Ајјес	iea : 00%				
	-	Areu ktent : Severe, Area A	ffected :	30%				
	Location : Lobby		уестей.	3070				
			ected · 70	0%				
	Worn/Eroded, Extent : Severe, Area Affected : 70% Location : Lobby							
	Other Observation, Extent: Moderate, Area Affected: 5%							
	Location: Lobby Stair							
	Explanation : Pa	tching Evident, With	Caulking	Type Material				
Plaster	80% Now	\$13,400	LIFE	* *	5	\$8,500		
	Cracking/Crumblin	ng, Extent : Severe, A	rea Affec	ted : 15%				
	Location : Audite	orium Back Stage Are	as					
	Loose/Delam Surf	ace, Extent : Severe, A	Area Affe	cted : 80%				
	Location : Above	North Facing Windo	w In Caf	^ĉ eteria				

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

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

Asset #: 14146

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	
	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Second F	Floor Hallway Nea	r Stairwa	ıy			
AcousTileSusp.Lay-In	18%			2045	* *	5	\$5,400	
Plaster	80%	Now	\$14,300	LIFE	* *	5	\$15,000	
	Broken/Mi	ssing Elem	ents, Extent : Seven	re, Area 1	Affected : 5%			
	Location	: Auditoria	um Backstage Area	S				
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	ted : 10%			
	Location	: Auditorii	um Backstage Area	s, And Ti	hroughout			
	Paint Peel	ing, Extent	: Moderate, Area	Affected .	10%			
	Location	: Auditoria	um Backstage Area	s, Lobby	And Various Loca	tions Th	roughout	

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 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	
	Other Obse	rvation, Ex	ctent : Light, Area	Affected	: 100%			
	Location	: Electrical	l Room Basement					
	Explanati	on: One 2	500 Ampere Main	Disconn	ect Switch			
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	\$63,500	5		
Fused Knife Sw	50%	2-4	\$63,500	2062	* *	5		
	On Extende	ed Life, Ext	ent : Moderate, Ar	ea Affec	ted : 100%			
	Location	: Electrical	l Room Basement					
Raceway								
Conduit	100%			2032	\$59,800	1		
Panelboards								
Fused Disc Sw	5%			2031	\$4,900	5		
Molded Case Bkrs	65%			2040	* *	5	\$300	
Molded Case Bkrs	30%			2031	\$29,200	5	\$200	
Wiring					·			
Braided Cloth	70%			2031	\$52,800	1		
Thermoplastic	10%			2042	**	1		
Thermoplastic	20%			2032	\$15,100	1		
Motor Controllers					. , , , , , , , , , , , , , , , , , , ,			
Locally Mounted	90%			2030	\$63,000	5	\$100	
Locally Mounted	10%			2037	**	5	4-00	
Ground	1070							
Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$300	
Lighting	10070						4200	

Lighting

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

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Asset #: 14146

Electrical	Current Repair	Futur	e Replacement	nt Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	50%	2037	* *	10	\$9,200		
	T-8 Lamps And Fixtures, Extent : Ligh Location : 2nd, 3rd Floors And Kitch		ected : 100%				
Fluorescent	20%	2037	* *	10	\$3,700		
1.00100000	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%						
larm							
Security System							
No Component	80%						
Generic	20%	2037	* *	1	\$1,500		
	Other Observation, Extent : Light, Are	ea Affected	: 100%				
	Location : Inside And Outside						
	Explanation : CCTV Surveillance Co	amera					
Fire/Smoke Detection	-00/						
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, Ho Panel	orn, Smoke	Detector, Manual	Pullbox 2	And Fire Alarm		

Mechanical	Current Repair	pair Future Replacement Maintenance		aintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating								
Energy Source								
Interruptible Gas/Dual	100%	2052	* *	1				
Fuel								
	Other Observation, Extent : Light, A.	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement Vault	Location: Basement Vault						
	Explanation: One 3000 Gallon Tank, No.2 Fuel							
Conversion Equipment								
Steam Boiler	100%	2045	* *	1	\$19,900			
	Other Observation, Extent : Light, A	rea Affected : 1009	%					
	Location: Basement							
	Explanation: 2 Dual Fuel Steam Boilers							

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

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

Asset #: 14146

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (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		
r iping/r inp	Not in Service, Extent Location : Boiler Ro							
Terminal Devices		_						
Air Handler	35%		2032	\$129,300	1	\$4,400		
	Other Observation, E. Location : Basemen							
	Explanation : Dual			ur Hunaiers				
Convector/Radiator	65%	Temperature Con I	2037	* *	1	\$4,200		
Air Conditioning	0370		2037			ψ1,200		
Energy Source								
Electricity	100%		2048	* *	1			
Conversion Equipment						*		
Reciprocating	50%		2032	\$144,800	1	\$4,700		
Compr/Chiller Reciprocating	50%		2040	* *	1	\$4,700		
Compr/Chiller	3070		2040		1	Φ 1 ,700		
1	R-134a Refrigerant, E Location : Roof	Extent : Light, Area	Affected	l : 50%				
	Recent Replace Evide Location : Roof	nt, Extent : Light, .	Area Affe	ected : 100%				
Distribution								
CW & CHW Wtr Pipe/Pump	50%		2042	* *	4	\$500		
	Other Observation, E.		Area Affe	cted : 100%				
	Location: Basemen		- 4. *			G 1:		
	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	1000/		LIEE	* *	2.5	¢11 200		
Ductwork/Diffusers Exhaust Fans	100%		LIFE	* *	2-5	\$11,200		
Exnaust Fans Roof	100%		2032	\$38,100	2	\$600		
Plumbing	10070		2002	Ψ30,100		Ψ000		
H/C Water Piping								
Brass/Copper	100%		2052	* *	1			
	Booster Pump w/Tank	-	rea Affec	ted : 100%				
	Location: Basemen	t						

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

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

Asset #: 14146

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Water Heater With Tanks						
Gas Fired	100%	2030	\$16,700	2		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement		400 G H G			
G : D: :	Explanation: 2 Direct Fired Units Us	ing One 4	400 Gallon Storage	e Tank		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	100%	LIFE		1		
Storm Drain Piping Cast Iron	1000/	LIEE	* *	1		
	100%	LIFE		1		
Sump Pump(s) Non-Submersible	100%	2032	\$2,000	4	\$600	
Non-Submersible	Other Observation, Extent : Light, Area		\$3,900	4	\$600	
	Location: Basement	Луестей	. 100/0			
	Explanation : Dual Pumps Serves Are	a Of Aha	ndoned Pool			
Pool Filter/Treatment	Explanation . Dual I timps Serves Are	a Oj Abu	пионей 1 оог			
Sand	100%	2037	* *	4	\$7,500	
Sand	Other Observation, Extent : Light, Area		. 100%	7	\$7,500	
	Location: 1st Floor	ngecieu	. 100/0			
	Explanation: Pool And All Componer	its Are Al	bandoned And Will	Not Be I	Renaired For Use	
Sewage Ejector(s)	Zapiananon i 1 doi 1111a 1111 Componer			1,07,201	tepuneur on osc	
Electric	100%	2032	\$10,300	4	\$1,200	
Backflow Preventer	10070	2032	ψ10,200	•	Ψ1,200	
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 1s	t To 7th And One F	reight F	rom 1st To 6th	
Hydraulic	30%	LIFE	* *			
•	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Building					
	Explanation: 1 Unit, Street To 1st Flo	or				
ire 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	

Maintenance \$ are aggregated over a 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

Project: AGING

CAPITAL		F	Y 2024 - 2027			FY 2028 - 2033		
Miscellaneous Buildings			306,900			298,700		
EXPENSE		FY 2024	FY 2025		FY 2026 FY 2			
Miscellar	neous 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		

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